

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 8th June 2022 in the Parish Office at 7.30pm

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

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

347.	ELECTION OF CHAIRMAN FOR PLANNING COMMITTEE Cllr T Newman elected
348.	ELECTION OF VICE-CHAIRMAN FOR PLANNING COMMITTEE Cllr P Willmott elected
349.	AGREEMENT OF TERMS OF REFERENCE FOR PLANNING COMMITTEE Agreed by all
350.	APOLOGIES FOR ABSENCE None
351.	DECLARATIONS OF INTEREST- Cllr P Bignell (PB) 353 ii)
352.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 11th MAY 2022 previously circulated and signed as a true record of the meeting.
353.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P22/S1039/FUL 13 Leyshon Road Wheatley Erection of two storey side and rear extension. Subsequent subdivision to provide new two storey two bed dwelling. Provision of private amenity space with off street parking utilising widened existing highway access to Leyshon Road. Provision of enclosed bin and bike stores.</p> <p>13/04/2022- OBJECT For- 5 Against- 0 Abstain- 0 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 not outweigh the identified harm to local distinctiveness and the character of the area. Traffic generation, parking & highway safety- One parking space is not sufficient for a two double bed property. Already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact & inconvenience for neighbours. Route for farm vehicles and caravans to exit village.</p> <p>11/05/2022- amendment (no. 1) As amended by plans received 10th May 2022, set back and bat & bird box. 08/06/2022- OBJECTS For- 5 Against- 0 Abstain- 0 Same reasons as before</p> <p>ii) P22/S1212/HH 29 Acremead Road Wheatley Remove current hedges and bushes surrounding corner plot property, and replace with 2m tall fence</p> <p>11/05/2022- OBJECTS For- 5 Against- 0 Abstain- 1 Support Highways comments</p> <p>31/05/2022- amendment (no. 1) As amended by plans received 31 May 2022 08/06/2022- SUPPORT For- 5 Against- 0 Abstain- 0 Note application states 2m fence, plans state 1.8m</p>

	<p>iii) P22/S1393/HH 92 High Street Wheatley Proposed demolition of existing rear extensions and erection of a single storey rear and side extension 11/05/2022- SUPPORT For- 6 Against- 0 Abstain- 0 19/05/2022- amendment (no. 1), As amplified by Flood Risk Assessment received 2022-05-18 INFORMATION ONLY</p>
354.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P22/S1661/HH & P22/S1851/LB 100 High Street Wheatley Single storey rear extension to replace the existing timber frame garden room. 08/06/2022- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>ii) P22/S1784/PDS The Garden Rooms The Paddocks Ladder Hill Wheatley Building an additional storey on The Garden Rooms with a total height of 6.55 metres. 08/06/2022- OBJECTS For- 5 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).</p> <p>iii) P22/S1954/FUL The Paddocks Ladder Hill Wheatley Removal of condition 2 (access for agricultural vehicles only) on application P97/N0129. (Formation of access to small holding and shed). 08/06/2022- OBJECTS For- 5 Against- 0 Abstain- 0 Formation of a new access would cause Highway safety, from local knowledge and experience.</p> <p>Note: Cllr Harding arrived</p> <p>iv) P22/S1905/HH 62 Farm Close Road OX33 1XJ Demolition of existing separate garage and erection of two-storey side extension, with new pedestrian access into garden from footpath. 08/06/2022- RESPONSE For- 6 Against- 0 Abstain- 0</p> <p>We can't see any material planning issues. We do feel the extension could be overbearing and dark to the footpath. We suggest if the applicant hipped the roof on the footpath side this will help.</p> <p>Note the new access is over Wheatley Parish Council land, so permission will be needed, and a legal agreement made at the cost of the applicant. In addition, permission for scaffolding will be needed on the public footpath. We request access is still maintained as this is a busy footpath and lighting may be needed while scaffolding is in place.</p>
355.	PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED- NONE
356.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) BRUIN advertising board- remove</p> <p>ii) 1 Crown Road, overgrown hedge</p>

	<p>iii) 12 Station Road, annex not registered and have no additional bins. Ast Clerk to write to SODC Enforcement Team.</p> <p>iv) P22/S1039/FUL 13 Leyshon Road Wheatley Erection of two storey side and rear extension. Subsequent subdivision to provide new two storey two bed dwelling. Provision of private amenity space with off street parking utilising widened existing highway access to Leyshon Road. Provision of enclosed bin and bike stores. 25/05/2022- SODC Planning Committee 08/06/2022, emailed to TN & PW.</p>
357.	<p>ITEMS FOR INFORMATION</p> <p>i) Conversion of property known as: 67 Church Road into two flats to be known as: 67A and 67B Church Road, Wheatley, OXFORD OX33 1LU INFORMATION ONLY- 27/05/2022</p> <p>Concerns were noted on the fencing dividing the properties being overbearing. Cllr TN will speak with applicant.</p>
358.	DATE OF NEXT MEETING – WEDNESDAY 13th JULY 2022, 7.30PM
	MEETING CLOSED AT 8PM