

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 13th APRIL 2016

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

OFFICER: The Assistant Clerk

115. APOLOGIES FOR ABSENCE – Cllrs J Carr, S Coleridge, R Harding and G Stephens.

116. DECLARATIONS OF INTEREST - NONE

117. MINUTES OF THE PREVIOUS MEETING HELD ON 9th MARCH 2016 which had been circulated previously were signed as a correct and accurate record.

118. UPDATE ON MEETING HELD ON 9th MARCH 2016

1 Coopers Close – Cllr Bell reported there are recent comments on the SODC website from Highways England, Historical Railways Estate about requiring access for maintenance at all times and they require this to be noted in the planning decision. There are also recent comments from the Countryside Officer regarding the wildlife impact.

119. AMENDMENTS TO PREVIOUS APPLICATIONS - NONE

120. NEW PLANNING APPLICATIONS

i) **P16/S0789/HH** 13 Keydale Road Wheatley OX33 1NS. Raise roof to accommodate two bedrooms and single storey side extension.

No Strong Views with the following comments: 'This council is disappointed that once again we are to lose another of our much sought after single storey bungalows. We note and sympathise with the comments of the neighbours both adjacent and across the road who will suffer considerably from this development. However, we recognise that in current policy terms there are not sufficient planning grounds for recommending refusal. We therefore leave it to SODC to make its decision on the application'.

ii) **P16/S0736/HH** Readlands 64 Church Road Wheatley OX33 1LZ. Conversion of existing integral garage to form dining room. **Recommend Approval.**

iii) **P16/S0895/HH** 28 Ladder Hill Wheatley OX33 1SX. Single storey extension. **Recommend Approval.**

iv) **P16/S0877/HH** 48 Crown Road Wheatley OX33 1UL. Single storey side extension to form garage and erection of a front porch.

Recommend Refusal. The comments from the Local Highways Authority about recommending a Holding Objection are noted and the council would like clarification on whether this extension will be used for business, what the business will be and the associated noise levels.

v) **P16/S0947/A** The Bridge Harvester London Road Wheatley OX33 1JH. Proposed Signage.

No Strong Views. The comments from the Local Highways Authority about recommending a Holding Objection are noted.

vi) **P16/S1027/FUL** 40 Church Road Wheatley OX33 1NB. New entrance door, new boiler and shower extracts. Change of use from B1 to A2. **Recommend Approval.**

vii) **P16/S0694/HH** 65 Littleworth Road Wheatley OX33 1NW. Change of pre-approved single storey footprint of conservatory/orangery to be enlarged by 1.2m². **Recommend Approval.**

121. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P16/S0067/FUL** Our Lady of Lourdes Chapel Crown Road Wheatley OX33 1UL. Replacement of existing flat roof to the Lady Chapel including: raising the roof level and part of the parapet/kerb by 300mm and the addition of 2 new rainwater downpipes and new gutter to flat roof. **Recommend Approval. GRANTED 04.03.16**

ii) **P16/S0090/HH** 43 London Road Wheatley Oxford OX33 1YJ. Erect double storey side extension and single storey rear extension. **No Strong Views. GRANTED 07.03.16**

iii) **P16/S0434/FUL** 73 Church Road Wheatley OX33 1LU. Demolition of existing three bedroomed dwelling. Erection of 2no two and one half storey three bedroomed and 1no two storey two bedroomed terraced townhouses. Provision of 6 no. off street parking spaces. Provision of 6 no. enclosed bin stores. Minor revisions to extant permission P14152049/FUL to authorise changes required during build. **Recommend Approval GRANTED 29.03.16**

iv) **P15/S4332/FUL** Co-op Station Road Wheatley Oxford OX33 1ST. An extension of opening hours from 7am - 10pm to 7am - 11pm P10/W0696 Conditions(s) 4. **Recommend Refusal.** Councillor Bell attended the District Council's meeting on the 30th March together with one member of the public who lives almost opposite and put a strong case against any increase in opening hours. The Committee agreed overwhelmingly with our views and voted to refuse the application. **REFUSED 30.03.16**

v) **P16/S0379/FUL** 21 Windmill Lane Wheatley OX33 1TA. Replacement dwelling **Recommend Approval. GRANTED 30.03.16**

vi) **P15/S2121/FUL** Amendment No.1 Land North of London Road Wheatley. Erection of 51 dwellings, with access from London Road, together with associated landscaping and open space provision. (Rural exception site). (As amended by Drawings accompanying agent's letter of 13 October 2015) **Recommend Approval GRANTED 31.03.16**

vii) **P16/S0432/HH** 62 Farm Close Road Wheatley OX33 1XJ. Demolition of existing separate garage and erection of two-storey side extension, with new pedestrian access from footpath. Removal of part of existing Leylandii hedge. **No Strong Views GRANTED 01.04.16**

viii) **P16/S0104/CC** John Watson School Littleworth Road Wheatley Oxford OX33 1NN. Proposal for the demolition of the lecture theatre to build an extension, to form a new standalone building to provide 4 classrooms extension accompanied by the necessary ancillary accommodation; Toilets/Hygiene rooms, cloaks, storage and resource areas, cleaners store and a plant room at this location and 3 additional parking spaces. A new path to the front and replacement of the existing path at both side of the building. **GRANTED 06.04.16**

122. CORRESPONDENCE

Email from 15 Keydale Rd with comments regarding 13 Keydale Rd (covered in 120i).

123. DATE OF NEXT MEETING – WEDNESDAY 11th MAY 2016 – NOTED

124. ITEMS FOR INFORMATION

P16/S0920/T28 Installation of 1xDSLAM equipment cabinet olive green o/s 1 Cullum Road, Wheatley OX33 1XD. Also, **P16/S0921/T28** Installation of 1x DSLAM equipment cabinet olive green Roman Road opposite 15 Roman Road Wheatley OX33 1UU.

The Meeting closed at 8.15pm