

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 12th OCTOBER 2016

PRESENT: Cllrs R Bell (Chairman), P Bignell, I Roberts, A Walkey (Vice-Chairman)

OFFICER: The Assistant Clerk

ALSO PRESENT: 1 member of the public

53. APOLOGIES FOR ABSENCE – Cllrs R Harding, G Stephens

54. DECLARATIONS OF INTEREST - NONE

55. MINUTES OF THE PREVIOUS MEETING HELD ON 14th SEPTEMBER 2016 which had been circulated previously were signed as a correct and accurate record.

56. UPDATE ON MEETING HELD ON 14th SEPTEMBER 2016

57. AMENDMENTS TO PREVIOUS APPLICATIONS - NONE

58. NEW PLANNING APPLICATIONS

i) **P16/S3093/HH** 21 Park Hill Wheatley OX33 1NE. To fit mono render to exterior of building as per architects design. The render will be a light white / grey colour in keeping with number of the other properties on Park Hill. Mr Warner of 21 Park Hill attended the meeting to inform the committee regarding the materials to be used in the render. **Recommend Approval.**

ii) **P16/S3171/HH** 4 Elton Crescent Wheatley OXFORD OX33 1UZ. Demolish existing garage and porch. Form two storey side extension to create 4th bedroom and ensuite bathroom over kitchen extension and study. **Recommend Approval.**

iii) **P16/S3241/HH** 6 Coopers Close Littleworth OXFORD OX33 1UA. Proposed conversion of existing garage to provide annex accommodation for host dwelling. **No Strong Views.** If approved by SODC, the committee asks that a condition is included to ensure that the annex is not let or sold off and is for use by immediate family members only. Reason: As a separate occupation of the accommodation would represent an undesirable sub-division of the property and result in inadequate standards of amenity, privacy and highway safety in accordance with Policy H13 of the South Oxfordshire Local Plan 2011.

iv) **P16/S3298/FUL** 107 High Street Wheatley Oxford OX33 1XP. Change of use - reincorporate area within dwelling currently in use as A1 post office. **Recommend Approval.**

59. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P16/S2373/FUL** Ochre Cafe 87A High Street Wheatley OX33 1XP. Variation of condition 3 on application P05/W0450 - to extend opening hours of cafe to include evenings and Sundays. **Recommend Approval GRANTED 07.09.16**

- ii) **P16/S2490/HH** Millwynds 83 Littleworth Road Wheatley OX33 1NW. Proposed single storey front and rear extensions and alterations including the formation of a self-contained annex. **No Strong Views GRANTED 07.09.16**
- iii) **P16/S2456/HH** 9 Simons Close Wheatley OX33 1SU. Demolition of garage and erection of two storey and single storey side extension with integral garage. **Recommend Approval GRANTED 09.09.16**
- iv) **P16/S2499/FUL** 34 Roman Road Wheatley OX33 1UX. Side extension to existing dwelling to provide two two-bed flats. Rear extension and subdivision of existing dwelling to provide two two-bed flats (4 flats in total). Provision of 6 off street parking spaces with new highway access, secure cycle storage and bin enclosures. **No Strong Views GRANTED 14.09.16**
- v) **P16/S2722/HH** 41 Old Road Wheatley OX33 1NU. Extension to entrance hall, below existing roof structure. **Recommend Approval. GRANTED 19.06.16**
- vi) **P16/S2697/A** 40 Church Road Wheatley OX33 1NB. Proposed signage. **Recommend Approval. GRANTED 03.10.16**

60. CORRESPONDENCE

- i) Email received from SODC Enforcement Officer regarding the outbuilding under construction at 95 High Street - the construction method isn't a planning enforcement concern. The outbuilding has planning permission for storage purposes incidental to the main dwellings only (condition 4 of P15/S3048/HH). If there is concern regarding the outbuilding being used as a residential building once construction is completed then the Enforcement Officer will investigate. **Noted** and will monitor.

61. DATE OF NEXT MEETING – WEDNESDAY 9th NOVEMBER 2016 – NOTED

62. ITEMS FOR INFORMATION

- i) London Road Development - concerns have been raised about the reduction of the height of the original boundary wall in some sections. The SODC Enforcement Officer has been contacted and will visit the site along with the Conservation Officer. The committee will continue to monitor the situation.

The Meeting closed at 8.35 pm.