

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 1 MAY 2002 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR) J.M. COVELEY, C.M. DALTON. D.L. MINTY. S.L.D. SHIPTON OFFICER THE CLERK. APOLOGIES; COUNCILLORS , R.T. BELL, G. BIRKS, P.R. WILSON

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

- 1 MINUTES of the meeting of the Planning Committee 3 April 2002, circulated previously, were approved and signed by the Chairman as a correct record.

MATTERS ARISING

4.vii Land behind Windmill – unauthorised development. Letter has now been sent to District Councillor Beech asking for assistance in getting enforcement on this issue.

- 2 PLANNING APPLICATIONS RECEIVED (Responses to the first four applications, recorded under delegated powers as time limit would otherwise have been exceeded, were duly RATIFIED)

i Mr M. Torres P02/N0216 37 Windmill Lane

Alterations to roof space to provide two bedrooms and a bathroom and four dormer windows **NO STRONG VIEWS SODC to determine.** (NB No increase in height or unneighbourly infringement of privacy or blocking is involved. Car parking arrangement on site satisfactory).

ii Lorraine Angel & Andrew Scott P01/N0738/LB Rock House, Westfield Road

Internal and external alterations to outhouse. (As amended by drawing Nos. 1419/SK1 REV C. SK2 REV C and SK3 REV B accompanying agent's letter dated 8 December 2001 and by drawing Nos. 1419/SK1 REV D , SK2 REV D and SK3 REV C accompanying agent's letter dated 14 January 2002). **PC NO OBSERVATIONS** (PC recorded this on former application)

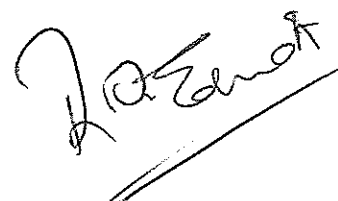
iii Mr & Mrs J. Forsythe P02/N0083 2 Littleworth

Demolition of existing garage, formation of new vehicular access and erection of two-storey dwelling **AMENDMENT NO OBSERVATIONSON AMENDED DETAILS but:**

We reiterate our former comments on this application: REFUSED Overdevelopment of site, backland development, access causes unacceptable intensification of traffic movements at this point, and a cramped and unsatisfactory arrangement for on site movements for the two dwellings thus to be served. The site is adjacent to public footpath (public right of way) although plans declare otherwise (PC has long worried about access issues connected with this site and that at 2A. SODC has allowed the garage on the other side of the path) (PC recorded this on former application)

iv Mr & Mrs S.J. Shew P02/N0243 28 Templars Close

Demolition of tree and hedge and erection of new stone boundary wall **APPROVED** The replacement of the tree to be removed with another suitable species would be welcome in this site adjacent to the Conservation Area.



v Mr John Coombes **P02/N0264** 40 Church Road
Change of use from shop (A1) to office use (B1) **NO STRONG VIEWS**
SODC to determine

vi Mr Ian Millward **P02/N0269** Unit 4, Littleworth Industrial Estate
Change of use from office/warehouse to repair and M.O.T. of motorcycles
APPROVED

vii Mr P. Keely **P02/N0291** 91 Littleworth Road
Granny annexe. Change flat roof of garage to pitched roof, pitched roof
over first floor veranda **NO STRONG VIEWS SODC to determine**

3 PLANNING DECISIONS etc. ALL DULY NOTED - special conditions read out.

i **PLANNING PERMISSION HAS BEEN RECEIVED FOR:**

1 Roger Cantell **P02/N0102** 40 Ambrose Rise
Conversion of garage to kitchen and new double garage.
PC APPROVED PERMITTED 4.4.02

2 Mr & Mrs S. Wise **P02/N0080** 40 Hillary Way
Build Porch/entrance hall
PC NO STRONG VIEWS SODC to determine PERMITTED 28.3.02

3 Mr & Mrs A.S. Grant **P02/N0136** Bishops Close, Ladder Hill
Replace attached garage with two bedrooms and bathroom and
build a new single storey detached garage to rear of bungalow.
PC NO STRONG VIEWS SODC to determine PERMITTED 9.4.02

4 Ms F. Cowan **P02/N0141** 51 Church Road
Demolition of existing conservatory and construction of new
conservatory/sun lounge **PC APPROVED PERMITTED 9.4.02**

ii **LISTED BUILDING CONSENT HAS BEEN RECEIVED FOR:**

1 P.T. Scroggs **P02/N0193/LB** 33A Church Road
Replace existing corrugated roof with clay peg tiles, guttering from
pressed steel to cast iron. Replace doors with new. Clean and
repoint stone to front. **PC APPROVED PERMITTED 24.4.02**

iii **REFUSAL OF PLANNING CONSENT HAS BEEN RECEIVED FOR:**

1 Dr Peggy A. Fry **P02/N0127** 4 Leyshon Road
Erection of a two-storey non-boundary rear extension.
PC REFUSED REFUSED 15.4.02

iv **NOTICE OF APPEAL HAS BEEN RECEIVED FOR:**

1 Mr & Mrs CHR Stocker **P01/N0873** Hill Top, Ladder Hill
Demolition of existing outhouse and erection of front extension
with internal alterations. **PC NO STRONG VIEWS SODC to determine**
RECOMMENDED FOR REFUSAL 13.2.02 REFUSED
13.2.02 APPEAL APP/Q3115/A/02/1087644 15.4.02 (written statements procedure)

R. J. Hewitt

- 4 MISCELLANEOUS CORRESPONDENCE – ALL DULY NOTED
- i 3 copies of Association of Small Historic Towns And Villages(ASHTAV) News
 - ii Acknowledgment card from DTLR for response to consultation on Planning Green Paper
 - iii Material from the Council for the Protection of Rural England (CPRE)
 - 1 Thursday 16 May Members' Springtime Walk in the Chilterns 2pm Swyncombe Church (Parking available)
 - 2 Saturday 31 August Concert: 'The Landscape of England in Music' The Roysse Room, Guildhall, Abingdon. £10 including refreshments . If interested please tell me, I have booking form.
 - 3 PLEASE NOTE we are invited to the AGM at Shotover House Saturday 22 June 3 pm followed by picnic tea. They need to know numbers so, if interested please tell me.
 - 4 Oxfordshire Bulletin Spring 2002
 - iv Oxfordshire Structure Plan – Public Consultation. Summary document and cover letter herewith. ALL present collected the full Issues Paper document, which was too large to post, at the meeting – **NOTED:**
 - Meeting of representatives from South and Vale areas, Didcot Civic Hall Thursday 16 May 7.30 pm. **REPRESENTATIVE REQUIRED – none available**
 - Close of consultation – response needed by 31 May (i.e. after NEXT meeting)
 - Further meeting (if 16 May impossible) arranged for Abbey Hall Abingdon, Monday 20 May 7.30 pm. **COUNCILLOR Elliott will represent Wheatley Parish Council at this meeting.**

Following some preliminary discussion it was AGREED that those present would complete the questionnaires enclosed with the Issues Paper and return them to the Parish Council office by Saturday 4 May. The Clerk will collect and the Chairman collate the material, ready for a preliminary response to full council 13.5.02.
 - v Letter of objection from neighbour in connection with **P02/N0200**, 49 Ladder Hill **READ IN FULL**
 - vi Two copies of SPISE (Sane Planning In the South East) News
 - vii Notice: new house at Littleworth (see 2.iii above) will be 2b Littleworth.
 - viii Observations are requested on REQUEST FOR TEMPORARY ROAD CLOSURE WHEATLEY –Annual Procession 7(sic) May 2002. {Have notified Gareth Morris of possible error.} **HAVE RECORDED NO OBJECTION to the closure on 6 May**
- 5 **DATE OF NEXT MEETING NOTED**
Wednesday **29 May 2002**

There Being No further Business the meeting closed at 8.47pm.

R. Elliott

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8

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 3 APRIL 2002 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR) J.M. COVELEY, C.M. DALTON, D.L. MINTY, P.R. WILSON, H. WILSON OFFICER THE CLERK

ALSO PRESENT FOR PART OF THE MEETING – SEE MINUTES – COUNCILLOR R.T. BELL & 4 MEMBERS OF THE PUBLIC

APOLOGIES; COUNCILLORS, R.T. BELL, G. BIRKS

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

- 1 MINUTES of the meeting of the Planning Committee 6 March 2002, circulated previously, were approved and signed by the Chairman as a correct record.

Matters Arising

Councillor Bell declared himself unhappy with the preamble to MINUTE 2. The Chairman of Planning obtained the meeting's agreement that the word "District" be struck from the Minute. Councillor Bell also objected to the final sentence of the preamble.

Councillor Bell left the meeting at this point.

- 2 PLANNING APPLICATIONS RECEIVED (The FIRST application, recorded under delegated powers in consultation with Chairman of Planning as time limit would otherwise have been exceeded, was duly RATIFIED).

i Lorraine Angel & Andrew Scott P01/N0738/LB Rock House, Westfield Road

Internal and external alterations to outhouse. (As amended by drawing Nos. 1419/SK1 REV C. SK2 REV C and SK3 REV B accompanying agent's letter dated 8 December 2001 and by drawing Nos. 1419/SK1 REV D and SK3 REV C accompanying agent's letter dated 14 January 2002). **NO OBJECTION**

ii Oxfordshire County Council S.03/02 Mansion House, Wheatley Park School, Holton OXFORD OX33 1QH

Internal alterations involving 1) Ground Floor – alterations to girls' W.C. to provide separate technician's room, construction of disabled access ramp, new storage area under existing main staircase, and provision of new computer benching to room 018; 2) First Floor – provision of replacement partition wall between rooms 010a & 101b, provision of new partition wall and re-opening of blocked up window in room 011 to create two separate practice rooms, removal of existing partition walls in room 014 & provision of computer benching, and provision of new door openings in rooms 012 & 013. All existing soundproofing and suspended ceilings to be removed where they occur and walls and ceilings to be repaired and redecorated to match existing. **NO OBJECTION**

R. J. Elliott

2 PLANNING APPLICATIONS RECEIVED cont:

iii Mr & Mrs P. Williams **P02/N0168** 32 Barlow Close
Two-storey extension to form bedroom with en-suite with dressing room to first floor. New front porch. (see 4.v below) **NO STRONG VIEWS, SODC TO DETERMINE**

iv Mr & Mrs A. Shepherd **P02/N0190** 31 Windmill Lane
Extension and alteration to provide new living room, bedroom, bathroom and kitchen, and conversion of part of existing dwelling into granny annexe. **NO STRONG VIEWS, SODC TO DETERMINE**

v Dr A. & Mrs A. Cornall **P02/N0191** 67 Littleworth Road
Demolition of existing conservatory, front extension to enlarge living room, hall and cloakroom. Rear extension to enlarge kitchen and utility room. New sun lounge. **NO STRONG VIEWS, SODC TO DETERMINE**

vi P.T. Scroggs **P02/N0193/LB** 33A Church Road
Replace existing corrugated roof with clay peg tiles, guttering from pressed steel to cast iron. Replace doors with new. Clean and repaint stone to front. **APPROVED**

vii Mr P. Bryant **P02/N0200** 49 Ladder Hill
Two-storey extension to the rear **REFUSED** Still unneighbourly to no. 47.

