

# Wheatley Parish Council Planning Committee Agenda Wednesday 10<sup>th</sup> August 2022

Councillors are summoned to a meeting on Wednesday 10<sup>th</sup> August 2022 in the Parish Office at 7.30pm.

Signed: *L Collinson* Ast Clerk to Wheatley Parish Council, 3<sup>rd</sup> August 2022.

Any member with an interest to declare for any agenda items is reminded to do so.  
Members should endeavour to acquaint themselves with the plans before the meeting and also, if possible, visit the sites.

Planning applications may be viewed on the SODC website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk) or in the Parish Office on Wednesdays and Saturdays 9.30-11.30am or by appointment tel: (01865) 875615. Facilities for the disabled are available. Please ask for details.

368.	<b>APOLOGIES FOR ABSENCE</b>
369.	<b>DECLARATIONS OF INTEREST</b>
370.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 13<sup>th</sup> JULY 2022</b> previously circulated
371.	<p><b>AMENDMENTS TO PREVIOUS APPLICATIONS</b></p> <p>i) <a href="#">P22/S1116/FUL</a> 21 Kellys Road Wheatley Demolition of existing detached garage. Erection of new contemporary two storey two bed dwelling. Provision of private amenity space with off street parking utilising existing highway access to Kellys Road. Provision of enclosed bin and bike stores.</p> <p><b>13/04/2022- OBJECT</b> <b>For- 5                  Against- 0                  Abstain- 0</b></p> <ul style="list-style-type: none"> <li>• Having regard to the dwelling's position and the restricted size of the site, the proposal fails to respect the domestic proportions of residential buildings in this area and appears cramped and incongruous in the street scene. As such it fails to reinforce local distinctiveness and the new dwelling would neither preserve nor enhance the character and appearance of the area. The benefits associated with the provision of a small unit of residential accommodation would not outweigh the identified harm to local distinctiveness and the character of the area.</li> <li>•Traffic generation, parking &amp; highway safety- One parking space is not sufficient for a two-bed property. Already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact &amp; inconvenience for neighbours.</li> <li>•Contaminated Land- Also to note it is on a former pig farmland.</li> </ul> <p>Note: Design &amp; Access statement shows the property outline including Parish Council land.</p> <p><b>20/07/2022- amendment (no. 1) As amended by drawing no 21-021-P-001-C and revised Design and Access Statement accompanying Agent's email dated 19 July 2022</b></p> <p><b>22/07/2022- OBJECT consulted Cllr TN &amp; PW as needed returning in time for SODC Planning Meeting.</b></p> <p><b>Same reasons as before</b></p> <p><b>01/08/2022- Letter received from SODC Planning Committee to advise the Planning Committee will consider the application on the 10<sup>th</sup> August 2022, response needed by 9<sup>th</sup> Aug 12pm. 02/08/2022- Emailed to Cllr TN &amp; PW.</b></p>

	<p>ii) <a href="#">P22/S2042/HH</a> 58 Littleworth Littleworth Oxfordshire Proposed loft conversion, new dormer and terrace at the rear. Merging side annexe with the main house, internal &amp; external alterations to suit and new roof lights to be added. 13/07/2022- SUPPORT For- 5                      Against- 0                      Abstain- 0 <b>27/07/2022- amendment (no. 1) Amended plans received 27 July 2022 obscure glazing the stairs rooflight and confirming cill height of bedroom window</b></p>
<b>372.</b>	<p><b>NEW PLANNING APPLICATIONS</b></p> <p>i) <a href="#">P22/S2763/HH</a> 15 Elton Crescent Wheatley Oxford Proposed demolition of existing conservatory, part single, part two-storey rear extension.</p>
<b>373.</b>	<p><b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</b></p> <p>i) <a href="#">P22/S0589/FUL</a> Land Off Old London Road Wheatley Variation of conditions 2(approved plans), 5(landscape scheme), 6(surface water drainage) &amp; 7(Construction Traffic Management Plan) on application P19/S3220/FUL. To make further amendments to the layout and provide further information. (Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access).</p> <p><b>09/03/2022- OBJECT-</b> to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>• National Planning Policy Framework- An inappropriate development in the Greenbelt.</li> <li>• Amenity Consideration <ul style="list-style-type: none"> <li>- Noise</li> <li>- Air quality (Climate emergency)</li> <li>- Flood risk (Climate change)</li> </ul> </li> </ul> <p><b>For- 6                      Against- 0                      Abstain- 0</b> 15/03/2022- Email from Case Officer- asking to reconsider objection. 22/03/2022- Emailed Case Officer to confirm standing by decision 23/06/2022- amendment (no. 1), As clarified by drainage calculation received 22 June 2022. INFORMATION ONLY <b>15/07/2022- GRANTED</b></p>
<b>374.</b>	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</b></p> <p>i) <a href="#">P22/S1116/FUL</a> 21 Kellys Road Wheatley, see 371 i)</p> <p>ii) <a href="#">P22/S1954/FUL</a> The Paddocks Ladder Hill Wheatley Removal of condition 2 (access for agricultural vehicles only) on application P97/N0129. (Formation of access to small holding and shed). 08/06/2022- OBJECTS For- 5                      Against- 0                      Abstain- 0 Formation of a new access would cause a danger to Highway Safety, from local knowledge and experience <b>19/07/2022- Email from new case officer asking for clarity on objection. 20/07/2022- Forwarded to Cllr TN for comment. 03/08/2022- Chased</b></p> <p>iii) <a href="#">P19/S4482/FUL</a> 1, 3 and 5 Park Hill Wheatley 13/07/2021- Email from OCC Transport Planner confirming review taking place to consider a layby bus stop on Park Hill. 15/09/21- Chased <b>03/08/22- Chased for update</b></p>

375.	<p><b>ITEMS FOR INFORMATION-</b></p> <p>i) <a href="#">P21/S2303/FUL</a> &amp; <a href="#">P21/S4360/FUL</a> 85 Littleworth Road Wheatley  10/11/2021- SUPPORTS  For- 5                      Against- 0                      Abstain- 0  16/11/2021- GRANTED  <b>29/07/2022- <a href="#">P22/S2521/DIS</a> Discharge of conditions 3(materials) &amp; 14(landscaping) on application P21/S4360/FUL (Variation of condition 12 (Surface water drainage works) &amp; 13 (Foul drainage works) on planning application P21/S2303/FUL. For investigatory excavation to be undertaken to provide the data for the design of the drainage schemes prior to the construction of the approved dwellings and not as stated in the conditions prior to commencement of the development hereby permitted. (Variation of conditions2 (approved plans) and 4 (obscure glazing) on planning application P20/S4776?FUL (Demolition of existing dwelling and garage and erection of 2 detached two storey dwellings with associated car parking. Alterations to access from Littleworth Road)- Unit 1 and 2- Internal layout changed. No change to position of external walls and overall floor areas. Unit 1 and 2- Repositioning of windows and change to glazing type)).</b>  <b>INFORMATION ONLY</b></p> <p>ii) SLCC GUIDANCE NOTE: PLANNING – MODEL GROUNDS OF REFUSAL, Cllrs to read for information</p>
376.	<b>DATE OF NEXT MEETING – WEDNESDAY 14<sup>th</sup> SEPTEMBER 2022, 7.30PM</b>