

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 8th March 2023 in the Parish Office at 7.30pm

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

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 2

423.	APOLOGIES FOR ABSENCE – J Heath (JH)
424.	DECLARATIONS OF INTEREST- None
425.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th FEBRUARY 2023 previously circulated and signed as a true record of the meeting.
426.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P22/S4308/HH & P22/S4309/LB 90 High Street Wheatley Proposed demolition of existing single storey extension and prefabricated detached garage. Erection of new single storey extension to rear of house. 11/01/2023- SUPPORT For- 7 Against- 0 Abstain- 0 Comments: Reversing out onto the road will be dangerous, as mentioned in the preplanning advice by the Highways Officer, and so we would like this point to be reiterated. Due to the location of the property on the High St it is important that a Construction Management plan is produced and adhered to, to minimise disruption. 24/02/2023- Amendment (no 1)- new plans dated 24/02/2023</p> <p>08/03/2023- SUPPORT For- 6 Against- 0 Abstain- 0 Clarification is needed regarding the detached garden cabin and if it will be used as a commercial premises. Due to the location of the property on the High St it is important that a Construction Management plan is produced and adhered to, to minimise disruption.</p>
427.	<p>NEW PLANNING APPLICATIONS</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.</p> <p>ii) P23/S0551/HH 114 Kelham Hall Drive Wheatley Erection of single storey front extension and entrance porch. 08/03/2023- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>iii) P23/S0452/HH 15 High Street Wheatley Proposed new living room window to match others in that facade. 08/03/2023- SUPPORT For- 6 Against- 0 Abstain- 0</p>
428.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P22/S4441/A 40 Church Road Wheatley Proposed removal of security shutter and new / refurbished shopfront and signage. 08/02/2023- SUPPORT For- 6 Against- 0 Abstain- 0 14/02/2023- GRANTED</p>

	<p>ii) P23/S0194/HH 17 Mulberry Drive Wheatley Two storey side extension. Front porch. New window to south elevation. 08/02/2023- SUPPORT For- 6 Against- 0 Abstain- 0 28/02/2023- GRANTED</p>
429.	CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION- NONE
430.	<p>ITEMS FOR INFORMATION</p> <p>i) P22/S3617/LDE The Paddocks Ladder Hill Wheatley Use of land as domestic curtilage. 09/11/2022- OBJECT For- 6 Against- 0 Abstain- 0 Wheatley Parish Council object to this application for the following reasons: It is the Parish Council's opinion that the principle of a two storey, greatly enlarged building on this site is not acceptable on green belt grounds because the site is not within the built-up limits of the village. It is our opinion that there are no special circumstances to outweigh the harm by reason of inappropriateness. In addition, the application site is not highlighted in the Wheatley Neighbourhood Plan as a Greenbelt area for construction and is contrary to policy (section 5.4 & HL2V). 21/02/2023- WITHDRAWN</p> <p>ii) P23/S0128/HH 30 Ambrose Rise Wheatley Proposed single storey rear extension 08/02/2023- SUPPORT For- 6 Against- 0 Abstain- 0 27/02/2023- Amendment (no 1): drainage information received 24 February 2023 INFORMATION ONLY</p> <p>iii) P21/S3619/FUL 2 Elm Close Wheatley Subdivision of exiting plot, subsequent erection of new single storey two-bedroom dwelling. Provision of private amenity space with off street parking utilising proposed new highway access to Jackies Lane and provision of enclosed bin and bike stores 06/09/2021- amendment (no. 1) As amended by energy statement received 2 September 2021 08/09/2021- SUPPORTS For- 4 Against- 0 Abstain- 1 15/10/2021- GRANTED 24/02/2023- P23/S0651/DIS Discharge of conditions 3(contaminated land), 4(surface water drainage), 5(boundary walls & fences), 9(contaminated land) & 13(materials as on plan) on application P21/S3619/FUL INFORMATION ONLY 07/03/2023- Erection of 1 new residential dwelling to be numbered: 9 Jackies Lane, Wheatley, OXFORD OX33 1UN INFORMATION ONLY</p> <p>iv) May Planning Meeting will be Weds 3rd May 2023 due to elections the following week.</p>
431.	DATE OF NEXT MEETING – WEDNESDAY 12th APRIL 2023, 7.30PM
	MEETING CLOSED AT 7.51PM