The public left the meeting at this point.

viii Oxfordshire County Council **S.05/02** Wheatley CE Primary School
Renewal of consent for one classroom prefabricated building REF: E189) for a temporary period of 5 years

ix Dr Christopher Bulstrode **P02/N0214** 103 Old Road
Demolition of shed, rear extension and workshop/store

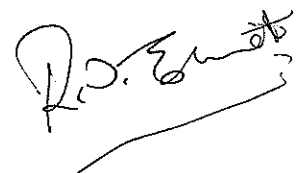
3 PLANNING DECISIONS etc. ALL DULY NOTED. UNUSUAL CONDITIONS READ OUT

i Planning Permission has been received for:

1 Mr & Mrs S. Buckingham **P02/N0030** 22?/24? High Street,
Conservatory **PC NO STRONG VIEWS SODC to determine PERMITTED 4.3.02**

2 Mrs A Moon **P02/N0045** 35 Church Road
Conservatory **PC NO STRONG VIEWS SODC to determine PERMITTED 11.3.02**

3 Mr & Mrs J. Forsythe **P02/N0083** 2 Littleworth
Demolition of existing garage, formation of new vehicular access and erection of two-storey dwelling **PC REFUSED Committee GRANT PERMISSION 13 March 2002**



3 PLANNING DECISIONS etc. cont; DULY NOTED

ii Notification of SUB-COMMITTEE DATE (13 March 2002) and recommendation (GRANT PLANNING PERMISSION) has been received for:

1 Mr & Mrs J. Forsythe **P02/N0083** 2 Littleworth
Demolition of existing garage, formation of new vehicular access and erection of two-storey dwelling **PC REFUSED**

4 MISCELLANEOUS CORRESPONDENCE Items borrowed at earlier meetings were returned by Councillors Dalton and Elliott.

i **TO CONFIRM FORMALLY** response to the Planning Green Paper to DTLR, circulated previously. **DULY CONFIRMED**. The meeting thanked the Clerk for this work.

ii **FOR INFORMATION/INTEREST** Copies of OALC's response is available. **NOTED**

iii **FOR INFORMATION/INTEREST** Copies of CPRE's response is available **NOTED**

iv Letter of **OBJECTION**, as sent to Planning Authority, has been received in connection with **P02/N0127** 4 Leyshon Road (**PC REFUSED**) **READ IN FULL AND NOTED**

v Package of material containing two letters of objection from neighbours re item 2.iii. Points Picked out and **READ** whilst considering item 2.iii above.

vi Letter of objection from neighbour re item 2.vii. Points Picked out and **READ** whilst considering item 2.vii above.

vii For information: The Chairman has reported the old cars and engines going into the Windmill Lane 1 caravan site to the Planning Authority.

5 DATE(S) OF NEXT MEETING

1 May 2002 and as necessary **AGREED**.

There Being No further Business the meeting closed at 8.55pm.

R. Elliott
1 May 02

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8

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 6 MARCH 2002 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR) J.M. COVELEY,
C.M. DALTON, D.L. MINTY, P.R. WILSON OFFICER THE CLERK
ALSO PRESENT 1 MEMBER OF THE PUBLIC

APOLOGIES; COUNCILLORS, R.T. BELL, G. BIRKS, S.L.D. SHIPTON

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

1 MINUTES of the meeting of the Planning Committee 6 February 2002, circulated previously, were approved and signed by the Chairman as a correct record

2 PLANNING APPLICATIONS RECEIVED (The FIRST two applications, recorded under delegated powers in consultation with Chairman of Planning as time limit would otherwise have been exceeded, were duly RATIFIED) *The Chairman, Members and Clerk explained the system of delegated powers and decisions on previously established policy to Councillor Wilson who had not experienced it before. The Chairman reported an approach from District Councillor Bell over item 2.ii and explained that under the new Code making representations to both councils was no longer an option for those with a dual role.*

i Mr & Mrs S. Wise P02/N0080 40 Hillary Way
Build Porch/entrance hall. **NO STRONG VIEWS** SODC to decide

ii Mr & Mrs J. Forsythe(sic) P02/N0083 2 Littleworth
Demolition of existing garage, formation of new vehicular access and erection of two-storey dwelling **REFUSED** *Overdevelopment of site, backland development, access causes unacceptable intensification of traffic movements at this point, and a cramped and unsatisfactory arrangement for on site movements for the two dwellings thus to be served. The site is adjacent to public footpath (public right of way) although plans declare otherwise.*

iii Roger Cantell P02/N0102 40 Ambrose Rise
Conversion of garage to kitchen and new double garage. **APPROVED**

iv Dr Peggy A. Fry P02/N0127 4 Leyshon Road
Erection of a two-storey non-boundary rear extension.
REFUSED *We find this an improvement on the previous scheme P01/N0090 in that the depth has been reduced by c.30% but still find the height unacceptable from a neighbourly point of view particularly to No. 6 having regard to the APPEAL DECISION on P01/N0090*

v Mr & Mrs A.S. Grant P02/N0136 Bishops Close, Ladder Hill
Replace attached garage with two bedrooms and bathroom and build a new single storey detached garage to rear of bungalow. **NO STRONG VIEWS** SODC to decide

R. O. J.
3 APR 02

Additional applications received after setting of agenda. Provisional decisions pending neighbour objections:

- 2 PLANNING APPLICATIONS RECEIVED cont;
- vi Ms F. Cowan P02/N0141 51 Church Road
Demolition of existing conservatory and construction of new conservatory
APPROVED
- vii Ms C. Scoble P02/N0149 25 Windmill Lane
Alterations and extensions to existing dwelling.
REFUSED *Over development, over large and over prominent in a Green Belt position.*
- 3 PLANNING DECISIONS etc. RECEIVED ALL DULY NOTED - special conditions read out.
- i PLANNING PERMISSION has been received for:
- 1 Mr & Mrs W Palmer P01/N0866 50 London Road Demolition of existing conservatory. Rear extension and creation of rooms in loft space. **NO STRONG VIEWS** SODC to determine **PERMITTED 7.2.02**
- ii REFUSAL OF PLANNING PERMISSION has been received for:
- 1 Mr & Mrs CHR Stocker P01/N0873 Hill Top, Ladder Hill Demolition of existing outhouse and erection of front extension with internal alterations. **PC NO STRONG VIEWS** SODC to determine **RECOMMENDED FOR REFUSAL 13.2.02 REFUSED 13.2.02** (See also 3.iv below)
- 2 Compass Group plc P01/N0863 Travelodge Hotel, A40(sic) London Road
Two storey, 12 bedroom extension to Travelodge, with additional parking **PC NO STRONG VIEWS** SODC to determine **REFUSED 19.2.02**
- iii NOTIFICATION of SUB-COMMITTEE DATE (13 February 2002) and recommendation (REFUSAL) has been received for:
- 1 Mr & Mrs CHR Stocker P01/N0873 Hill Top, Ladder Hill Demolition of existing outhouse and erection of front extension with internal alterations. **PC NO STRONG VIEWS** SODC to determine **RECOMMENDED FOR REFUSAL 13.2.02** (See also 3.iii above.)
- iv PLANNING APPLICATION WITHDRAWN has been received for:
Ms C. Scoble P01/N0741 25 Windmill Lane
Alterations and extensions to existing dwelling.
PC REFUSED WITHDRAWN 28.2.02
- v NOTIFICATION OF APPEAL (written representations procedure) has been received for:
Mr & Mrs R Hillsdon P01/N0717 6 The Triangle
Extension over garage to provide bedroom with en-suite bathroom.
PC NO STRONG VIEWS SODC to determine **REFUSED 19.11.01**
APPEAL 1.3.02 APP/Q3113/A/02/1084819


3 APR 03

4 MISCELLANEOUS CORRESPONDENCE:

i Briefing on Planning Green Paper The Abbey Hall, Abingdon. Thursday 14 February 7.30 pm To CONSIDER REPORTS AND RECOMMENDATIONS from – Councillors Minty, Elliott, RP Wilson & Dalton. *Councillors Dalton and Minty apologised for having missed the briefing.* The RESPONSE to DTLR was duly FORMULATED – see after item 4.iii below and attached brief report.

ii Information re Planning Green Paper from CPRE asking us as members to respond to the consultation. CIRCULATED PREVIOUSLY.

iii Information re Planning Green Paper from OCC asking us to respond to the consultation. CIRCULATED PREVIOUSLY.

Items 4.i, ii & iii above were taken together. After discussion on these and on the brief report of main issues of concern prepared by the Clerk (the OALC paper will not be ready until the end of NEXT week) the committee:

RESOLVED TO respond in the light of the comments on the Clerk's report (appended to these minutes) with the addition of a comment that the proposed South East region is not coherent in planning terms.

[Other major areas of concern raised either at the Parish Council Meeting of 4.3.02 (op.cit.) or on the forthcoming OALC report may be added at the Clerk's discretion in consultation with the Chairman of Planning.]

iv NB Six Continents Retail Limited have indicated that the internal arrangements at The Bridge have been amended (Licensing matter) **NOTED**

v Letter from Planning Authority re application P01/N0801, 49 Ladder Hill, correcting details of decision document. **NOTED**

vi Association of Small Historic Towns And Villages (ASHTAV) report by any one attending Regional Seminar 23 February 2002 Cookham, Berkshire (circulated to members when received i.e. 18 February 2002) NB Delegate fee (£20) would be repayable by Council. *(We are no longer members but they continue to circulate material to us.)* **NOTED**

vii Leaflet to parish councils from the Council for the Protection of Rural England (CPRE). We are members and this leaflet aims to GAIN members. Nevertheless it is a helpful brief introduction to the body, its aims and purposes. **NOTED**

viii Letter from resident re application P02/N0045 for a conservatory at 35 Church Road, considered by this committee 6 February, to which the comment was recorded '**NO STRONG VIEWS, SODC TO DETERMINE**'
Details, including photographs, NOTED

xi NB New houses on land at 76 Beech Road are to be nos. 76 and 78. **NOTED**

5 DATE OF NEXT MEETING(S) **NOTED**

Wednesday 3 April & as necessary

There Being No further Business the meeting closed at 8.50pm.

[Handwritten signature]
03 APR 02

WHEATLEY PARISH COUNCIL
MEETING OF THE PLANNING COMMITTEE 7 MARCH 2002
AGENDA ITEMS 4.I, 4.II, 4.III.

Brief report to councillors for Planning Committee meeting of 6 March 2002 of seminar on planning Sunday 3 March 2002, University of Gloucestershire Local Policy students, tutors (c.80) on Planning Green Paper.

This was a workshop session with all being practitioners in the planning field.

We were asked to pick out possible benefits and disbenefits and to consider the purpose of the green paper. What follows is some of the points picked up only.

The Green Paper was found to be internally self contradictory in many places and short on detail.

Most of the possible improvements could be implemented at once [by Statutory Instrument etc.] without the overall upheaval.

The omission of local councils from all mention was deplored whether this was by oversight or deliberate. It is clear that central government does not understand local government and the planning process on the ground.

The Green Paper was seen to be the government trying to ingratiate itself with the business vote although internal evidence from the Green Paper itself showed that big business accounted for only 3% of planning applications.

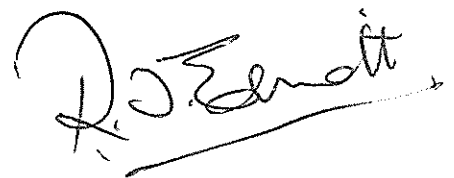
Speed of decision-making once again was seen to be the overriding performance indicator when it needs to be constantly reiterated that a good decision – carefully considered – is more important than a fast one.

The removal of the county Structure Plan when so many strategic services are looked after by the counties was seen to be a grave mistake. If it is appropriate for counties to continue to plan for Minerals and Waste how is it inappropriate for them to deal with the Structure Plan.

The move towards regional planning, whether or not the bodies were to become elected, was seen to be a move in the wrong direction – away from local involvement, democracy and decision – making towards a top down imposition.

Those considering the Green Paper were dubious about the move away from Planning Policy Guidance to 'Good Practice' notes.

PJS 6 March 2002



A handwritten signature in black ink, appearing to read 'P.J. Smith', with a horizontal line underneath it.

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 6 FEBRUARY 2002 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT (CHAIR) J.M. COVELEY, C.M. DALTON, D.L. MINTY, H.J. WILSON, P.R. WILSON OFFICER THE CLERK.

