

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 8th July 2020 in the Parish Office & via Teams at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), D Lamont (DL), A Cooper (AC), M Booth (MB), C Coxon (CC), P Bignell (PB)

Officer: L Collinson- Assistant Clerk to the Parish Council **Members of the public:** 0

134.	APOLOGIES FOR ABSENCE – P Harrison (PH)
135.	DECLARATIONS OF INTEREST - NONE
136.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 10th JUNE 2020 previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
137.	AMENDMENTS TO PREVIOUS APPLICATIONS None
138.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P20/S1865/HH 5 The Glebe Wheatley Single storey rear extension For- 7 Against- 0 Abstain- 0 08/07/2020- SUPPORTS</p> <p>ii) P20/S1953/HH Park Hill Wheatley Alterations to stone wall and new gates For- 7 Against- 0 Abstain- 0 08/07/2020- SUPPORTS</p> <p>iii) P20/S2108/HH 24 Keydale Road Wheatley Proposed single story rear extension For- 7 Against- 0 Abstain- 0 08/07/2020- SUPPORTS</p>
139.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P19/S2814/FUL 2A Littleworth Littleworth OX33 1TR Erection of dwelling with associated access and landscaping works 09/10/2019- OBJECTS to this application for the following reasons: Below are the reasons for objection from Wheatley Parish Council:</p> <ol style="list-style-type: none"> 1. National Planning Policy Framework (NPPF) <ol style="list-style-type: none"> i) The site is on the countryside corridor of which is used by bats as a commuting dark corridor to access nesting points under the bridge, next to this site, and Horspath Tunnel. 2. The stream on this site needs to be maintained to reduce the risk of flooding. 3. Contamination <ol style="list-style-type: none"> i) There is a risk of leaching into ground water from pre-existing contamination which could be disturbed by the building work. 4. Traffic generation, parking and highway safety <ol style="list-style-type: none"> i) Access into and out of the site will cause a major highway safety. The levels coming out onto the road will impair sight lines of an already dangerous road 5. Amenity consideration: <ol style="list-style-type: none"> i) Overlooking- The properties in Keydale Road will be overlooked. <p>20/11/2019- amendment (no. 1)- As amended by drawing PA02 Rev C and amplified by vehicle tracking plan accompanying agent email received 20-11-2019 11/12/2019- OBJECTS to this application for the same reasons as above For- 0 Against- 8 Abstain- 0</p>

	<p>10/03/2020- amendment (no. 2) level information and CCTV footage received 6 March 2020. INFORMATION ONLY</p> <p>05/05/2020- amendment (no. 3) as amplified by Addendum Flood Risk Assessment information received 4 May 2020. INFORMATION ONLY</p> <p>01/06/2020- Planning Committee Notification for meeting on 10/06/2020, 6pm. Written statement to be submitted by TN.</p> <p>12/06/2020- REFUSED</p> <p>ii) P20/S1242/FUL St Mary The Virgin Church Church Road Wheatley Construction of ramp to existing vestry door. Installation of boiler flue and safety valve discharge pipe. Installation of WC extract vent. Installation of new door and sidelights/toplight to South porch 12/05/2020- SUPPORTS this application For- 5 Against- 0 Abstain- 2 22/06/2020- GRANTED</p>
140.	<p>TO RECEIVE UPDATE ON SODC LOCAL PLAN</p> <p>No update</p>
141.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) P15/S2121/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</p> <p><u>The Spinney access</u> 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. 18/02/2020- Emailed Sam Townley- Community Safety Officer at SODC to understand the investigation / decision completed. Reply received. 11/03/2020- A response will be sent to SODC to arrange a meeting to discuss the process used and future options available to open the access up again for public safety. To action once COVID-19 procedures allow.</p> <p>ii) 36 Ambrose Rise- Enforcement case raised to investigate new out building. 06/05/2020- Chased Enforcement Team for a response/ confirmation. They confirmed a case has been set up (ref: SE20/124) and will investigate. 08/07/2020- No update at present</p>
142.	<p>ITEMS FOR INFORMATION</p> <p>i) P20/S1800/PDH 25 Beech Road Wheatley Single storey side and rear extension. Depth: 6.30m Height: 3.30m Height to eaves: 2.35m INFORMATION ONLY</p> <p>ii) P20/S2115/PDH 26 Ambrose Rise Wheatley Single storey masonry rear extension to the rear of the property with pitched roof to match existing. Extension extend - 5.70 Maximum height - 4.00 Height at the eaves - 2.55 INFORMATION ONLY</p> <p>iii) P20/S1176/LDP 31 Barlow Close Wheatley Garage conversion to habitable room with new windows replacing existing garage doors and new porch. Internal remodelling. INFORMATION ONLY 02/07/2020- WITHDRAWN</p>
143.	<p>DATE OF NEXT MEETING – WEDNESDAY 12th AUGUST 2020, 7.30PM- VIA TEAMS</p>
	<p>MEETING CLOSED AT 8.01 PM</p>