

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 5th May 2021 in the Parish Office & via Teams at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Cooper (AC), P Bignell (PB), R Harding (RH), A Sercombe (AS), C Coxon (CC) (joined at 8.09pm)

Officer: L Collinson- Assistant Clerk to the Parish Council **Members of the public: 0**

234.	ELECTION OF CHAIRMAN FOR PLANNING COMMITTEE Cllr Willmott nominated Cllr Newman for Chair, this was seconded by Cllr Cooper and approved unanimously.
235.	ELECTION OF VICE-CHAIRMAN FOR PLANNING COMMITTEE Cllr Newman nominated Cllr Willmott for Vice Chair, this was seconded by Cllr Cooper and approved unanimously.
236.	AGREEMENT OF TERMS OF REFERENCE FOR PLANNING COMMITTEE No amendments made, approved unanimously.
237.	APOLOGIES FOR ABSENCE – C Coxon, may be late
238.	DECLARATIONS OF INTEREST – NONE
239.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 14th APRIL 2021 previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
240.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
241.	NEW PLANNING APPLICATIONS i) P21/S1174/FUL 1, 3 and 5 Park Hill Wheatley Variation of Conditions 2 approved plans and 5 landscaping scheme on planning application P19/S4482/FUL - 1. Internal reconfiguration of the approved first floor residents lounge and dining area; 2. Internal reconfiguration on first floor to replace approved bedrooms 64 and 65 with a residents Lounge 2; 3. Addition of external balcony on first floor facing Park Hill, adjacent to Stair Core 3; 4. Incidental changes to the fenestration associated with the changes described under Points 1-3; 5. Amendments to the approved external landscaping scheme. 05/05/2021- RESPONSE For- 6 Against-0 Abstain- 0 Wheatley Parish Council are disappointed that their S106 comments for the bus stop on Park Hill to be upgraded to a pull in bus stop were ignored and a bus shelter on Holloway has been approved instead, which we object to, and would like the pull in reconsidered as part of this process. We would also like further details of the proposed balcony, including the barrier being used, materials and access to understand materials and safety of use. ii) P21/S1572/FUL Greystocks 1B Windmill Lane Wheatley Alterations to existing building to create an independent residential unit 05/05/2021- SUPPORTS For- 6 Against- 0 Abstain- 0
242.	PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED i) P21/S1377/LDP 49 London Road Wheatley (see ITEMS FOR INFORMATION) Demolition of existing garage, subsequent erection of garden building to provide garage and attached gym and games room INFORMATION ONLY- 15/04/2021 26/04/2021- GRANTED

	<p>ii) P21/S1155/HH 17 High Street Wheatley Erection of a Conservatory 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 Noted- Happy to see materials are in keeping with current ones. 04/05/2021- GRANTED</p> <p>iii) P21/S1371/HH 25 Beech Road Wheatley Erection of a single storey side and rear extension and to remove the tiling on the front of the dwelling and replace it with a rendered finish. Extension to also have a rendered finish. Removal of a detached garage located on the western elevation to make room for the extension 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 04/05/2021- GRANTED</p>
243.	TO RECEIVE UPDATE ON SODC LOCAL PLAN- No update
244.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) P15/S2121/FUL Land North of London Road Wheatley. Erection of 51 dwellings, with access from London Road, together with associated landscaping and open space provision. (Rural exception site). Recommend Approval <u>The Spinney access</u> 20/08/2019- Access to the Spinney has been fenced off by no 25 Ochre Close, reported to Enforcement Team 20/08/2019. They have advised the design and access statement (which mentions the access to the Spinney) informs the planning process but does not itself form part of the planning permission. Taylor Wimpey have been emailed on 30/08/2019 to ask if there is a covenant maintaining pedestrian access into the Spinney. 18/02/2020- Emailed Sam Townley- Community Safety Officer at SODC to understand the investigation / decision completed. Reply received. 11/03/2020- A response will be sent to SODC to arrange a meeting to discuss the process used and future options available to open the access up again for public safety. To action once COVID-19 procedures allow. 14/04/2021- Ast Clerk to email Sam Townley to see if a meeting can be arranged to progress this case forward.</p> <p>ii) Flooding in Littleworth- as discussed at Full Council meeting 1st March 2021. Investigations to be initiated and raised with Enforcement Team as appropriate. TN has written to the Enforcement Team to clarify if gardens being raised by owners needs planning permission.</p> <p>iii) Park Hill Highways work (bus stop), Ast Clerk to chase email sent by Clerk on 15/02/2021. 21/04/2021- Meeting held at site with Clerk and TN in attendance. Follow up email received by Romio. Ast Clerk to make contact with Nicola Smith- Planning Officer, who oversaw the S106 agreement.</p> <p>iv) 32 Roman Road- Antisocial behaviour/ COVID breaches. 27/04/2021 AS has emailed SOHA raising residents' concerns. 05/05/2021- SOHA have advised that they were not informed that the resident had passed away. They are now actioning the process to reclaim the property, but this could take 6-9 months. AS will write to local MP raising concerns of process, length of time to reclaim properties and leaving those in need of accommodation negatively impacted.</p> <p>v) Identity Hair have moved into the Stable Block in the Merry Bells carpark. A sign has been placed on the building which may need planning permission due to being in the Conservation Area. Ast Clerk will investigate. 20/04/2021- Enforcement Team have confirmed a case has been opened to investigate if planning permission is needed.</p>

	vi) 92/ 90 High Street- concern raised by No 92 in regard to business use at No 90 and access via the shared driveway. Civil matter, being managed by residents.
245.	<p>ITEMS FOR INFORMATION-</p> <p>i) P21/S1377/LDP 49 London Road Wheatley Demolition of existing garage, subsequent erection of garden building to provide garage and attached gym and games room INFORMATION ONLY- 15/04/2021, 16/04/2021 Emailed to TN & PW. 26/04/2021- GRANTED</p> <p>ii) 5 Blenheim Lane, change of name to Goldfinch Cottage</p> <p>iii) Waterstock Footpath No 13. Documents on display in Wheatley Library.</p>
246.	DATE OF NEXT MEETING – WEDNESDAY 9th JUNE 2021, 7.30PM
	MEETING CLOSED AT 8.10 PM