APOLOGIES; COUNCILLORS , R.T. BELL, G. BIRKS

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

1 MINUTES of the meeting of the Planning Committee 9 January 2002, circulated previously, were approved and signed by the Chairman as a correct record

2 PLANNING APPLICATIONS RECEIVED

i Lorraine Angel & Andrew Scott P01/N0738/LB Rock House, Westfield Road

Internal and external alterations to outhouse. **AMENDMENT 1 FOR INFORMATION ONLY** – see also 3.ii.2 below **NOTED**

ii Mr. W. Herbert P02/N0024 Land attached to 23 Old London Road (Holton)

Detached dwelling

NO STRONG VIEWS, SODC TO DETERMINE

iii Mr. & Mrs. S. Buckingham P02/N0030 22?/24? The Studio, High Street (address incomplete)

Conservatory

A letter from the applicant was read out – see 4.vii below.

NO STRONG VIEWS, SODC TO DETERMINE

iv Mrs. A Moon P02/N0045 35 Church Road

Conservatory

NO STRONG VIEWS, SODC TO DETERMINE

v Dr Peter Isaac & Partners P02/N0048/RET Morland House Surgery
Relaxation of condition 1 of planning permission P95/N0078 and condition 1 of planning permission P98/N0645/RET to retain an emergency access to the site. Erection of bollard.

APPROVED

vi Holland & Ashurst Trusts P02/N0056/R Wheatley Bridge Farm
Great Milton Parish

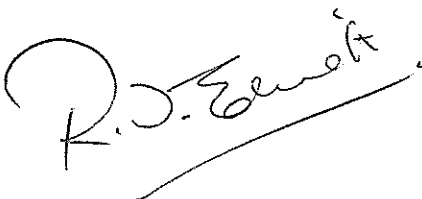
Change of use of farm building to B1 (As amended) (Renewal of Planning Permission P96/N0390

NO STRONG VIEWS, SODC TO DETERMINE

R. J. Elliott

3 PLANNING DECISIONS etc. ALL DULY NOTED - special conditions read out.

- i PLANNING PERMISSION HAS BEEN RECEIVED FOR:
- 1 Mr. & Mrs. Smith P01/N0827 17 Old London Road (Holton)
Demolition of existing conservatory and erection of replacement conservatory *PC NO STRONG VIEWS SODC to determine* PERMITTED 14.1.02
 - 2 Six Continents Retail Ltd. P01/N0828/A The Bridge PH
Erection of 3(sic) illuminated and 5(sic) [was 4 & 6] non-illuminated signs.
PC NO STRONG VIEWS SODC to determine PERMITTED 25.1.02
 - 3 OCC S.17/01 Wheatley Park School, Holton OX33 1QH
Construction of an eight classroom single storey maths building
PC NO OBJECTION PERMITTED 21.1.02
- ii LISTED BUILDING CONSENT has been received for:
- 1 Wheatley Windmill Restoration Society P01/N0798/LB
Wheatley windmill, Windmill Lane
2 no. pairs of timber sails with cannister(sic) block and windshaft, as reconstruction of decayed originals
PC APPROVED PERMITTED 4.1.02
 - 2 Lorraine Angel & Andrew Scott P01/N0738/LB Rock House, Westfield Road
Internal and external alterations to outhouse. (As amended by Drawing Nos. 1419/SK1 Rev C, SK2 Rev C and SK3 Rev B accompanying Agent's letter dated 8 December 2001 and by Drawing Nos. 1419/SK1 Rev D, SK2 Rev D and SK3 Rev C accompanying Agent's letter dated 14 January 2002)
PC NO STRONG VIEWS SODC to determine – see also 2. i above
- iii REFUSAL OF PERMISSION HAS BEEN RECEIVED FOR:
- 1 Mr. P. Bryant P01/N0801 49 Ladder Hill
Two-storey rear extension
PC REFUSED REFUSED 7.1.02
NB In the opinion of the Planning Committee the decision document contained an error which the Clerk will attempt to correct. The neighbour disadvantaged is 47 Ladder Hill rather than 51
- iv NOTIFICATION OF SUB-COMMITTEE DATE (23 January) and recommendation (REFUSAL) has been received for:
- 1 Pavillion(sic) Ltd. P01/N0626 Wheatley Yard(sic), London Road
Two industrial warehouse units with office accommodation.
PC APPROVED
- v NOTIFICATION OF SITE VISIT (29 January) and referral to full planning (29 January), GROUNDS Serious deviation from SODC policies, has been received for:
- 1 Pavillion(sic) Ltd. P01/N0626 Wheatley Yard(sic), London Road
Two industrial warehouse units with office accommodation.
PC APPROVED



4 MISCELLANEOUS CORRESPONDENCE NB Please return items borrowed at previous meeting(s) Two copies of SPISE news were duly returned.

i Three copies of Association of Small Historic Towns And Villages (ASHTAV) Ashtav News. available on loan. Copies were borrowed by Councillors Elliott and Dalton. NOTED

ii Briefing on Planning Green Paper The Abbey Hall, Abingdon. Thursday 14 February 7.30 pm £5.86 per ticket incl. VAT payable by Parish Council Distribution of tickets/info to those who requested tickets – Councillors Minty, Elliott, RP Wilson & Dalton. NB Larger response to Green Paper will be formulated from delegates' notes and other sources at NEXT meeting. Maps were distributed and arrangements finalised NOTFD

iii Invitation from Oxford Green Belt Network to renew subscription 2001-2 £15 plus Newsletter. Copies of the Newsletter were offered to councillors. RECOMMEND That this subscription be renewed.

iv TO BE NOTED Numbering of houses off High Street, (see also 2.iii above), advertising board erected on village green and enforcement action are all live issues connected with Breach Cottages. Councillors were brought up to date with these items. NOTED

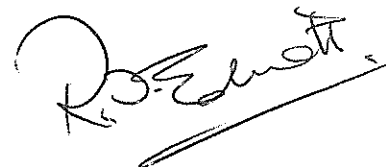
v Confirmation of tickets to four members to Planning Green Paper Briefing – see 4.ii above. NOTED

vi Letter from County Council Head of Environmental Services setting out difficulties/dangers perceived in changes proposed under Planning Green Paper and enclosing the standard DTLR response form. . NOTED

vii Letter from applicant re P02/N0030 – see 2.iii above (non-planning matters)

5 DATE OF NEXT MEETING - NOTED
Wednesday 6 March and as necessary

There Being No further Business the meeting closed at 8.15pm.


R. J. Elliott

88

88

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 9 JANUARY 2002 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR) J.M. COVELEY, C.M. DALTON, D.L. MINTY, H.J. WILSON, P.R. WILSON OFFICER THE CLERK.

APOLOGIES; COUNCILLORS: R.T. BELL, G. BIRKS

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

1 MINUTES of the meeting of the Planning Committee of 5 December 2001, circulated previously, were approved and signed by the Chairman as a correct record.

2 PLANNING APPLICATIONS RECEIVED

i Mr A. Lockyer P01/N0785 17 The Avenue
Two storey extension and rear conservatory.
AMENDMENT 2 For Information only NOTED

ii Mr P. Bryant P01/N0801 49 Ladder Hill
Two-storey rear extension
AMENDMENT 1 For Information only NOTED

iii OCC S.17/01 Wheatley Park School, Holton OX33 1QH
Construction of an eight classroom single storey maths building - **NO OBJECTION**

iv Dr Christina Cunliffe P01/N0826 51-53 High Street
Change of use from retail (A1) to chiropractic clinic (D1)
PC APPROVED AMENDMENT 1 FOR INFORMATION ONLY NOTED

v Compass Group plc P01/N0863 Travelodge Hotel, A40(sic) London Road
Two storey, 12 bedroom extension to Travelodge, with additional parking
NO STRONG VIEWS, SODC TO DETERMINE

vi Lorraine Angel & Andrew Scott P01/N0738/LB Rock House, Westfield Road
Internal and external alterations to outhouse.
AMENDMENT 1 For Information only NOTED

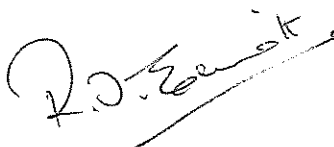
vii Mr & Mrs W Palmer P01/N0866 50 London Road
Demolition of existing conservatory. Rear extension and creation of rooms in loft space **NO STRONG VIEWS, SODC TO DETERMINE**

viii Mr & Mrs CHR Stocker P01/N0873 Hill Top, Ladder Hill
Demolition of existing outhouse and erection of front extension with internal alterations. **NO STRONG VIEWS, SODC TO DETERMINE**

R. J. [Signature]

3 PLANNING DECISIONS etc. ALL DULY NOTED AND PARTICULAR CONDITIONS READ OUT

- i Planning Permission has been received for:
- 1 National Co-operative Chemists P01/N0565/A 39 High Street
Erection of non-illuminated fascia sign and one illuminated projecting sign
PC NO STRONG VIEWS, SODC TO DETERMINE PERMITTED 3.12.01
 - 2 Mr & Mrs G. Smith P01/N0 29 Windmill Lane
Extension and alteration to roof to provide enlarged bedrooms with one additional bedroom.
PC NO STRONG VIEWS SODC to determine PERMITTED 4.12.01
 - 3 Mr & Mrs I.R. Clark P01/N0756 30 Ladder Hill
Demolition of existing garage and construction of two-storey side extension **PC APPROVED PERMITTED 10.12.01**
 - 4 Mr A. Lockyer P01/N0785 17 The Avenue
Two storey extension and rear conservatory.
PC NO STRONG VIEWS SODC TO DETERMINE PERMITTED 19.12.01
 - 5 Dr Christina Cunliffe P01/N0826 51-53 High Street
Change of use from retail (A1) to chiropractic clinic (D1)
PC APPROVED PERMITTED 20.12.01
- ii Notification of site visit (19 December) and recommendation (REFUSAL) has been received for:
- 1 Pavillion(sic) Ltd. P01/N0626 Wheatley Yard(sic), London Road
Two industrial warehouse units with office accommodation.
PC APPROVED Rec. to Committee for REFUSAL 21.11.01 Site visit 19.12.01
- iii Notification of withdrawal of application has been received for:
- 1 Mr R. Perry P01/N0748/O Garage site adjacent to 51 London Road.
Demolition of existing garage/workshop. Erection of 7 dwellings.
PC APPROVED WITHDRAWN 13.12.01
- iv Notification of APPEAL decision has been received for:
- 1 Dr Peggy A. Fry P01/N0090 4 Leyshon Road
Erection of a two-storey rear extension.
PC REFUSED REFUSED 26.3.01 APPEAL 10.9.01 written representations procedure APP/Q3115/A/01/1072462 APPEAL DISMISSED 11.12.01



4 MISCELLANEOUS CORRESPONDENCE

- i two copies of SPISE NEWS (organ of Sane Planning In the South East) available on loan. *Borrowed by Councillors RTE & CMD*
- ii CPRE Planning Update December 2001 available on loan – contains a reader questionnaire. *Borrowed by Councillor HW*
- iii CPRE Rural Matters Issue 21 December 2001 available on loan.
- iv OALC County Circular – includes item on *Briefing on Planning Green Paper The Abbey Hall, Abingdon. Thursday 14 February 7.30 pm £5.86 per ticket incl. VAT payable by Parish Council REFERRED FROM PC 7.1.02 The Clerk was asked to book four tickets for councillors DLM, CMD, RTE & RPW*
- v Letter of concern from Leader of Oxfordshire County Council Keith Mitchell re Government proposals to change the planning system by removing the role of county councils in strategic planning.
AGREED TO Support the retention of County Council strategic role in planning
REASONS
Provides checks and balances on more local District Council ideas.
More appropriate for area – local knowledge,
Local democratic input e.g. regional planning body is presently an unelected bureaucracy remote from the people it serves.
A blow to environmental protection
NB This is an initial reaction to just this aspect (removal of County Councils' strategic planning role) of the Planning Green Paper. Councillors will be prepared to respond to the full document after the Abingdon Seminar

5 DATE(S) OF NEXT MEETING(S) NOTED

6 February 2002 and as necessary

There Being No further Business the meeting closed at 8.32pm.

