



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 8th February 2026 in the Parish Office at 7.30pm

Present:

P Willmott (PW) (Vice Chair), Cllr Shepherd (ASh), A Sercombe (AS), Cllr Fox (FF), A Cooper (AC)

Officer:

L Collinson- Assistant Clerk to the Parish Council

Members of the public: 4

104.	APOLOGIES FOR ABSENCE- T Newman (TN) (Chair), Cllr L Thomas (LVT), Noted and accepted
105.	DECLARATIONS OF INTEREST- NONE
106.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 11th FEBRUARY 2026 previously circulated and signed as a true record of the meeting.
107.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P24/S2799/HH 15 Beech Road Wheatley Demolition of garage and conservatory. Erection of single storey rear extension with side store and ramped approach 09/10/2024- SUPPORT For- 3 Against- 0 Abstain- 1 18/10/2024- GRANTED</p> <p>08/07/2025- P25/S1905/S73 Variation of Condition 2 (approved plans) on P24/S2799/HH after discussion with Thames Water it has been apparent that the approved shed to the site of the extension would be better moved back to clear the public sewer. 09/07/2025- SUPPORT For- 4 Against- 0 Abstain- 0 07/08/2025- GRANTED</p> <p>26/03/2026- P26/S0807/S73 move approved shed to side of extension back to clear public sewer. 08/04/2026- SUPPORT For- 5 Against- 0 Abstain- 0</p>
108.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P25/S4041/HH 91 Church Road Wheatley Demolition of existing garage and sun room, erection of two storey front extensions, replace the existing slate roof with a new insulated roof covering, reconfigure ground floor, additional bedroom at first floor level, reorganising the layout to create four bedrooms 08/04/2026- OBJECT For- 5 Against- 0 Abstain- 0</p> <p>We object to the application due to Overlooking, Over development, Character of Area, Loss of light, Traffic generation, parking and highway safety. Tandem parking is contrary to the Wheatley Neighbourhood Plan and we would prefer to see side by side parking. Concerns the plans are not correct, as highlighted by neighbours.</p> <p>ii) P26/S0644/HH 63 Old Road Wheatley Proposed single storey rear extension, roof conversion with dormers and new open porch to frontage 08/04/2026- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>iii) P26/S0852/A The Bridge Harvester London Road Wheatley OX33 1JH Installation of 1x single leg post sign, 1x single sided post mounted corex sign, 2x existing sets of individual letters and logos to be refurbished, 1x set of individual welcome letters, 1x wall mounted corex sign and 1x double sided post mounted welcome sign 08/04/2026- SUPPORT For- 5 Against- 0 Abstain- 0</p>
109.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</p> <p>i) P26/S0025/HH 42 Elton Crescent Wheatley Oxfordshire</p>

Signed:

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	<p>Construction of part two storey/part single storey rear extension and tiled canopy roof over front entrance 11/02/2026- SUPPORT For- 5 Against- 0 Abstain- 0 Tandem parking is contrary to the Wheatley Neighbourhood Plan and we would prefer to see side by side parking 16/02/2026- GRANTED</p> <p>ii) P23/S3396/HH 10 Blenheim Lane Wheatley Two storey side extension and single storey lobby extension 08/11/2023- OBJECT For- 3 Against- 0 Abstain- 0 Over development, character of area, traffic generation, parking and highway safety (no parking shown on site at present) and is within the Conservation area. 29/01/2024- amendment (no. 1) Bat survey received 24 January 2024 INFORMATION ONLY 26/02/2024- GRANTED 28/02/2024- Emailed Case Officer to query why this wasn't sent to SODC Planning Committee. 24/12/2025- P25/S4004/S73, Variation of condition 2 of planning permission P23/S3396/HH- remove the single storey side lobby extension and to change the stone wall material to stone plinth with timber oak shiplap cladding. Two storey side extension and single storey lobby extension 14/01/2026- SUPPORT For- 6 Against- 0 Abstain- 0 06/03/2026- GRANTED</p>
110.	<p>WHEATLEY NEIGHBOURHOOD PLAN i) Working Group met 25/02/2026. Next meeting TBC</p>
111.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) Enforcement cases update</p> <p>ii) Oxford Brookes- Crest Nicholson update, demolition may commence before the end of March 2026. Asst Clerk has asked for the Traffic Management Plan so it can be monitored throughout the process. This will be provided once ready.</p> <p>iii) Lagan Homes- pavement damage</p> <p>iv) Planning Portal service charge increase of £5 to £75.83 +VAT effective 01/04/2026, per application submission.</p> <p>v) SODC Planning Portal updates and downtime. Down from 9-23/04/2026, new system goes live 24/04/2026. https://www.southoxon.gov.uk/uncategorised/important-changes-to-planning-and-land-charging-services/</p>
112.	<p>ITEMS FOR INFORMATION</p> <p>i) P22/S0203/O 61-65 Church Road Wheatley Oxford Proposed dwelling 10/09/2025- SUPPORT For- 4 Against- 0 Abstain- 0 08/10/2025- GRANTED 23/03/2026 P25/S2489/DIS amendment (no. 5), Additional Information Received 23/03/2026 (Drainage) INFORMATION ONLY</p> <p>ii) P21/S2303/FUL 85 Littleworth Road Wheatley Variation of conditions 2 (approved plans) and 4 (obscure glazing) on planning application P20/S4776/FUL - Unit 1 and 2 - Internal layout changed. No change to position of external walls and overall floor areas. Unit 1 and 2 - Re-positioning of windows and change to glazing</p>

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	<p>type. Demolition of existing dwelling and garage and erection of 2 detached two storey dwellings with associated car parking. Alterations to access from Littleworth Road</p> <p>09/06/2021- SUPPORTS For- 6 Against- 0 Abstain- 0</p> <p>29/06/2021- GRANTED</p> <p>19/03/2026- 85 Littleworth Road and erection of two new residential dwellings to be numbered: 85 and 85A Littleworth Road, Wheatley, OXFORD OX33 1NW</p> <p>INFORMATION ONLY</p> <p>30/03/2026- P26/S0828/DIS Discharge of Conditions 12(Surface Water Drainage) and 13 (Foul Water Drainage)</p> <p>INFORMATION ONLY</p> <p>iii) P25/S1879/HH 1 Keydale Road Wheatley</p> <p>Demolition of garage walls and flat roof & part pitched roof and erection of front extension and additional hard standing</p> <p>08/10/2025- SUPPORT</p> <p>For- 5 Against- 0 Abstain- 0</p> <p>13/11/2025- GRANTED</p> <p>01/04/2026- P26/S0892/NM Non material amendment to application ref. P25/S1879/HH (Demolition of garage walls and flat roof and part pitched roof and erection of front extension and additional hardstanding) - revision to proposed roof structure.</p> <p>INFORMATION ONLY</p>
113.	DATE OF NEXT MEETING – WEDNESDAY 13th MAY 2026, 7.30PM
	MEETING CLOSED AT 8.21PM

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Date: