

Wheatley Parish Council

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

PRESENT: Cllrs R Bell (Chairman), R Harding, A Walkey (Vice-Chairman)

OFFICER: The Assistant Clerk

73. APOLOGIES FOR ABSENCE – Cllrs P Bignell, G Stephens

74. DECLARATIONS OF INTEREST - NONE

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

76. UPDATE ON MEETING HELD ON 9th NOVEMBER 2016

i) Boundary wall on the London Road development site: the committee noted that despite agreement by Taylor Wimpey to take measures to protect the exposed boundary wall from the elements, work on this has not started. It was agreed that an email should be sent to TW expressing disappointment and asking for confirmation as to when the work will be completed.

ii) P16/S3440/FUL 95 High Street: SODC have refused planning permission (details available on SODC website).

77. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P16/S3495/FUL** Home Close Holton OX33 1QF. Amendment: No. 1 - dated 21st November 2016. Proposal : Proposed construction of 1x2 bed dwelling, 1x3 bed dwellings and 1x4 bed dwelling garages, parking and alterations to access drive (As amended by drawings 16.992/15 and 16.992/14A accompanying emails from agent received 14 and 21 November 2016 reducing the scheme to 3 dwellings) – for info only.

ii) **P16/S3488/LB** 19 Crown Road Wheatley OXFORD OX33 1UH. Replacement of existing garden room, conversion of attached barn and erection of attached garage. (as amended and supported by revised plans and Agent's email dated 23 November 2016) – for info only.

78. NEW PLANNING APPLICATIONS

i) **P16/S3786/HH** 13 Beech Road Wheatley OXFORD OX33 1UP. Demolition of existing front porch and replacement with enlarged flat roofed porch as existing. Demolition of existing flat roofed dining room extension and shallow lean-to conservatory extension-both beyond the existing masonry gable end. Replacement pitch roofed dining room extension with same footprint as existing and associated landscaping and lowered terrace. **Recommend Approval.**

ii) **P16/S3265/FUL** 12 Leyshon Road Wheatley OX33 1XF. Part single storey rear extension - Part double storey rear extension - Installation of side elevation window - Conversion of existing single dwelling house into 1 ground floor 2 bedroom flat and one 1 first floor 1 bedroom flat including associated amenity and car parking. **Recommend Approval.**

iii) **P16/S3928/FUL** 7 Leyshon Road Wheatley OX33 1XF. Removal of condition 4 on application P14/S1284/FUL - 'Proposed two storey side and rear extensions and single storey extension to existing dwelling to form two additional 1-bed dwellings.' **No Strong Views**, however the committee is disappointed to see that Level 4 of the Code for Sustainable Homes is no longer required, which will lead to a reduction in the quality of sustainable housing.

iv) **P16/S4013/HH** 12 Orchard Close Wheatley OXFORD OX33 1US. Construct new single storey rear conservatory extension. **Recommend Approval.**

v) **P16/S4054/HH** 7 Orchard Close Wheatley OX33 1US. Single storey extension at the rear. **Recommend Approval.**

79. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **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. **Recommend Refusal. WITHDRAWN 05.11.16**

ii) **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 GRANTED 08.11.16**

iii) **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. GRANTED 14.11.16**

iv) **P16/S3283/HH** 68 London Road Wheatley OX33 1YQ. Erection of UPVC conservatory and canopy to the front of the property. **Recommend Approval. GRANTED 14.11.16**

v) **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. GRANTED 24.11.16**

vi) **P16/S3283/HH** 68 London Road Wheatley OX33 1YQ. Erection of UPVC conservatory and canopy to the front of the property. **Recommend Approval. GRANTED 14.11.16**

vii) **P16/S3225/FUL** Land adjacent to 68 London Road Wheatley OX33 1YQ. Installation of new oak noticeboard. **Recommend Approval. GRANTED 06.12.16**

80. CORRESPONDENCE - NOTED

i) Email from Taylor Wimpey regarding the boundary wall of the London Road development

ii) Letter from SODC Planning regarding P16/S3686/SCO Oxford Brookes Environmental Impact Assessment

iii) Emails from SODC Planning regarding P16/S3495/FUL and P16/S3488/LB amendments (5i & ii)

81. DATE OF NEXT MEETING – WEDNESDAY 11th JANUARY 2016 – NOTED

82. ITEMS FOR INFORMATION - NOTED

i) **P16/S3686/SCO** Oxford Brookes University Wheatley Campus. Formal request for an Environmental Impact Assessment Scoping Opinion - proposed redevelopment of the Wheatley Campus.

The Meeting closed at 8.25pm.