R. D. Bennett

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WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 5 DECEMBER 2001 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR) J.M. COVELEY, C.M. DALTON, H.J. WILSON, P.R. WILSON OFFICER THE CLERK.

APOLOGIES; COUNCILLOR, D.L. MINTY. R.T. BELL, G. BIRKS

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

1 MINUTES of the meeting of the Planning Committee of 7 November 2001, circulated previously, were approved and signed by the Chairman as a correct record.

2 PLANNING APPLICATIONS RECEIVED

i Mr A. Lockyer P01/N0785 17 The Avenue
Two storey extension and rear conservatory.
NO STRONG VIEWS SODC to determine

ii Wheatley Windmill Restoration Society P01/N0798/LB
Wheatley windmill, Windmill Lane
2 no. pairs of timber sails with cannister(sic) block and windshaft, as reconstruction of decayed originals.
APPROVED


iii Mr P. Bryant P01/N0801 49 Ladder Hill
Two-storey rear extension – Letter at 4.iii below was read in full in connection with this application.
REFUSED *Unneighbourly to no. 47. We support the objection from the occupant of no. 47*

iv Mr & Mrs G. Smith P01/N0735 29 Windmill Lane
Extension and alteration to roof to provide enlarged bedrooms with one additional bedroom. AMENDMENT 1
NO STRONG VIEWS SODC to determine

v Mr A. Lockyer P01/N0785 17 The Avenue
Two storey extension and rear conservatory. AMENDMENT 1
NO STRONG VIEWS SODC to determine

vi Dr Christina Cunliffe P01/N0826 51-53 High Street
Change of use from retail (A1) to chiropractic clinic (D1)
APPROVED

vii Mr & Mrs Smith P01/N0827 17 Old London Road (Holton)
Demolition of existing conservatory and erection of replacement conservatory
NO STRONG VIEWS SODC to determine



2 PLANNING APPLICATIONS RECEIVED cont.

viii Six Continents Retail Ltd. P01/N0828/A The Bridge PH
Erection of 4 illuminated and 6 non-illuminated signs.

NO STRONG VIEWS SODC to determine *But we feel that the strength and position of the lights should be checked for highway safety.*

ix National Co-operative Chemists P01/N0565/A 39 High Street
Erection of non-illuminated fascia sign and one illuminated projecting sign
AMENDMENT 2 'for information only' (neither sign illuminated)
NOTED

x Martin Conway P01/N0034 48 High Street
Change of use of a part of the retail (A1) premises to residential use (C3).
Improvements to the front elevation (**PC APPROVED PERMITTED 23.2.01**)
AMENDMENT 1
NO OBJECTION

xi Mr R. Perry P01/N0748/O Garage site adjacent to 51 London Road
Demolition of existing garage/workshop. Erection of 7 dwellings.
(PC APPROVED) AMENDMENT 1 For Information only
NOTED

3 PLANNING DECISIONS etc. ALL DULY NOTED - special conditions read out.

i PLANNING PERMISSION HAS BEEN RECEIVED FOR:

1 Mr Conway P01/N0712 65 Beech Road
Demolition of car port and conservatory. Two-storey extension for utility room and conservatory with bedroom part over at side and rear. **PC NO STRONG VIEWS SODC to determine. PERMITTED 15.11.01**

2 Welcome Break Group Limited P01/N0672 MSA, Junction 8, M40 motorway, Waterstock
Sales building extension, fuel islands and canopy extension **PC NO STRONG FEELINGS. SODC to determine PERMITTED 21.11.01**

3 Mr & Mrs R. Lawrence P01/N0698 10 Templars Close
Infilling of rear access. Construction of retaining/boundary wall and fence. **PC NO STRONG VIEWS SODC to determine PERMITTED 20.11.01**

4 Mr D. Newman P01/N0718 45 Roman Road
Two storey side extension.
PC REFUSED PERMITTED 21.11.01

ii REFUSAL OF PERMISSION HAS BEEN RECEIVED FOR:

1 Mr & Mrs R Hillsdon P01/N0717 6 The Triangle
Extension over garage to provide bedroom with en-suite bathroom. **PC NO STRONG VIEWS SODC to determine REFUSED 19.11.01**

R.O. Z...

3 **PLANNING DECISIONS etc. cont.**

iii NOTIFICATION OF COMMITTEE DATE (21 NOVEMBER) AND RECOMMENDATION HAS BEEN RECEIVED FOR:

1 Pavillion(sic) Ltd. P01/N0626 Wheatley Yard(sic), London Road
Two industrial warehouse units with office accommodation.

PC APPROVED RECOMMENDED for REFUSAL.

2 Mr D. Newman P01/N0718 45 Roman Road
Two storey side extension.

PC REFUSED RECOMMENDED for PERMISSION.

IV NOTIFICATION OF SITE VISIT (19 DECEMBER) HAS BEEN RECEIVED FOR:

1 Pavillion(sic) Ltd. P01/N0626 Wheatley Yard(sic), London Road
Two industrial warehouse units with office accommodation.

PC APPROVED RECOMMENDED for REFUSAL.

4 **MISCELLANEOUS CORRESPONDENCE ALL DULY NOTED**

i TO CONSIDER request from Mr Tony Bowron, Bromford Housing Group to attend a meeting and to speak on developing land opposite garden centre, London Road. *[Mr Bowron wrote previously to this committee with a proposal which did not identify any site so was asked to identify the land in question. it is for the council to decide whether to allow the applicant to attend (not being Wheatley resident) or to speak (not being a councillor). NB the land in question is protected by status, unrevoked mandate from the village to protect Green Belt land and associated strong policy from development.]*

The committee RESOLVED that it was pointless to ask the developer to a meeting given the planning history and designation of the proposed site.

ii Material from CPRE – *this was distributed to all councillors present.*

- 1) Greenfield Housing
- 2) Leaflet 'Responding to Planning Applications'

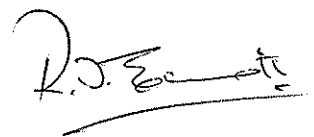
iii Letter of OBJECTION as received from neighbour concerning item 2.iii above. *This letter was read out in full at the time of considering the application.*

iv Letter from SODC re Planning Application weekly receipts list

v Letter from A. Hicks Builders re ownership of land leading from Church Road to The Glebe, further information is awaited.

vi SODC re revised charging schemes in district council car parks – consultation – Wheatley not affected.

vii Letter re action to address unauthorised dumping on land to the south of Breach Cottages (see item 4.iii of 7.11.01) has been received from SODC. *Latest response from SODC was read out in full.*



NON-AGENDA ITEMS FOR INFORMATION ONLY

1 White Hart footpath – progress. Latest letter to SODC commenting on Draft Agreement was read in full

2 New Shotover Advisory Group material. Read out in part. Volunteer or suggestions for a PC Re. Invited. David Mancey has said he would help out in an emergency. Jim Watson's name was suggested.

3 Copies of CPRE MEMO – REGIONAL PLANNING GUIDANCE FOR THE SOUTH EAST with associated briefing on use of RPG9 was distributed to all present. This material, together with that distributed under 4.ii above will assist PC in withstanding development.

5 DATE OF NEXT MEETING(S) NOTED

Wednesday 9 January 2002 and as necessary

There Being No further Business the meeting closed at 8.38pm.

R.D. Smith 9 Jan 02

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 7 NOVEMBER 2001 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR) R.T. BELL, , J.M. COVELEY, C.M. DALTON, D.L. MINTY OFFICER THE CLERK.
APOLOGIES; COUNCILLORS: G. BIRKS., H.J. WILSON, P.R. WILSON

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

1 MINUTES of the meeting of the Planning Committee 17 October 2001, circulated previously, were approved and signed by the Chairman as a correct record subject to the correction of Minute 1 to read 26 rather than 29 September.

2 PLANNING APPLICATIONS RECEIVED

i Mr & Mrs G. Smith P01/N0735 29 Windmill Lane
Extension and alteration to roof to provide enlarged bedrooms with one additional bedroom. **NO STRONG VIEWS SODC to determine**

2 Lorraine Angel & Andrew Scott P01/N0738/LB Rock House,
Westfield Road
Internal and external alterations to outhouse. **NO STRONG VIEWS SODC to determine**

3 Ms C. Scoble P01/N0741 25 Windmill Lane
Alterations and extensions to existing dwelling. **REFUSED**
Overdevelopment on a Green Belt site.

4 Mr R. Perry P01/N0748/O Garage site adjacent to 51 London Road
Demolition of existing garage/workshop. Erection of 7 dwellings.
APPROVED 1) A good opportunity for some social housing – we would want some included in the scheme. 2) We are concerned about the stream – the main drain for Wheatley

5 Mr & Mrs I.R. Clark P01/N0756 30 Ladder Hill
Demolition of existing garage and construction of two-storey side extension **APPROVED**

EXTRAS FOR PROVISIONAL DECISION

6 A. Hicks Ltd Builders P00/N0795 Land at rear of White Hart
Erection of three terraced houses with detached 3 bay garage.
Conversion and extension of former stable to B1 use. (As amended by DRG nos.2052-P01A & P04A accompanying agent's letter dated 11 December 2000) **AMENDMENT No 3 NO OBJECTION**

R. Elliott
5 Dec 01

- 3 **PLANNING DECISIONS etc. ALL DULY NOTED** - special conditions read out.
- i **PLANNING PERMISSION HAS BEEN RECEIVED FOR:**
1 Mr & Mrs C McMahon **P01/N0623** 16 Keydale Road
Demolish existing garage and build replacement garage. Extension to side and front of property. **PC APPROVED PERMITTED 17.10.01**
- 4 **MISCELLANEOUS CORRESPONDENCE – DULY NOTED**
- i Monitoring the Structure Plan for Oxfordshire 2011 Housing Monitor 2001 is available for study – *extra copies are available at £6.25 incl. p & p. – interesting reading.*
- ii Please note alleged illegal dumping of building materials in field below the Howe has been reported to District and County Councils. Letter of receipt for information has been received from Planning Authority.
- iii Copy of letter for information re **P01/N0224** as sent to objector by Planning Authority.
- 5 **DATE OF NEXT MEETING(S) NOTED**
Wednesday 5 December, (Wednesday 9 January) & as necessary
Councillor Minty made her apologies for 5 December
Councillor Dalton returned the copy of CPRE Oxfordshire Bulletin she had borrowed at the previous meeting.

There Being No further Business the meeting closed at 8.40pm.

R.D. Ewart

5 Dec 01

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 17 OCTOBER 2001 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR), J.M. COVELEY, C.M. DALTON, P.R. WILSON(FOR PART OF THE MEETING – SEE MINUTES OFFICER THE CLERK.

APOLOGIES; COUNCILLORS: G. BIRKS (ATTENDING ANOTHER MEETING AS PARISH COUNCIL REPRESENTATIVE), D.L. MINTY(ON HOLIDAY ABROAD) , R.T. BELL (ATTENDING ANOTHER MEETING AS A DISTRICT COUNCILLOR THE APOLOGIES WERE ACCEPTED.

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THE CLERK DECLARED AN INTEREST IN ITEM 2.II BELOW HAVING SIGNED THE DECLARATIONS OF INTEREST BOOK BEFORE THE MEETING COMMENCED.

1 **MINUTES** of the meeting of the Planning Committee ^{6 P.M.} 29 September 2001, circulated previously, were approved and signed by the Chairman as a correct record.

