



# Wheatley Parish Council Planning Committee Agenda Wednesday 14<sup>th</sup> February 2024

Councillors are summoned to a meeting on Wednesday 14<sup>th</sup> February 2024 in the Parish Office at 7.30pm.

Signed: *L Collinson* Ast Clerk to Wheatley Parish Council, 6<sup>th</sup> February 2024.

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.

78.	<b>APOLOGIES FOR ABSENCE- NONE</b>
79.	<b>DECLARATIONS OF INTEREST</b>
80.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 10<sup>th</sup> JANUARY 2024</b> previously circulated.
81.	<p><b>AMENDMENTS TO PREVIOUS APPLICATIONS</b></p> <p>i) <a href="#">P23/S3156/HH</a> 2 Westfield Road Wheatley Extend existing decking area, together with open-air lean-to glazed roof over. Fit external timber boarding in accordance with previous permission P17/S1451/HH 11/10/2023- SUPPORT For- 5                  Against- 0                  Abstain- 0 28/11/2023- GRANTED 14/11/2023- amendment (no. 1), As amended by drwgnos 23 QWWO EX01 A and 23 QWWO PL101 A to enlarge extent of timber cladding received on 10 November 2023. 13/12/2023- SUPPORT <b>For- 3                  Against- 0                  Abstain- 0</b> <b>11/01/2024- <a href="#">P24/S0093/S73</a> Variation of condition 2 (Approved plans) in application P23/S3156/HH - To provide additional weather cover to existing decked area &amp; access steps Extend existing decking area, with open-air lean-to glazed roof over. Fit external timber boarding to side and rear elevations (as amended by drawings 23 QWWO EX01 A and 23 QWWO PL101 A to enlarge extent of timber cladding received on 10 November 2023).</b></p> <p>ii) <a href="#">P23/S3709/HH</a> The Paddocks Ladder Hill Wheatley Erection of new detached garage building 13/12/2023- OBJECT For- 3                  Against- 0                  Abstain- 0 Inappropriate development in the Greenbelt, and is contrary to the design guide in the Wheatley Neighbourhood Plan. Out of character for area as adjacent to the road and forward of the building line. We would look more favourably if sited closer to the house. <b>10/01/2024- amendment (no. 1)- As amended by drwgn 23-026-P-001 E to reduce the size of the garage and reposition it further into the site received on 08 January 2024</b> <b>20/01/2024- SUPPORT</b> <b>26/01/2024- GRANTED</b></p>
82.	<b>NEW PLANNING APPLICATIONS- NONE</b>
83.	<p><b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</b></p> <p>i) <a href="#">P23/S4229/HH</a> 57 Church Road Wheatley Erection of double storey rear extension. <b>10/01/2024- SUPPORT</b> <b>For- 3                  Against- 0                  Abstain- 0</b></p>

	<p><b>26/01/2024- GRANTED</b></p> <p>ii) <b>21/11/2023- <a href="#">P23/S3918/HH</a></b> 95 Old Road Wheatley Removal of the detached garage, rear conservatory, and side lean-to store and the erection of a storey+half extension, a single-storey rear extension and a rear facing dormer window. <b>13/12/2023- SUPPORT</b> <b>For- 3                  Against- 0                  Abstain- 0</b> <b>11/01/2024- GRANTED</b></p> <p>iii) <b><a href="#">P23/S3709/HH</a></b> The Paddocks Ladder Hill Wheatley Erection of new detached garage building 13/12/2023- OBJECT For- 3                  Against- 0                  Abstain- 0 Inappropriate development in the Greenbelt, and is contrary to the design guide in the Wheatley Neighbourhood Plan. Out of character for area as adjacent to the road and forward of the building line. We would look more favourably if sited closer to the house. <b>10/01/2024- amendment (no. 1)- As amended by drwgn0 23-026-P-001 E to reduce the size of the garage and reposition it further into the site received on 08 January 2024</b> <b>20/01/2024- SUPPORT</b> <b>26/01/2024- GRANTED</b></p>
<b>84.</b>	<p><b>WHEATLEY NEIGHBOURHOOD PLAN</b></p> <p>i) Referendum results from 23/11/2023. 512 Yes, 72 No, 16.39% turnout, majority in favour. ii) Next steps to be discussed- awaiting approval from SODC. iii) Lagan Homes (Miss Tombs Field) site meeting report.</p>
<b>85.</b>	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</b></p> <p>i) Rural Housing Enabling service, email 17/01/2024 ii) SODC car park lighting. Ast Clerk has chased SODC 02/02/2024.</p>
<b>86.</b>	<p><b>ITEMS FOR INFORMATION</b></p> <p>i) Cullum House parking. ii) <b><a href="#">P23/S3396/HH</a></b> 10 Blenheim Lane Wheatley Two storey side extension and single storey lobby extension <b>08/11/2023- OBJECT</b> <b>For- 3                  Against- 0                  Abstain- 0</b> Over development, character of area, traffic generation, parking and highway safety (no parking shown on site at present) and is within the Conservation area. <b>29/01/2024- amendment (no. 1) Bat survey received 24 January 2024</b> <b>INFORMATION ONLY</b></p> <p>iii) <b><a href="#">P24/S0377/CC</a></b> The Old Wheatley Registry Office Barlow Close Littleworth Prior approval for a proposed change of use from Change of Use from Commercial/Business/Service (Use Class E) (registry office) to State-Funded School (Use Class F1(a)) (extension to Wheatley Nursery School). <b>INFORMATION ONLY</b></p>
<b>87.</b>	<p><b>DATE OF NEXT MEETING – WEDNESDAY 13<sup>th</sup> MARCH 2024, 7.30PM</b></p>