



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 8th May 2024 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), A Sercombe (AS), P Willmott (PW) (Vice Chair), A Cooper (AC), S Davis (SD)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

108.	APOLOGIES FOR ABSENCE - A Shepherd (ASh)
109.	DECLARATIONS OF INTEREST- NONE
110.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 10th APRIL 2024 previously circulated and signed as a true record of the meeting.
111.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P24/S1013/HH 22 The Avenue Wheatley OX33 1YL Two storey side and rear extension. Single storey rear extension. 10/04/2024- SUPPORT For- 4 Against- 0 Abstain- 0 19/04/2024- amendment (no. 1) As per Amended Plans received 16 April 2024- removing kitchen window 08/05/2024- SUPPORT For- 5 Against- 0 Abstain-0</p>
112.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P24/S0282/HH & P24/S0284/LB Wayside 32 Crown Road Wheatley Oxfordshire Replace all existing windows with slimline heritage timber profile double glazed units; alter the kitchen layout at ground floor, increasing one wall opening in width; alterations to first floor en suite and main bathroom; upgrade and insulate the roof; repointing. 08/05/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>ii) P24/S1288/LDP 1 Anson Close Wheatley Proposal to build single storey extension to existing lounge/dining room in compliance with local planning policies and building control regulations. This will increase existing living space. Plans attached. All new external brickwork to match existing. Internal walls to be constructed in thermalite blocks. 100mm cavity wall insulation with spacing bricks to match existing. Flat plywood, felted roof, fully insulated with 150mm celotex. No new drainage required, rainwater to discharge into existing guttering. Concrete base and screed floor insulated with 150mm celotex. 08/05/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p>
113.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</p> <p>i) P21/S2208/HH 33 Acremead Road Wheatley 27/02/2024- P24/S0541/S73 Variation of condition 2 (Approved plans) & Removal of condition 3 (Prevention of overlooking) on planning application P21/S2208/HH 13/03/2024- SUPPORT For- 5 Against- 0 Abstain- 0 17/04/2024- GRANTED</p> <p>ii) P23/S2641/FUL 1 Cullum Road Wheatley Proposed erection of single storey, two bedroom, detached bungalow 13/09/2023- 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</p>

	<p>not outweigh the identified harm to local distinctiveness and the character of the area. In addition, WPC are extremely concerned that the parking shown on the proposal's block plan is not achievable and therefore future residents will park on the street. This will create even more pressure on an area which is currently plagued by over-parking and dangerous parking.</p> <p>07/12/2023- amendment (no. 1), As amended by drwgn0 GA.03 rev 06 received on 27/11/2023</p> <p>13/12/2023- OBJECT For- 3 Against- 0 Abstain- 0 Previous objections still stand</p> <p>18/03/2024- amendment (no. 2) As amplified by additional information (ecological Report) received 15 March 2024</p> <p>INFORMATION ONLY</p> <p>08/04/2024- is due to be considered at Planning Committee on Tuesday 16th April 2024. Cllr Newman to attend.</p> <p>19/04/2024- GRANTED</p> <p>iii) P23/S4034/HH & P23/S4035/LB The Manor House 26 High Street Wheatley Internal renovations and reordering to improve internal circulation and to remove inappropriate 1940s alterations</p> <p>13/12/2023- SUPPORT For- 3 Against- 0 Abstain- 0</p> <p>27/02/2024- amendment (no. 1) Additional Information received 18 January 2024- floor & drainage details. - amendment (no. 2) Additional Information received 23 February 2024- response to Conservation Officer.</p> <p>13/03/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>30/04/2024- GRANTED</p>
114.	<p>WHEATLEY NEIGHBOURHOOD PLAN</p> <p>i) Email received from planning team regarding modification to 'green route' but still have no legal advice from SODC legal team. 1 complaint and 1 correspondence received from concerned residents. Complaint dealt with under WPC procedures.</p> <p>ii) Lagan Homes public engagement event 30/04/2024, The Merry Bells. Good attendance with feedback for Lagan Homes to consider.</p>
115.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION- NONE</p>
116.	<p>ITEMS FOR INFORMATION</p> <p>i) SODC car park lighting. Awaiting installation</p> <p>ii) Cinnamons- Social media posts are circulating regarding a neighbour dispute and Environmental Health case. Wheatley Parish Council have already been consulted on planning applications and submitted their response to SODC.</p>
117.	<p>DATE OF NEXT MEETING – WEDNESDAY 12th JUNE 2024, 7.30PM</p>
	<p>MEETING CLOSED AT 7.45PM</p>