2 PLANNING APPLICATIONS RECEIVED

i Wheatley Windmill Restoration Society **P01/N0686/RLB** (Retrospective Listed Building) Wheatley windmill, Windmill Lane Re-construction(sic) of cap, comprising front hatch, rear hatch with 'balustrade'(sic), new skirt and weathervane. (Retrospective). **APPROVED** *Listed Building Permission has been granted previously. This is a very popular village venture.*

ii G.W. Wright & Co **P01/N0224** 76 Beech Road Demolition of existing dwelling and erection of pair of semi-detached houses and garages. Accesses. (As amended by drawing nos. 9905/14E and 15E accompanying agent's letter dated 22 May 2001) **AMENDMENT 2 – see also items 4 i, 4.ii & 4.vii below.**

The Clerk declared an interest in this item and signed the declaration of interests book.

LETTERS of objection were read out where new points were being made. **NO OBJECTION** *but we note we have floor levels which appear to be higher than those of surrounding houses. We hope this is not going to increase the overall height to above that of neighbouring houses.*

iii Mr & Mrs R. Lawrence **P01/N0698** 10 Templars Close Infilling of rear access. Construction of retaining/boundary wall and fence. **NO STRONG VIEWS SODC TO DECIDE** *but we are concerned about the provision of off-street parking to compensate for the loss of the garage and drive.*

R.O.S.
7 Nov 01

2 PLANNING APPLICATIONS RECEIVED cont.

iv Mr D. Newman **P01/N0718** 45 Roman Road

Two storey side extension.

REFUSED we repeat: *It appears that the proposed side extension to this property could constitute a separate dwelling because there is no door way indicated between the first floor of the existing house and the first floor of the extension. Also the occupants of the proposed extension could gain access to their entrance door from the unmade road to the east side of the property. If the applicant wants to apply for a granny annexe this should be done directly then we could reconsider. The slight set back of the frontage and lowering of the roof line are appreciated as improvements to the appearance of the proposed extension. We add: There is no appreciable improvement of the appearance over the previous application N0566.*

COUNCILLOR P.R. WILSON JOINED THE MEETING AT THIS POINT

v Mr Conway **P01/N0712** 65 Beech Road

Demolition of car port and conservatory. Two-storey extension for utility room and conservatory with bedroom part over at side and rear.

NO STRONG VIEWS SODC TO DECIDE

vi Mr & Mrs R Hillsdon **P01/N0717** 6 The Triangle

Extension over garage to provide bedroom with en-suite bathroom.

NO STRONG VIEWS SODC TO DECIDE

3 PLANNING DECISIONS etc. FOR INFORMATION ALL DULY NOTED WITH ANY UNUSUAL PLANNING CONDITIONS READ OUT

i PLANNING PERMISSION HAS BEEN RECEIVED FOR:

1 Mr & Mrs Knightley **P01/N0612** 9 Barlow Close
Conservatory

PC APPROVED PERMITTED 1.10.01

2 Peter Cudd **P01/N0** 27 Acremead Road
Single storey rear extension.

PC APPROVED PERMITTED 28.9.01

3 Wheatley Windmill Restoration Society **P01/N0640**
Wheatley windmill, Windmill Lane
Reconstruction of 4 No. sails.

ii RETROSPECTIVE PLANNING PERMISSION HAS BEEN RECEIVED FOR:

1 Mr & Mrs S.A. Buckingham **P01/N0487/RET** The Studio,
The
Breach(sic), HighStreet

Change of Use from studio/document store to residential.
(Retrospective) **PC REFUSED PERMITTED 26.9.01**

RJK
7 Nov 01

3 MISCELLANEOUS CORRESPONDENCE

THE FOLLOWING CORRESPONDENCE WAS DULY NOTED

- i Letter from neighbour drawing attention to detail apparently at odds with condition of existing permission has been received for **P01/N0224** – see item 2.ii above.
- ii Letter of concern from neighbour has been received for **P01/N0224** – see item 2.ii above.
- iii Rural Matters Issue 20 September 2001 (CPRE)
- iv joined-up eating(sic) – conference on sustainable local food economies (CPRE) Wednesday 31 October 2001, Bristol, £65. Please get in touch at once with Clerk if interested
- v CPRE Oxfordshire Bulletin Autumn 2001 [*Borrowed by Councillor Dalton*]
- vi Letter from OCC re Parish Signposting programme – copy enclosed for information.
- vii Letter of concern from neighbour has been received for **P01/N0224** – see item 2.ii above.
- viii FOR INFORMATION: Letter re proposed development on tennis courts in Holton – part of joint use scheme from Mary Blake, Sports Field Management Committee.
- ix Update on White Hart footpath

5 DATE(S) OF NEXT MEETING(S) AGREED

Wednesday 7 November, Wednesday 5 December

There Being No further Business the meeting closed at 8.35pm.

20
7 Nov 01

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WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 26 SEPTEMBER 2001 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR) J.M. COVELEY, D.L. MINTY. S.L.D. SHIPTON, H.J. WILSON, P.R. WILSON OFFICER THE CLERK.

APOLOGIES; COUNCILLORS , R.T. BELL, C.M. DALTON, G. BIRKS

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

- 1 **MINUTES** of the meeting of the **Planning Committee 5 September 2001**, circulated previously, were **approved and signed by the Chairman as a correct record**

- 2 **PLANNING APPLICATIONS RECEIVED**
 - i Wheatley Windmill Restoration Society **P01/N0640** Wheatley windmill, Windmill Lane
Reconstruction of 4 No. sails. **APPROVED**

 - ii Mr & Mrs N Coleman **P01/N0652** 7 Simons Close
First floor rear extension and creation of room in roof **NO STRONG VIEWS, SODC TO DETERMINE**

 - iii National Co-operative Chemists **P01/N0565/A** 39 High Street
Erection of non-illuminated fascia sign and one illuminated projecting sign **PC PREVIOUSLY NO STRONG VIEWS, SODC TO DETERMINE – MARKED FOR INFORMATION ONLY DULY NOTED**

 - iv Welcome Break Group Limited **P01/N0672** MSA, Junction 8, M40 motorway, Waterstock
Sales building extension, fuel islands and canopy extension
NO STRONG VIEWS, SODC TO DETERMINE

- 3 **PLANNING DECISIONS etc. ALL DULY NOTED** - special conditions read out.
 - i **PLANNING PERMISSION HAS BEEN RECEIVED FOR:**
 - 1 Mr A.C. Aries **P01/N0354** 5 Crown Square
Erection of retaining wall and hedge to enclose land within the domestic curtilage **PC REFUSED** RECOMMENDED FOR GRANT OF PERMISSION 1 August 2001 Deferred 2.8.01 for site visit 29 August. RECOMMENDED FOR GRANT OF PERMISSION 29 August 2001. PERMITTED 29.8.01

 - 2 Mr M.K. Stoker **P00/N0576** 21 Beech Road
Replacement of flat roof with pitched roof on existing rear extension.
PC APPROVED PERMITTED 6.9.01

Roe.
17 Oct 0

3 **PLANNING DECISIONS etc. ALL DULY NOTED** with any special conditions read out cont.

3 Mr & Mrs C. Parsons **P01/N0410** 14 Mulberry Drive
Conversion of existing buildings to single dwelling house.
Two-storey extension to form kitchen/breakfast room and study to ground floor. Two bedrooms, bathroom and en-suite to first floor. New garage. (As AMENDED by drawing no. MV2101/P3 accompanying agent's letter dated 6 August 2001). **PC APPROVED PERMITTED 6.9.01**

4 Professor R.L. Gardner **P01/N0580** 20 Ladder Hill
Replace existing closeboard fence 1m high with a closeboard 1.5m high fence and new gates **PC APPROVED PERMITTED 6.9.01**

ii **OUTLINE PLANNING PERMISSION HAS BEEN RECEIVED FOR:**
1 The Trustees of Mrs J. Fraser-Jones **P01/N0516/O** 25 Ladder Hill
Residential development of three detached dwellings and garages
PC REFUSED Recommended for permission 29.8.01 PERMITTED 29.8.01

iii **REFUSAL OF PERMISSION HAS BEEN RECEIVED FOR:**
1 Mr D. Newman **P01/N0566** 45 Roman Road
Two storey side extension.
PC REFUSED RECOMMENDED FOR REFUSAL 29 AUGUST 2001 REFUSED 29.8.01)

iv **NOTIFICATION OF APPEAL HAS BEEN RECEIVED FOR:**
1 Dr Peggy A. Fry **P01/N0090** 4 Leyshon Road
Erection of a two-storey rear extension.
PC REFUSED REFUSED 26.3.01 APPEAL 10.9.01 written representations procedure APP/Q3115/A/01/1072462

v **NOTIFICATION OF COMMITTEE DATE (4 JULY) AND RECOMMENDATION HAS BEEN RECEIVED FOR:**
1 Mr & Mrs S.A. Buckingham **P01/N0487/RET** The Studio, The Breach(sic), High Street
Change of Use from studio/document store to residential.
(Retrospective) **PC REFUSED RECOMMENDED FOR GRANT OF PERMISSION 26.9.01**

4 **MISCELLANEOUS CORRESPONDENCE**

i Letter from Sports Field Management Committee, keeping council informed about its response to the proposed development or "New Class Room Block, Wheatley Park School" – favoured site "Two tennis courts to the rear of the school" (part of the joint use scheme) It is not known to which application this letter refers. We have no knowledge of any new building just relocation of prefabs. discussed two years ago. **NOTED**

DOB.
17 Oct 01

4 MISCELLANEOUS CORRESPONDENCE cont.

ii Material from CPRE 1) Beating the North/South divide (dumping new building on Greenfield sites outside the southeast) 2) Planning update Issue 4/01 August NOTED

iii FOR INFORMATION ONLY OCC letter has been received acknowledging Wheatley PC's continued intention 'to enter into a Path Creation Agreement, followed by a Diversion Order under the Town and Country Planning Act, to ensure the provision of a Public Footpath' on land between Church Road and High Street (ex White Hart PH). Skeleton agreement is being drawn up at which time we will be consulted on details etc. NOTED

5 DATE OF NEXT MEETING(S) NOTED

Wednesday 17 October [Apologies Councillor Minty]

(NB SODC are calling the first Forum meeting this day at Horspath. Wheatley's planning date was set first. One representative from this council is invited as are the public – see notices on notice boards. Latest indications are that this SODC meeting may well be postponed)

Wednesday 7 November

There Being No further Business the meeting closed at 8.15pm.

D. J. Edmunds
17 Oct 01

2

3

WHEATLEY PARISH COUNCIL 1

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 5 SEPTEMBER 2001 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR), R.T. BELL, D.L. MINTY
OFFICER THE CLERK.

APOLOGIES; COUNCILLORS J.M. COVELEY, C.M. DALTON, G. BIRKS

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

1 MINUTES of the meeting of the Planning Committee 11 July 2001, circulated previously, were approved and signed by the Chairman as a correct record

2 PLANNING APPLICATIONS RECEIVED (NB The first ten decisions, taken under delegated powers in consultation with Chairman of Planning as time constraints required response before meeting, were duly RATIFIED by the committee.)

i The Trustees of Mrs J. Fraser-Jones P01/N0516/O 'Green Trees' 25 Ladder Hill

Residential development of three detached dwellings and garages

See 3.iv.7 and 4.i, ii & iii below REFUSED Whilst not objecting to the development of the site in principal we have serious concerns. Although it is presently an outline application only we doubt that sufficient privacy could be afforded to neighbouring properties to the north were three properties to be built. Highway safety - previous plan to develop this and adjacent site was refused by SODC because it involved making two entrances onto Ladder Hill. Part one then went forward with a new entrance, this requires another. Would remove much of the green and open aspect of the east side of the hill. It is an important open view over the village to the Chilterns and is not 'suburban' as the agent's letter suggests. Serious disruption to water courses and the consequent degrading of the public footpath occurred when 'Part one' (see above) was developed we would not want to see this compounded. The public footpath and listed oak tree adjacent to the site must be preserved in a good state.

ii Mrs Kathleen R. Keene P01/N0525 96 Church Road
Use of ground floor of the dwelling as a dental surgery to allow for second dental surgery of second dentist

NO STRONG VIEWS SODC TO DETERMINE (No increase in cars is envisaged. The upstairs remains residential.)



