



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 3rd May 2023 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Sercombe (AS), R Harding (RH), P Bignell (PB), J Heath (JH), A Cooper (AC)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

441.	APOLOGIES FOR ABSENCE – NONE
442.	DECLARATIONS OF INTEREST- 447 ii) Cllr Sercombe
443.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 12th APRIL 2023 previously circulated and signed as a true record of the meeting.
444.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
445.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P23/S0973/HH 56 Littleworth Littleworth Proposed rear extension. 03/05/2023- SUPPORT For- 7 Against- 0 Abstain- 0</p> <p>ii) P23/S1415/HH & P23/S1416/LB The Manor House 26 High Street Wheatley Oxford Installation of one BG EVT77G 7.4w tethered 7.5m Type 2 WiFi EV Charger on the outbuilding/office to the right of the drive alongside the Manor House, plus installation of ancillary equipment. 03/05/2023- SUPPORT For- 7 Against- 0 Abstain- 0</p> <p>iii) 25/04/2023- P23/S1407/RM Oxford Brookes University Wheatley Campus Reserved Matters application for the erection of 468 dwellings, including affordable housing together with sports facilities, associated infrastructure, internal roads, car parking, public open space, and landscaping, pursuant to Outline Planning Permission P17/S4254/O</p> <p>03/05/2023- A public meeting is being organised for Monday 15th May 2023, 6.15-7.15pm, before the next Full Council Meeting, for members of the public to discuss the application. Wheatley Parish Council will then discuss the application in the meeting on the same day from 7.30pm to agree the response to be submitted before the deadline on 26/05/2023.</p>
446.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P23/S0417/S73 64 High Street Wheatley Removal of a condition 3(That the new unit of residential accommodation shall remain within the same ownership as no 64 High Street) on application P05/W0131 (Change of use of ancillary annexe building to a separate dwelling house). 08/03/2023- OBJECT For- 4 Against- 0 Abstain- 2 Lack of information is provided to advise how the properties would be separated, where parking spaces for both will be and access for the cars. 28/03/2023- Email from Kim Gould (case officer) asking for objection to be reviewed due to the condition and previous planning application approval. 12/04/2023- SUPPORT For- 5 Against- 0 Abstain- 0 13/04/2023- GRANTED</p> <p>ii) P23/S0825/LDP 75 High Street Wheatley To install 10no. solar PV panels on the roof. INFORMATION ONLY 17/04/2023- GRANTED</p>

	<p>iii) P23/S0846/LDP 27 Old London Road Wheatley Headroom in existing loft room to be improved by means of a dormer window on the side elevation. INFORMATION ONLY 25/04/2023- GRANTED</p>
447.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) New street name suggestion required for 4 new house addresses in Acremead Road, Wheatley. Suggestion emailed but developer rejected, new name to be discussed. 03/05/2023- Fowler Close to be submitted. Cllr Sercombe researched history of the site- Harry and Fred Fowler bought Acremead Farm in 1899 from Mariah Sarah Parrott and built Acremead House.</p> <p>ii) P22/S0713/FUL 15 Elton Crescent Wheatley Proposed demolition of existing garage and conservatory, part single, part two storey rear extension and alterations to the existing dwelling, subdivision and erection of new dwelling and alterations to the vehicular access and parking. 13/04/2022- OBJECT For- 4 Against- 0 Abstain- 1 Having regard to the dwelling's position and the restricted size of the site, the proposal fails to respect the domestic proportions of residential buildings in this area and appears cramped and incongruous in the street scene. As such it fails to reinforce local distinctiveness and the new dwelling would neither preserve nor enhance the character and appearance of the area. The benefits associated with the provision of a small unit of residential accommodation would not outweigh the identified harm to local distinctiveness and the character of the area. Traffic generation, parking & highway safety- already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact & inconvenience for neighbours. Amenity considerations- loss of light for neighbours. Noted comments from neighbours regarding drainage issues. 20/04/2022- amendment (no. 1) Amended plans received 15 April 2022 to reduce depth of rear extension, and to extend red line area to enable visibility splays for access. 11/05/2022- OBJECTS For- 5 Against- 0 Abstain- 1 For same reasons as before 20/06/2022- SODC Planning Committee 29/06/2022, emailed to TN & PW. 01/07/2022- REFUSED 14/04/2023- APPEAL, deadline for submissions 18/05/2023 03/05/2023- No additional information needed as already submitted with initial objection.</p> <p>iii) Bayswater Brook Development- Cllr Willmott would like the S106 discussion to be passed on to the Pavilion Working Group, agreed.</p>
448.	<p>ITEMS FOR INFORMATION</p> <p>i) 21/04/2023-P23/S1312/DIS Land adjacent to Windmill Lane Wheatley Discharge of conditions 4 (Sustainable Design), 7 (Tree Protection), 8 (Surface water drainage works) & 10 (Foul Drainage) in application P22/S4535/S73. (S73 application to vary condition 2 (Approved plans) under application reference number P20/S4157/FUL - to make amendments to the approved scheme). INFORMATION ONLY</p>
449.	<p>DATE OF NEXT MEETING – WEDNESDAY 14th JUNE 2023, 7.30PM</p>
	<p>MEETING CLOSED AT 8.03PM</p>