

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 14th SEPTEMBER 2016

PRESENT: Cllrs R Bell (Chairman), P Bignell, G Stephens, A Walkey (Vice-Chairman)

OFFICER: The Assistant Clerk

ALSO PRESENT: 1 member of the public

43. APOLOGIES FOR ABSENCE – Cllrs R Harding, I Roberts

44. DECLARATIONS OF INTEREST - NONE

45. MINUTES OF THE PREVIOUS MEETING HELD ON 10th AUGUST 2016 which had been circulated previously were signed as a correct and accurate record.

46. UPDATE ON MEETING HELD ON 10th AUGUST 2016

i) **P16/S0649/FUL** 1 Coopers Close Littleworth OX33 1UA. The email received from Mr & Mrs Harris regarding the completion of the fence was noted. The planting of hedging against the fence is outstanding but Mr & Mrs Harris have indicated that it will be completed in the near future.

47. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P16/S2734/FUL** 7 Hillary Way Wheatley OX33 1UY. Amendment No.1 – dated 7th September. Subdivision of existing garden to provide plot. Erection of new detached 4 Bed two storey dwelling. Provision of 2 off street parking spaces with new highway access to Roman Road. Secure cycle storage and bin enclosures (as amended by revised block plan received 7 September 2016).

Mr Moss of 15 Roman Rd expressed concern about the lack of parking spaces for the development of a four bedroom house and the additional on-street parking this would create near an already busy junction. He is also concerned that it is an overdevelopment of the site and therefore overbearing on other properties. He expressed dismay that residents in Roman Rd were not notified by SODC about this application and no notice is displayed in Roman Rd.

The members also noted comments submitted on-line to the SODC website by neighbours who expressed similar concerns about parking and overdevelopment.

Recommend Refusal. Reasons: the development does not respect the established local character and distinctiveness of the area and would appear incongruous in the street scene. It is overbearing and overdeveloped and would appear cramped in the site. The provision of only two parking spaces will inevitably cause additional on-street parking on a busy road near a junction.

48. NEW PLANNING APPLICATIONS

i) **P16/S2697/A** 40 Church Road Wheatley OX33 1NB. Proposed signage. **Recommend Approval** but note the detrimental effect this signage may have on parking near the busy junction, as it will encourage cars to stop on the road/pavement outside the new estate agents.

- ii) **P16/S2722/HH** 41 Old Road Wheatley OX33 1NU. Extension to entrance hall, below existing roof structure. **Recommend Approval.**
- iii) **P16/S2750/HH** 17 Bell Lane Wheatley OX33 1XY. Single storey extension and replacement of existing dormer with two sloping roof windows. **Recommend Approval.**
- iv) **P16/S2820/PDH** 50 Crown Road Wheatley OX33 1UL. Proposed single storey rear extension: Depth 6m Height 3.3m Height to eaves 2.65m - **for information only**
- v) **P16/S2734/FUL** 7 Hillary Way Wheatley OX33 1UY. Subdivision of existing garden to provide plot. Erection of new detached 4 Bed two storey dwelling. Provision of 2 off street parking spaces with new highway access to Roman Road. Secure cycle storage and bin enclosures. **See 47i.**
- vi) **P16/S2800/HH** 4A Farm Close Road Wheatley OX33 1UQ. Erection of single storey rear extension. **Recommend Approval.**
- vii) **P16/S2889/HH** 13 Keydale Road Wheatley OXFORD OX33 1NS. Single storey rear extension. **Recommend Approval.**
- viii) **P16/S2903/HH** 3 Kellys Road Wheatley OXFORD OX33 1NT. Proposed ground floor and first floor extension. **No Strong Views** but note the loss of another bungalow in the village.
- ix) **P16/S2915/HH** 31 Littleworth OX33 1TR. Two storey extension at the side with a single storey element at the rear. **Recommend Approval.**
- x) **P16/S2963/FUL** The Breach High Street Wheatley OXFORD OX33 1XU. Variation of condition 4 - wording to include 'That the new access shall only be used in connection with the occupation of Breach Cottages as a residential dwelling and for the residents of The Manor House to access their field only' on application ref. P00/N0172 Form individual access drive. The members noted comments submitted on-line to the SODC website by a neighbour. **No Strong Views** but if the application is granted, then it recommended that the access for the Manor House should be for agriculture and maintenance purposes only.

49. TO DECIDE WHETHER OR NOT TO APPLY FOR PLANNING PERMISSION FOR THE NEW NOTICEBOARD LOCATED ON HIGHWAYS LAND BY THE LONDON RD/OLD LONDON RD JUNCTION NEAR THE TRIANGLE CARE HOME

It is recommended that planning permission be applied for.

50. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

- i) **P16/S2137/LDP** 93 High Street Wheatley OX33 1XL. Change of use from A2 to mixed use with flats. **Certificate of lawful development 11.08.16**
- ii) **P16/S2056/FUL** Land adjacent to Kelham Hall Drive Wheatley OX33 1SL. Amendment No.1 dated 20th July 2016: Erection of 2x new dwellings. (As amended by drawings WH11/01 Rev B and WH11/10 Rev A showing parking layout and amplified by contaminated land questionnaire accompanying email from applicant received 20 July 2016). **No Strong Views GRANTED 18.08.16**
- iii) **P16/S2205/LB** 46 High Street Wheatley OX33 1XX. Replacement of the current 4 front windows with exact replicas (including matching of current colour) and to continue to have single pane glass. **Recommend Approval GRANTED 22.08.16**

50. CORRESPONDENCE

- i) Email from Mr & Mrs Harris regarding completion of new fencing (see 4i). **Noted.**
- ii) Letter from SODC Planning Officer re permitted development enquiry for noticeboards (see 49). **Noted.**

51. DATE OF NEXT MEETING – WEDNESDAY 12TH OCTOBER 2016 – NOTED

52. ITEMS FOR INFORMATION

- i) OALC training on 3rd November 2016: how local councils fit into the planning system – effective responses to planning applications. Booking forms available (completed forms to be returned to the Parish Office by end of September). **Noted.**

The Meeting closed at 8.25pm