26 Sep 01

2

PLANNING APPLICATIONS RECEIVED cont.

2

iii John Gilder P01/N0531 29 Ambrose Rise
Demolition of garage/carport and rebuild larger to accommodate
new WC and exercise area. (See 3.ii.1 below)
NO STRONG VIEWS SODC TO DETERMINE (PC commented thus
on larger original application in April)

iv Mr & Mrs T Matthews P01/N0536 19 Beech Road
Demolition of existing extension and construction of single storey
rear extension and conservatory.
NO STRONG VIEWS SODC TO DETERMINE (No unneighbourly or
other contentious detail is apparent.)

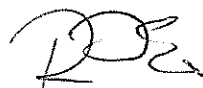
vi Mr & Mrs T. Davis P01/N0443 37 Barlow Close
Side extension
PC REFUSED REVISED location plan received 27.7.01 marked FOR
INFORMATION ONLY - see 3.iii.5 below NOTED NO COMMENT

vii Mr R Cantell P01/N0563 40 Ambrose Rise
Single storey side/rear extension NO STRONG VIEWS SODC
TO DETERMINE (No unneighbourly or other contentious detail is
apparent.)

viii National Co-operative Chemists P01/N0565/A 39
High Street
Erection of non-illuminated fascia sign and one illuminated
projecting sign NO STRONG VIEWS SODC TO DETERMINE
(Previous plan fell foul of Conservation Area signage and shop frontage
policies. PC recorded NO STRONG VIEWS etc. at that time.)

ix Mr D. Newman P01/N0566 45 Roman Road
Two storey side extension. REFUSED (The plan appears all but
identical to that turned down previously by both parish and district
councils. Accompanying letter states that has been discussed with
John Beech who has not, to date, seen the revised plans. 28.7.01)
REFUSED

It appears that the proposed side extension to this property could constitute a
separate dwelling because there is no door way indicated between the first
floor of the existing house and the first floor of the extension. Also the
occupants of the proposed extension could gain access to their entrance door
from the unmade road to the east side of the property. If the applicant wants
to apply for a granny annexe this should be done directly then we could
reconsider. The slight set back of the frontage and lowering of the
roof line are appreciated as improvements to the appearance of
the proposed extension.


26 Sep 01

2 PLANNING APPLICATIONS RECEIVED cont.

x Asda Stores Limited P00/N0777 Asda Stores, London Road

Single storey extension to east elevation with erection of sprinkler tank/pump room AMENDMENT

NO OBSERVATIONS

(The previous comments of the Council were NO STRONG VIEWS SODC TO DETERMINE but this is not an option in this case.)

xi Mr M.K. Stoker P00/N0576 21 Beech Road

Replacement of flat roof with pitched roof on existing rear extension. APPROVED

xii Mr & Mrs C. Parsons P01/N0410 14 Mulberry Drive

Conversion of existing buildings to single dwelling house.

Two-storey extension to form kitchen/breakfast room and study to ground floor. Two bedrooms, bathroom and en-suite to first floor.

New garage. (As AMENDED by drawing no. MV2101/P3 accompanying agent's letter dated 6 August 2001). APPROVED

xiii Professor R.L. Gardner P01/N0580 20 Ladder Hill

Replace existing closeboard fence 1m high with a closeboard 1.5m high fence and new gates. APPROVED

xiv Mr & Mrs Knightley P01/N0612 9 Barlow Close

Conservatory. APPROVED

xv Mr & Mrs C McMahon P01/N0623 16 Keydale Road

Demolish existing garage and build replacement garage. Extension to side and front of property. APPROVED

xvi Pavillion(sic) Ltd. P01/N0626 Wheatley Yard(sic), London Road

Two industrial warehouse units with office accommodation.
Councillors Elliott and Bell had met Messrs Greenfords to discuss this application.
APPROVED *a benefit to bungalows along London Road*

LATE PLANNING APPLICATIONS RECEIVED FOR PROVISIONAL DECISION

xvii Peter Cudd P01/N0631 27 Acremead Road

Single storey rear extension. APPROVED

ROR

26 Sep 01

3 PLANNING DECISIONS etc. ALL DULY NOTED *Any specific or unusual condition was read out to the committee.*

i PLANNING PERMISSION HAS BEEN RECEIVED FOR:

1 Mr & Mrs A. Burke P01/N0267 15 Acremead Road
Front extension to bungalow *PC REFUSED* RECOMMENDED FOR
PERMISSION 31.5.01 & 28.6.01 PERMITTED 4.7.01

2 Jeff Stewart P01/N0306 9 Kelly's Road
Enlargement of property by two ground floor extensions, one
to the rear, one to the left hand side. Resiting and enlarging
of garage. double garage. *PC REFUSED* RECOMMENDED FOR
PERMISSION 28.6.01 PERMITTED 4.7.01

3 Brook Homes Ltd. P01/N0372/R (Renewal) Land to
the rear of 83 and 85 Littleworth Road
Erection of three four-bedroom houses with garages. Access.
(Renewal of P98/N0122/R) *PC NO STRONG FEELINGS. SODC
TO DECIDE* PERMITTED 12.7.01

4 Mr & Mrs F. Wong P01/N0387/R (Renewal) 17 & 19
Windmill Lane New garden wall and entrance gates. New link
between existing houses. Erection of porch and raising height
of front extension to no. 17 Extension to existing study and
bedrooms to rear of no. 19 (Renewal of planning permission
P96/N0297) *PC NO STRONG FEELINGS. SODC TO DECIDE*
PERMITTED 10.7.01

5 MGB Architects P01/N0409 62 Church Road
Part change of use from B1 use (offices) to D1 use
(osteopath).
PC NO STRONG FEELINGS. SODC TO DECIDE PERMITTED
16.7.01

6 Mr. R. F. Tasker P00/N0520/RET Weylands, Ladder
Hill
Change of use from guest house to use of two rooms as
offices for courier service
PC REFUSED RECOMMENDED FOR PERMISSION 28.6.01
PERMITTED 4.7.01

7 D. Parsons P01/N0475 126 Church Road
Replacement of conservatory.
PC NO STRONG VIEWS, SODC TO DETERMINE PERMITTED
23.7.01



26 Sep 01

3 PLANNING DECISIONS etc. cont.

i PLANNING PERMISSION RECEIVED cont.

8 Mr & Mrs P. Ramsdale P01/N0285 The Postmill House, Windmill Lane

Two-storey extension to provide two bedrooms at first floor and living room at ground floor, internal alterations to existing building, new dormer window. (As amended by drawing nos. 0115 P4 and P5 accompanying agent's letter dated 2 July 2001) AMENDMENT 1 *PC APPROVED* PERMITTED 19.7.01

9 Mr & Mrs Yeates P01/N0431/RET Breach House (sic), High Street

Erection of a carport/store. (Retrospective) *PC REFUSED* PERMITTED 1.8.01

10 Mr & Mrs P. Keen P01/N0439 26 Old London Road
Close existing and form new vehicular access. Entrance gate and landscaping *PC APPROVED* PERMITTED 6.8.01

11 Mr & Mrs T. Davis P01/N0443 37 Barlow Close
Side extension *PC REFUSED* [REVISED location plan received 27.7.01] PERMITTED 1.8.01

12 Mrs Kathleen R. Keene P01/N0525 96 Church Road
Use of ground floor of the dwelling as a dental surgery to allow for second dental surgery of second dentist *PC NO STRONG VIEWS, SODC TO DETERMINE* PERMITTED 1.8.01

13 Mr & Mrs T Matthews P01/N0536 19 Beech Road
Demolition of existing extension and construction of single storey rear extension and conservatory. *PC NO STRONG VIEWS, SODC TO DETERMINE* PERMITTED 14.8.01

14 John Gilder P01/N0531 29 Ambrose Rise
Demolition of garage/carport and rebuild larger to accommodate new WC and exercise area. *PC NO STRONG VIEWS, SODC TO DETERMINE* PERMITTED 16.8.01 [See also 2.iii above and 3.ii.1 below]

15 Taylors Services P00/N0491/RET 50 High Street
Demolition of single storey flat roofed buildings within enclosed yard and re-building of buildings with pitch roof construction. (Retrospective). *PC APPROVED* PERMITTED 21.8.01

RDE.
26 Sep 01

3 PLANNING DECISIONS etc. cont.

6

i PLANNING PERMISSION RECEIVED cont.

16 Mr R Cantell P01/N0563 40 Ambrose Rise
Single storey side/rear extension
PC NO STRONG VIEWS, SODC TO DETERMINE
PERMITTED 24.8.01

ii REFUSAL OF PERMISSION HAS BEEN RECEIVED FOR:

1 John Gilder P01/N0237 29 Ambrose Rise
Demolition of single storey garage/carport to side of
bungalow, rebuild to create new WC and exercise area. *PC NO*
STRONG VIEWS SODC TO DETERMINE RECOMMENDED FOR
REFUSAL 28.6.01 REFUSED 4.7.01 (see 2.iii above)

2 Mr D. Newman P01/N0338 45 Roman Road
Two storey side extension.
PC REFUSED RECOMMENDED FOR REFUSAL 28.6.01 REFUSED
4.7.01

3 Mr J.A. Black P01/N0389 75-81 Old Road
Conversion of existing buildings to single dwelling house.
PC STRONG FEELINGS SODC TO DECIDE REFUSED 1.8.01

iii CONSENT TO DISPLAY ADVERTISEMENTS HAS BEEN RECEIVED
FOR:

1 Yiu Ping Tse P01/N0381/RAD (Retrospective
advertisement) 72 High Street
Erection of an illuminated fascia sign *PC REFUSED* CONSENT
GRANTED 1.8.01

iv COMMITTEE DATE AND OFFICER RECOMMENDATION THAT
PERMISSION BE GRANTED HAS BEEN RECEIVED FOR:

1 Mr A.C. Aries P01/N0354 5 Crown Square
Erection of retaining wall and hedge to enclose land within
the domestic curtilage *PC REFUSED*
RECOMMENDED FOR GRANT OF PERMISSION 1 August 2001
Councillor Shipton had spoken against the granting of permission at the
SODC meeting 1.8.01

2 Yiu Ping Tse P01/N0381/RAD (Retrospective
advertisement) 72 High Street
Erection of an illuminated fascia sign *PC REFUSED*
RECOMMENDED FOR GRANT OF PERMISSION 1 August 2001

DPB

26 Sep 01

3 PLANNING DECISIONS etc. cont.

7

iv COMMITTEE DATE AND OFFICER RECOMMENDATION THAT PERMISSION BE GRANTED cont.

3 Mr J.A. Black P01/N0389 75-81 Old Road
Conversion of existing buildings to single dwelling house.
PC STRONG FEELINGS. SODC TO DECIDE
RECOMMENDED FOR GRANT OF PERMISSION 1 August 2001

4 Mr & Mrs Yeates P01/N0431/RET Breach House, High Street
Erection of a carport/store. (Retrospective)
NB Applicant recorded elsewhere as Yates PC REFUSED
RECOMMENDED FOR GRANT OF PERMISSION 1 August 2001

5 Mr & Mrs T. Davis P01/N0443 37 Barlow Close
Side extension
PC REFUSED REVISED location plan received 27.7.01 - see
2.vi above RECOMMENDED FOR GRANT OF PERMISSION 1
August 2001

iv COMMITTEE DATE AND OFFICER RECOMMENDATION THAT PERMISSION BE GRANTED HAS BEEN RECEIVED cont.

