

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 8th January 2020 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), D Lamont (DL),
A Cooper (AC), M Booth (MB), P Bignell (PB), P Harrison (PH), P Hood (Pho)

Apologies:

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

73. APOLOGIES FOR ABSENCE – NONE

74. DECLARATIONS OF INTEREST - NONE

75. TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 11th DECEMBER 2019
previously circulated

76. AMENDMENTS TO PREVIOUS APPLICATIONS

- i) [P18/S0854/FUL](#) 49 London Road Wheatley OX33 1YJ. Subdivision of existing garden to provide plot. Erection of new detached 4 Bed chalet bungalow dwelling. Provision of 3 off street parking spaces utilising existing highway access to Old London Road. Secure cycle storage and bin enclosures. **No objections but wish comments to be taken into account**

11/04/18- No objections but wish comments to be taken into account. The committee agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety. Also, the committee would like to see that the risk of flooding is fully taken into consideration and work to improve the culvert is carried out.

30/11/18- Application amendment (no.2): amplified by Letter from Water Resource Assoc. LLP dated 28 November 2018.

05/12/18- Copy provided to Roger Bettess (Chair- Flood Advisory Group)

12/12/18- No objections to amendment (no.2), but we still agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety.

28/10/2019- amendment (no. 4) amplified by Flood Risk Assessment 2nd Addendum October 2019

13/11/2019- No objections to amendment (no.4), but we still agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety.

24/12/2019- Application amendment (no.5) letter to Environment Agency dated 19 December 2019

08/01/2020- No response required

77. NEW PLANNING APPLICATIONS

- i) [P19/S4345/HH](#) 23 Ambrose Rise Wheatley
Demolition of existing garage and conservatory; erection of a single-storey extension to extend kitchen; tarmac old concrete and gravel section of driveway

08/01/2020- NO OBJECTIONS

For-8

Against-0

Abstain-0

78. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

i) [P19/S1009/FUL](#) 7 Hillary Way Wheatley Oxford

Subdivision of existing garden to provide plot. Demolition of existing garage structure and replacement erection of new detached 2 Bed single storey bungalow dwelling. retention of 2 no. off street parking spaces utilising existing highway access to Roman Road, secure cycle storage and bin enclosures.

10/04/2019- Strongly objects to the application for the following reasons:

This new application is a duplication of P16/S4061/FUL which Wheatley Parish Council refused on 19/01/2017. It was also refused on 01/02/2017 by SODC and upheld by an appeal decision dated 08/08/2017 where the appeal was dismissed.

It is clear that there is a misuse of planning laws and an attempt to make a mockery of the planning process. The certificate of lawful use or development has simply been used to create a highways access to the rear of the property, which was strongly objected to by Wheatley Parish Council previously. The current 'garage' is no such thing and is simply a poorly built structure made from cheap materials to the size of the proposed building.

There is no floor to the structure as it is just the soil of the garden. The windows and doors are not properly fitted or secured proving that it has never been used as a garage/ storage.

1. Amenity consideration:

- i) Character of area- As stated in the appeal decision dated 08/08/2017, the new access created as part of the certificate of lawful use or development has resulted in 'an incongruous gap to an otherwise fully enclosed part of Roman Road. This is harmful to the visual cohesiveness of this part of the street scene and is clearly visible when passing in both directions.'

The proposed development would adversely affect the character and appearance of the area and be contrary to Policy CSR1 of the South Oxfordshire Core Strategy (adopted December 2012) and policies H4 and D1 of the South Oxfordshire Local Plan 2011 (adopted January 2006), which seek to ensure a high standard of design and ensure that new development does not adversely affect the character of an area.

- ii) We note from a letter you have received from another resident of Hillary Way that certain properties need to maintain the hedge/ tree boundary as part of their deeds.

2. Traffic generation, parking and safety- This new access is straight onto an already busy, narrow road, which, along with general commuter and local traffic, is used by large wide agricultural vehicles as a route on a frequent basis to and from the nearby Castle Hill Farm.

Any visitor vehicles parked outside would cause chaos.

The access is directly opposite the Leyshon Road junction which increases the road safety issues and concerns.

