

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE MERRY BELLS COFFEE ROOM ON WEDNESDAY 12th APRIL 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell, A Davies, R Harding, G Stephens, I Roberts

OFFICER: The Assistant Clerk

ALSO PRESENT: 8 members of the public

111. APOLOGIES FOR ABSENCE – NONE

112. DECLARATIONS OF INTEREST – Cllr Harding re application P17/S1063/HH

113. MINUTES OF THE PREVIOUS MEETING HELD ON 8th MARCH 2017 which had been circulated previously were signed as a correct and accurate record.

114. UPDATE ON MEETING HELD ON 8th MARCH 2017

i) **P16/S4254/FUL** 4A Farm Close Road Wheatley OX33 1UQ.

The Chair of the Planning Committee along with the Chair and Vice-Chair of the Parish Council have replied to the applicant's letter dated 14th March. The SODC Planning Officer has decided to refer this application to the SODC Planning Committee who will determine it as it considers appropriate.

115. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P16/S4254/FUL** 4A Farm Close Road Wheatley OX33 1UQ.

Amendment: No. 2 - dated 13th March 2017. Side extension to existing flatted block to provide two No. two bed flats (4 No. flats in total). Provision of 3 no. off street parking spaces with new highway access, (extant) secure cycle storage and bin enclosures (as amended by plan received 27 February 2017 providing additional parking space - 3 spaces in total and as amplified by updated block plan received 13th March 2017 showing land ownership).- **For info only. NOTED.**

ii) **P17/S0486/FUL** 20 Kellys Road Wheatley OX33 1NT.

Amendment: No. 4 - dated 6 April 2017. New contemporary three-bed dwelling. Including off street parking, basement car port & sedum roof. (As amplified by Contaminated Land Questionnaire received 6 March 2017 and amended and amplified by drawings 0208-152 Rev C showing parking provision and drawings accompanying e-mail from the agent received 6 April 2017 altering the window arrangement on the rear elevation).

The Chair had visited the neighbour's garden at 5 Acremead and appreciated the difference in height of the gardens. The amended angling of the rear windows to the corner of the garden has addressed privacy concerns but it is still unclear about distance to distance of windows. After further discussion with the applicant and neighbours present, Cllr Stephens proposed '**No Strong Views** with a note that the committee is mindful of the overdevelopment of the site'. This was seconded by Cllr Bignell. There were four votes for, two votes against. **This was agreed.**

116. NEW PLANNING APPLICATIONS

- i) **P17/S0886/HH** 38 Howe Close Wheatley OX33 1SS Proposed garage conversion. **Recommend Approval.**
- ii) **P17/S1025/HH** The Old House 17 Kiln Lane Wheatley OX33 1NQ Proposed timber sheds in grounds of The Old House. **Recommend Approval.**
- iii) **P17/S1063/HH** High Tilt 73 Old Road Wheatley OX33 1NX. Demolition of the existing stables and erection of a replacement outbuilding.
Cllr Harding left the meeting for this application as it relates to his property. **Recommend Approval.**
- iv) **P17/S1254/HH** 10 High Street Wheatley OX33 1XX. Proposed extension and alterations. The committee noted the written comments from a neighbour. **Recommend Approval** but request that there is an access condition for the builders of the development to use the shared tarmac drive of 8 and 10 High Street to limit damage to the gravel track and the old village green.
- v) **P17/S1315/LB & P17/S1314/HH** Rock House 14 Westfield Road Wheatley OX33 1NG Proposed alterations to an existing extension and the erection of an attached garden room. The committee noted the written comments from a neighbour. **Recommend Approval.**

117. APPEAL DECISION - NOTED

- i) Ref: **APP/Q3115/D/16/3164998 (P16/S2903/HH)** 3 Kelly's Road, Wheatley, Oxford, OX33 1NT. The appeal is dismissed.

118. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

- i) **P17/S0552/FUL** 5 Leyshon Road Wheatley OX33 1XF. Variation of Condition 2 of Planning Permission P15/S3872/FUL - Proposed two storey side and rear extensions and single storey rear extension. Conversion of dwelling house to form 1 additional dwelling. **Recommend Approval GRANTED 24.03.17**
- ii) **P17/S0532/HH** 26 Church Road Wheatley OX33 1NB. Proposed part single/part two storey rear extension and single storey side extension **Recommend Approval GRANTED 27.03.17**
- iii) **P17/S0595/HH & P17/S0596/LB** The Old House 17 Kiln Lane Wheatley OX33 1NQ. Proposed greenhouse & potting shed with store in vegetable garden of the old house. Timber & glass structures on face brick plinths. **Recommend Approval GRANTED 31.03.17**
- iv) **P17/S0768/FUL** 93 High Street Wheatley OX33 1XL. Installation of Bank of Ireland ATM. ATM to be installed through panel on RHS of shopfront where previous ATM was installed, in an ATC. **Recommend Approval GRANTED 04.04.17**

119. CORRESPONDENCE – NOTED

- i) Letter from applicants re P16/S4254/FUL 4A Farm Close Road Wheatley OX33 1UQ.
- ii) Copy of letter to the SODC Planning Officer from residents of Farm Close Rd re P16/S4254/FUL 4A Farm Close Road Wheatley OX33 1UQ.

120. DATE OF NEXT MEETING – WEDNESDAY 10TH MAY 2017 – NOTED

121. ITEMS FOR INFORMATION

i) **P16/S3440/FUL** 95 High Street Wheatley OX33 1XP. An appeal has been made to the Secretary of State against SODC's decision to refuse the above planning application. **Appeal Reference: APP/Q3115/W/17/3171181**. Comments can be made by 10th May on: <https://acp.planninginspectorate.gov.uk/>

ii) There is currently building work taking place behind the former Wok One in the High Street.

The Meeting closed at 8.40 pm.