6 Mr A.C. Aries P01/N0354 5 Crown Square
Erection of retaining wall and hedge to enclose land within
the domestic curtilage *PC REFUSED*
RECOMMENDED FOR GRANT OF PERMISSION 29 August 2001

7 The Trustees of Mrs J. Fraser-Jones P01/N0516/O
'Green Trees' 25 Ladder Hill (*outline planning permission*)
Residential development of three detached dwellings and
garages *PC REFUSED*
See 2.i above and 4.i, ii & iii below
RECOMMENDED FOR GRANT OF PERMISSION 29 August 2001

8 Mr D. Newman P01/N0566 45 Roman Road
Two storey side extension.
PC REFUSED RECOMMENDED FOR REFUSAL 29 AUGUST 2001

v NOTIFICATION OF POSTPONEMENT OF DECISION, SITE VISIT ETC. HAS BEEN RECEIVED FOR:

1 Mr A.C. Aries P01/N0354 5 Crown Square
Erection of retaining wall and hedge to enclose land within
the 12.6.01 domestic curtilage *PC REFUSED*
RECOMMENDED FOR GRANT OF PERMISSION 1 August 2001.
Site visit etc. 29 August 2001

2001
26 Sep 01


4 MISCELLANEOUS CORRESPONDENCE ALL DULY NOTED 8

- i Letter of OBJECTION has been received from neighbours for P01/N0516/O see 2.i above
- ii Letter of OBJECTION has been received from neighbours for P01/N0516/O see 2.i above
- iii Letter of OBJECTION has been received from neighbours for P01/N0516/O see 2.i above
- iv Copy of response to P01/N0516/O see 2.i above from Wheatley Society
- v Two copies of SPISE (Sane Planning In the South East) News One copy was borrowed by Councillor Elliott
- vi Letter from Rights of Way Officer re Proposed dedication of Footpath on land between Church Road and High Street, Wheatley. *PC policy and way forward are clear on this issue. This has become a three council joint matter now with the PC still taking the lead but at no financial cost. As the optimum time is seen to be before cessation of development on the site the formal resolution to proceed in line with this advice will have become a formal resolution of the council.*
- vii Notice of Annual General Meeting and agenda thereto has been received from Oxford Green Belt Network of which Wheatley PC is a member. Tuesday 25 September United Reformed Church, Summertown, Oxford 7.30 pm - delegate required, no volunteer
- viii Copy of Notice of withdrawal of application for Consent to Alterations (to the Licensing Justices) because of postponement of project until 'next year' has been received from Blake Laphorn Solicitors in respect of: Bass Taverns Ltd. P00/N0681 The Bridge (sic), London Road. External alterations including new pitched roof to yard, new porch/entrance, and replacement windows and doors.
- ix Letter of information from resident as sent to SODC (Environmental Health) re problems associated with Zaffran (no change of use so no planning application)
- x Letter requesting information from resident re P00/N0232 75 - 81 Old Road. *Has been given outline history of site and referred to District Council and Councillor for more info.*

5 DATES OF NEXT MEETINGS

Wednesday 26 September, Wednesday 17 October

There Being No further Business the meeting closed at 8.35pm.


26 Sep 01

WHEATLEY PARISH COUNCIL

1

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 AT THE PARISH COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT(CHAIR), S. SHIPTON, H.J. WILSON, OFFICER THE CLERK.

ALSO PRESENT; 1 MEMBER OF THE PUBLIC AND S. KUMAR

APOLOGIES; COUNCILLORS: C.M. DALTON, R.T. BELL, G. BIRKS, D.L. MINTY

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

- 1 MINUTES of the meeting of the Planning Committee 13 June 2001, circulated previously were approved and signed by the Chairman as a correct record
- 2 PLANNING APPLICATIONS RECEIVED *(NB First four decisions taken under delegated powers in consultation with Chairman of Planning as time constraints required response before meeting require ratification by this committee.)*
 - i Mr & Mrs Yeates P01/N0431/RET Breach House(sic), High Street
Erection of a carport/store. (Retrospective)
A letter of OBJECTION to this application and to item 2.vi below was read out in full - see item 4.viii below
REFUSED *We object to the erection of a new building in the Green Belt (& AGLV)*
DECISION RATIFIED
 - ii Bass Taverns Ltd. P00/N0681 The Bridge (sic), London Road
External alterations including new pitched roof to yard, new porch/entrance, and replacement windows and doors.(AMENDMENT ALTHOUGH NOT MARKED OR LISTED AS SUCH)
NO OBJECTION *except that the original application claimed no trees would be removed. This amendment indicates that an important landscape tree would be removed for no apparent reason. We wish to preserve this tree.*
DECISION RATIFIED
 - iii Mr & Mrs P. Keen P01/N0439 26 Old London Road
Close existing and form new vehicular access. Entrance gate and landscaping
APPROVED *We have no problem with the access being moved. We welcome the addition of the 1 metre wide landscaping belt but need the condition of its being maintained in perpetuity as we note the applicant still intends to erect the unnecessary wall behind. We would prefer a good thick hedge.*
DECISION RATIFIED
 - iv Mr & Mrs T. Davis P01/N0443 37 Barlow Close
Side extension
REFUSED *Oversize, overbearing, unneighbourly. The car sketched in is wildly out of scale the garage would be over 50' long and 12' wide. We are also concerned about the position of the already existing very large 'garage' which is at odds with the position shown on the location plan. Please investigate and take appropriate action.*
DECISION RATIFIED

DE

2 PLANNING APPLICATIONS RECEIVED cont. 2
v D. Parsons P01/N0475 126 Church Road
Replacement of conservatory.
NO STRONG VIEWS, SODC TO DECIDE

vi Mr & Mrs S.A. Buckingham P01/N0487/RET The Studio, The
Breach(sic), High Street.
Change of Use from studio/document store to residential.
(Retrospective)

A letter of OBJECTION to this application and to item 2. i above was read out in full -
see item 4.viii below

REFUSED *Represents the beginning of creeping development in the Green Belt and
AGLV. Previous condition on Breach Cottages limited the access to that building only.
This extra residential property has therefore no legal access and represents an
unacceptable intensification of development in this sensitive spot.*

vii Taylors Services P00/N0491/RET 50 High Street
Demolition of single storey flat roofed buildings within enclosed yard
and re-building of buildings with pitch roof construction
(Retrospective).

APPROVED *but there is no excuse for experienced builders offering a planning
service to others and who know the rules to apply for retrospective permission.*

viii Mr N. MacCormack P00/N0750 Wheatley Post Office, 107
High Street
Enlargement of existing sorting hall at ground floor level and addition
of a small extension. AMENDMENT
NO OBJECTION

ix Mr & Mrs P. Ramsdale P01/N0285 The Postmill House,
Windmill Lane
Two-storey extension to provide two bedrooms at first floor and living
room at ground floor, internal alterations to existing building, new
dormer window. (As amended by drawing nos. 0115 P4 and P5
accompanying agent's letter dated 2 July 2001). AMENDMENT 1
APPROVED

PLANNING APPLICATIONS RECEIVED cont. *These two are for provisional decision
pending the close of the consultation period They arrived after AGENDA preparation.*

x Bass Taverns Ltd. P00/N0681 The Bridge (sic), London Road
External alterations including new pitched roof to yard, new
porch/entrance, and replacement windows and doors. AMENDMENT
NO OBJECTION *except that the original application claimed no trees would be
removed. This amendment indicates that an important landscape tree would be
removed for no apparent reason. We wish to preserve this tree. We are happy to see
the reduction of external lighting.*

xi A. Hicks Ltd Builders P00/N0795 Land at rear of White Hart
Erection of three terraced houses with detached 3 bay garage.
Conversion and extension of former stable to B1 use. (As amended by
DRG nos. 2052-P01A & P04A accompanying agent's letter dated 11
December 2000) AMENDMENT No 2
NO OBJECTION

DOE

3 PLANNING DECISIONS etc. *The following were all duly NOTED and any unusual condition read out.*

3

i PLANNING PERMISSION has been received for:

1 Mr S. Kaylor P01/N0322 Wheatley Tyre Centre, Holloway Road
Remove existing asbestos roof and provide new raised roof with additional storage, office and staff toilet. *PC APPROVED PERMITTED 11.6.01*

2 Cyril W. Hale P01/N0303 33 Ambrose Rise
Replace existing single sectional garage with double garage.
PC APPROVED PERMITTED 14.6.01

3 Mr L.G. Jones P01/N0360 2 Hillary Way
Single storey conservatory to rear of property
PC APPROVED PERMITTED 25.6.01

ii PLANNING REFUSAL has been received for:

National Co-operative Chemists P01/N0339/A 39 High Street
Erection of two signs, 1 non-illuminated fascia sign and 1 illuminated projecting sign *PC NO STRONG FEELINGS, SODC TO DECIDE REFUSED 26.6.01*

iii WITHDRAWAL OF APPLICATION has been received for:

1 Mr & Mrs P. Keen P01/N0310 26 Old London Road
Close existing and form new vehicular access: erect front boundary wall. *PC REFUSED WITHDRAWN 18.6.01*

iv NOTIFICATION OF COMMITTEE DATE (4 JULY) AND RECOMMENDATION has been received for:

1 John Gilder P01/N0237 29 Ambrose Rise
Demolition of single storey garage/carport to side of bungalow, rebuild to create new WC and exercise area. *PC NO STRONG VIEWS SODC TO DETERMINE RECOMMENDED FOR REFUSAL 28.6.01*

2 Mr & Mrs A. Burke P01/N0267 15 Acremead Road
Front extension to bungalow *PC REFUSED RECOMMENDED FOR PERMISSION 31.5.01*

3 Jeff Stewart P01/N0306 9 Kelly's Road
Enlargement of property by two ground floor extensions, one to the rear, one to the left hand side. Resiting and enlarging of garage. double garage. *PC REFUSED RECOMMENDED FOR PERMISSION 28.6.01*

4 Mr D. Newman P01/N0338 45 Roman Road
Two storey side extension.
PC REFUSED RECOMMENDED FOR REFUSAL 28.6.01

5 Mr. R. F. Tasker P00/N0520/RET Weylands, Ladder Hill
Change of use from guest house to use of two rooms as offices for courier service *PC REFUSED RECOMMENDED FOR PERMISSION 28.6.01*

4 MISCELLANEOUS CORRESPONDENCE 4

i Notice from Solicitors for consent to alterations under s.20 of the Licensing Act 1964 for The Bridge including plans - see 2.ii above.

NB As neither original plans for 2.ii nor 4.1 show the removal of the lime tree which is the only tree of any size in the vicinity yet the amended plans show this to be removed (original application states no trees to be removed) the tree officer at SODC has been alerted with a view to protecting the tree. NOTED

ii Notice from SODC that three new houses on Old London Road are to be 1, 2 & 3 Cromwell Place NOTED

iii Confirmation of Tree Preservation Order No.17/2001 re trees at 57 Ladder Hill (No objections were received during statutory period - see MINUTES of 13 June meeting) NOTED

iv For Information. The Oxford, Swindon & Gloucester Co-operative Society has been informed of the imminent vacancy of the Ted Turner premises. NOTED

v Response from The Oxford, Swindon & Gloucester Co-operative Society to 4.iv above. READ IN FULL & NOTED

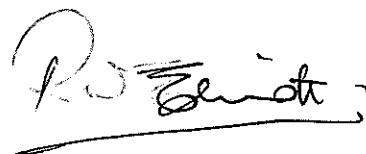
vi Notification from SODC that the new premises to the rear of the White Hart PH will be 68a, 68b & 68c Church Road and that the offices will be no.7 NOTED

vii Letter from applicant re P00/N0795, item 2.xi above confirming that the proposed footpath alignment is not affected by the amendment. NOTED

viii Letter of objection to P01/N0431/RET & P01/N0487/RET, items 2.i & 2.vi above. NOTED

5 DATE(S) OF NEXT MEETING(S) To be as required during late July and August. Suggest 5 or 12 September as LIKELY date
NOTED *Councillors agreed to hold themselves ready for either date in September and for other meetings as necessary. Councillor Coveley made her apology for both the September dates.*

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.35pm.