It is also noted that drawing 16-008/P/301 shows the access from Crown Road which is incorrect, it should read Roman Road.

The planning portal does not show at present that Highways have been contacted for comment and we would strongly advise that they are, and also do a site visit to see the impact that this new access is having on the surrounding area.

08/07/2019- Planning Committee Notification for 17/07/2019, to confirm who will attend to speak

10/07/2019- Toby Newman to attend, return slip emailed to confirm

19/07/2019- REFUSED

14/08/2019- Assistant Clerk emailed SODC to enquire about how Wheatley Parish Council may request that:

- The vehicle access on to Roman Road needs to be reversed to ensure Highway safety. This should not have been allowed to be completed under permitted

development due to the high risk of Highway safety and appears to have been an oversight which needs correcting.

- The hedge which has been removed to be reinstated to stop there being an incongruous gap in an otherwise fully enclosed part of Roman Road

23/09/2019- APPEAL BY APPLICANT, Appeal ref: APP/Q3115/W/19/3237089

09/10/2019- Assistant Clerk to restate original objections in a letter and send to TN to check before submitting. TN to attend the appeal hearing.

23/10/2019- Appeal information submitted via portal as instructed

10/12/2019- Appeal decision, appeal allowed

- ii) [P19/S3437/HH](#) 23 London Road Wheatley
Variation of conditions 2 (approved plans) & 3 (materials) of application P17/S3191/HH
Proposed demolition of existing conservatory and erection of rear single storey extension with Internal alterations and external refurbishment.
13/11/2019- FULLY SUPPORTS
For-8 Against-0 Abstained-0
18/12/2019- GRANTED
- iii) [P19/S4033/HH](#) 22 Westfield Road Wheatley Oxford
Two-storey rear extension and internal alterations.
11/12/2019- FULLY SUPPORTS
For- 8 Against- 0 Abstain- 0
23/12/2019- GRANTED
- iv) [P19/S4152/HH](#) 108C Church Road Wheatley
Convert the current car port situated at the north east side of the property into a secure storage area.
27/11/2019- Amendment No. 1- Additional parking plan received 27/11/2019
11/12/2019- OBJECTS to this application for the following reasons:
1. Materials
 i) The use of Cedral cement weather board cladding is not in keeping with the surrounding properties, all of which have brick exteriors or a garage door.
For- 0 Against- 8 Abstain- 0
23/12/2019- GRANTED
- v) [P19/S3314/HH](#) 58 High Street Wheatley
Loft dormer construction amendment to original planning application
09/11/2019- Amendment to original planning application
13/11/2019- FULLY SUPPORTS
For-8 Against-0 Abstain-0
23/12/2019- GRANTED
- vi) [P19/S4176/HH](#) 108A Church Road Wheatley
Conversion of existing garage to living accommodation
11/12/2019- FULLY SUPPORTS
For- 8 Against- 0 Abstain- 0
03/01/2020- GRANTED

79. TO RECEIVE UPDATE ON SODC LOCAL PLAN

NO UPDATE

80. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) [P15/S12121/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**

The Spinney access

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.

09/09/2019- Reply from TW who were thinking it was the access from London Road so clarification has been sent and awaiting a response.

02/10/2019- Chased TW for a response, chased 14/10/2019, chased 04/11/2019, chased 04/12/2019

11/12/2019- Assistant Clerk to make contact with Maintenance Company- Chamonix, to ask for a meeting to discuss the above issue.

81. ITEMS FOR INFORMATION

i) [P19/S4006/LDP](#) 25 The Avenue Wheatley Oxford
Demolition of existing sub standard garage building and erection of new garage / ancillary space.

13/11/2019- Certificate of Lawful Development

Amendment (no. 1). Amended plan drwgn. 19-025/P/001 A received to amend flat roof configuration & reduce overall height dated 12-11-2019

INFORMATION ONLY

20/12/2019- APPROVED

ii) [P19/S4518/LDP](#) 25 Church Road Wheatley

Single storey extension at the rear

INFORMATION ONLY

82. DATE OF NEXT MEETING – WEDNESDAY 12th FEBRUARY 2020, 7.30PM

MEETING CLOSED AT 7.43 PM