5th September 2001

WHEATLEY PARISH COUNCIL

1

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON WEDNESDAY 13 JUNE 2001 AT THE PARISH
COUNCIL OFFICE AT 7.30 PM.

PRESENT: COUNCILLORS; R.T. ELLIOTT (CHAIR), C.M.
DALTON(FOR PART OF MEETING ONLY), R.T. BELL, J.M.
COVELEY, S. SHIPTON, H.J. WILSON OFFICER THE CLERK.

ALSO PRESENT; 1 MEMBER OF THE PUBLIC

APOLOGIES; COUNCILLOR: D.L. MINTY

MEMBERS WITH AN INTEREST TO DECLARE IN ANY AGENDA ITEM HAD
BEEN REMINDED TO DO SO IN ADVANCE OF THE MEETING IN THE BOOK
PROVIDED FOR THIS PURPOSE. THERE WERE NO SUCH DECLARATIONS.

1 ELECTION OF CHAIRMAN OF THE COMMITTEE. In the absence of
the Chairman of the committee, the committee nominated and confirmed
Councillor Bell to preside over the election of the Chairman of the
Committee for the 2001-2 council year.

Councillor Elliott was PROPOSED by Councillor Bell, SECONDED by Councillor
Coveley. There were no further nominations and Councillor Elliott was duly
elected to serve as Chairman of the committee. He assumed the Chair.

2 MINUTES of the meeting of the Planning Committee of 2 May 2001,
circulated previously, were approved and signed by the Chairman as a
correct record

3 PLANNING APPLICATIONS RECEIVED Please note ratification
required on items 1, ii & iii, dealt with under delegated powers in consultation with
chair of planning between meetings.

*As a member of the public was present who was concerned with item x below the
committee proposed and agreed to vary the order of business in order to deal with this
item first.*

Councillor Dalton came in at this point

x Mr J.A. Black P01/N0389 75-81 Old Road
Conversion of existing buildings to single dwelling house.

~~NO~~ STRONG VIEWS SODC TO DETERMINE

Given that planning permission has been granted for B1 use we
welcome the change of use to a single dwelling house. However we
would like to see a properly designed dwelling house in keeping with
surrounding properties.

*Councillor Dalton explained the reasoning behind the comments on i
& ii below which had had to be dwelt with in the time since the last
meeting.*

i Mr S. Kaylor P01/N0322 Wheatley Tyre Centre, Holloway
Road

Remove existing asbestos roof and provide new raised roof with 2 additional storage, office and staff toilet.

APPROVED

- 1 The added internal parking spaces are an improvement.
- 2 We are please that the poor quality asbestos roof is to go but emphasize that its removal must be done in a safe manner.
- 3 We regard the use of natural stone as a positive, indeed essential, aspect of the plan

The Committee confirmed the above comments

ii Mr D. Newman P01/N0322 45 Roman Road
Two storey side extension.

REFUSED

It appears that the proposed side extension to this property could constitute a separate dwelling because there is no door way indicated between the first floor of the existing house and the first floor of the extension. Also the occupants of the proposed extension could gain access to their entrance door from the unmade road to the east side of the property. If the applicant wants to apply for a granny annexe this should be done directly then we could reconsider.

The Committee confirmed the above comments

Councillor Dalton left the meeting at this point

iii National Co-operative Chemists P01/N0339/A 39 High Street

Erection of two signs, 1 non-illuminated fascia sign and 1 illuminated projecting sign NO STRONG FEELINGS SODC TO DECIDE (Conservation Area policies)

The Committee confirmed the above comments but would rather see something less bright.

iv Mr A.C. Aries P01/N0354 5 Crown Square

Erection of retaining wall and hedge to enclose land within the domestic curtilage.

REFUSED

Safety grounds – lethal to affect traffic sight lines at this spot
Adjacent to the Conservation Area – not in keeping with neighbouring open-fronted properties, encroaching on the building line.

v G.W. Wright & Co P01/N0224 76 Beech Road

Demolition of existing dwelling and erection of pair of semi-detached houses and parking. Accesses (As amended by drawing nos. 9905/14E and 15E accompanying agent's letter dated 22 May 2001)
AMENDMENT 1 The letters from R. Cosier and R & P Simmonds see 5.vi. below were NOTED

NO STRONG FEELINGS SODC TO DECIDE

vi Mr L.G. Jones P01/N0360 2 Hillary Way

Single storey conservatory to rear of property
APPROVED

vii Brook Homes Ltd. P01/N0372/R (Renewal) Land to the rear of 83 and 85 Littleworth Road

Erection of three four-bedroom houses with garages. Access. (Renewal of P98/N0122/R)

NO STRONG FEELINGS SODC TO DECIDE

viii Yiu Ping Tse P01/N0381/RAD (Retrospective 3
advertisement) 72 High Street
Erection of an illuminated fascia sign.
REFUSED

ix Mr & Mrs F. Wong P01/N0387/R (Renewal) 17 & 19
Windmill Lane
New garden wall and entrance gates. New link between existing
houses. Erection of porch and raising height of front extension to
no. 17 Extension to existing study and bedrooms to rear of no. 19
(Renewal of planning permission P96/N0297)
NO STRONG FEELINGS SODC TO DECIDE

x Mr J.A. Black P01/N0389 75-81 Old Road
Conversion of existing buildings to single dwelling house ~~see~~ above
- taken out of order.
~~NO~~ STRONG VIEWS SODC TO DETERMINE
Given that planning permission has been granted for B1 use we
welcome the change of use to a single dwelling house. However we
would like to see a properly designed dwelling house in keeping with
surrounding properties.

xi MGB Architects P01/N0409 62 Church Road
Part change of use from B1 use (offices) to D1 use (osteopath).
stat ~~NO~~ STRONG VIEWS SODC TO DETERMINE

xii Mr & Mrs C. Parsons P01/N0410 14 Mulberry Drive
Conversion of existing buildings to single dwelling house.
Two-storey extension to form kitchen/breakfast room and study to
ground floor. Two bedrooms, bathroom and en-suite to first floor. New
garage.
REFUSED Too big for the site

4 PLANNING DECISIONS etc. ALL DULY NOTED

i PLANNING PERMISSION HAS BEEN RECEIVED FOR:

1 Ms J. Middleton (Mr & Mrs M.D. Simmonds) P01/N0184
Barlow Close (Land at rear of 41/43 Littleworth Road)
Construction of new dwelling *PC NO STRONG VIEWS SODC TO
DETERMINE* PERMITTED 25.4.01

2 Mr & Mrs Pigneguy P01/N0208 11 Hillary Way
Demolish existing garage/car port. Erect new kitchen, garden room,
integral garage and additional bedroom and bathroom.
PC NO STRONG VIEWS SODC TO DETERMINE PERMITTED
30.5.01

3 Mrs Laurence Wilson P01/N0221 52 High Street
Change of use from residential to office
PC APPROVED PERMITTED 3.5.01

4 Asda Stores Limited P01/N0254 Asda Stores, London Road

Removal of condition 3 of Planning Permission P00/N0777. (No 4
development approved by this permission shall be commenced until
a landfill gas risk assessment has been submitted to and approved
in writing by the local planning authority. Where a risk from
migrating gas is identified, appropriate works to mitigate the
effects of gas shall be incorporated in detailed plans to be approved
in writing by the local planning authority. *PC NO STRONG VIEWS
SODC TO DETERMINE* PERMITTED 8.5.01

5 Mrs Woods P01/N0229 98 Kelham Hall Drive
Erection of a rear conservatory *PC APPROVED* PERMITTED 14.5.01

ii NOTIFICATION OF OFFICER RECOMMENDATION AND COMMITTEE DATE HAS
BEEN RECEIVED FOR:

1 John Gilder P01/N0237 29 Ambrose Rise
Demolition of single storey garage/carport to side of bungalow,
rebuild to create new WC and exercise area *PC NO STRONG
VIEWS SODC TO DETERMINE*
*Recommended for refusal granted but District Councillor asked for a site
visit 6 June 01.*

2 Mr & Mrs A. Burke P01/N0267 15 Acremead Road
Front extension to bungalow *PC REFUSED*
*Recommended for permission to be granted but District Councillor asked
for a site visit 6 June 01.*

iii NOTIFICATION OF WITHDRAWAL OF APPLICATION HAS BEEN RECEIVED
FOR:

1 Mr & Mrs P. Parsons P01/N0256 14 Mulberry Drive
Two-storey extension to form kitchen/breakfast room and study to
ground floor. Two bedrooms, bathroom and en-suite to first floor. New
garage *PC REFUSED APPLICATION WITHDRAWN* 29.5.01

iv NOTIFICATION OF WITHDRAWAL OF APPEAL HAS BEEN RECEIVED FOR:

1 Mr P. Lewis P00/N0674 42 Kelham Hall Drive
New dormer window and conversion of loft to bedroom.
PC NO STRONG VIEWS, SODC TO DETERMINE REFUSAL 29.11.00
APPEAL START DATE 21.2.01 APPEAL WITHDRAWN 4.5.01

v NOTIFICATION OF DISMISSAL OF APPEAL HAS BEEN RECEIVED FOR:

1 G.W. Wright & Co Ltd P00/N0648 76 Beech Road
Demolition of existing two-storey dwellinghouses (sic). Erection of new
building containing 4 flats, car parking, landscaping and access.
AMENDMENT 1 *PC OBJECTION* REFUSED APPEAL
APP/Q3115/A/01/1057054 START DATE 16.1.01 APPEAL
DISMISSED 3.5.01

vi NOTIFICATION OF NUMBERING FOR NEW PROPERTY HAS BEEN
RECEIVED FOR:

New Property, Barlow Close, Wheatley to be numbered 10 Barlow Close

ROZ

5 MISCELLANEOUS CORRESPONDENCE

5

- i Brenda Malin has been written to about damage done to Littleworth Green by HGVs in connection with delivery of new residential units to Littleworth Mobile Homes Estate. She has responded apologetically and helpfully by telephone – the dialogue continues ...
- ii Letter (copy of that written to Planning Authority) has been received from applicant for P01/N0267 15 Acremead Road which is not now to be reduced in scale as promised verbally to objecting neighbours.
- iii Letter (copy of that written to planning authority and SENT by planning authority) re application P01/N0306 9 Kelly's Road – see MINUTE 2.vii Wheatley Parish Council Planning Committee 2.5.01.
- iv Letter (copy of that written to Planning Authority) from neighbour commenting on ancillary development connected with P00/N0729/730 50 High Street. READ OUT IN PART
- v Letter (copy of that written to Planning Authority) from objecting neighbour to P01/N0267.
- vi Letters (copies of those written to Planning Authority) from neighbours commenting on P01/N0224 See item 3. v above
- vii FROM SODC posters (on display) and small supply of self adhesive notices re "Parking on Pavements" also accompanying guidelines on use of stickers.
- viii Tree Preservation Order No.17/2001 re trees at 57 Ladder Hill
- ix OCC re Oxford Ragwort Strategy – please report all instances of ragwort growth to the Clerk and ask for advice. Further information will be put in the Newsletter as last year.
- x OCC information on re-opening Rights of Way closed because of Foot and Mouth disease – posters are now on display as requested.
- xi CPRE Publications:
1 Oxfordshire Bulletin Spring 2001
2 Rural Matters Issue 18
3 Planning Update April 2001
4 VOICE Summer 2001
- xii Local Council Review May 2001
- xiii OCC Minerals and Waste Local Plan Review Update – May 2001
- xiv SODC Calendar of meetings 2001-2001

6 DATE OF NEXT MEETING

11 July 2001 7.30 pm PC Office

THERE BEING NO FURTHER BUSINESS THE MEETING
CLOSED AT 9.05 PM.

R.P. Bennett
DA

