

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 8th August 2018 in the Parish Office at 7.30pm

Present: Cllrs Bell (RB) (Chair), P Bignell (PB), Cooper (AC), Harrison (PH), Harding (RH), D Lamont (DL), P Willmott (PW)

33. APOLOGIES FOR ABSENCE - NONE

34. DECLARATIONS OF INTEREST - NONE

35. MINUTES OF THE PREVIOUS MEETING HELD ON 11th JULY 2018 previously circulated and signed as a true record of the meeting.

36. UPDATE ON MEETING HELD ON 11th JULY 2018 - NONE

37. AMENDMENTS TO PREVIOUS APPLICATIONS

i) [P18/S1630/FUL](#) 8 Church Road Wheatley OX33 1NB. Amendment No.1 – dated 13th July 2018. Erection of one new dwelling, amenity space, parking and associated access (as amended by revised drawings received 13th July proposing single storey dwelling with basement).

An extension of the date for reply to this amendment was not available, so members and neighbours were consulted via email and the chair and assistant clerk completed and returned the consultation form on behalf of the committee.

'The committee **objects** to this application with the following comments:

Members of the Wheatley Parish Council Planning Committee and those residents most concerned have looked at the revised plans submitted and in general accept that the applicant has made improvements to the original application in that it is now a single storey building but still are of the view that the committee **OBJECTS** to this application for the following reason:-

The single storey building is on the same footprint as the previous plans, albeit slightly larger, and therefore is still overbearing on neighbouring properties though to a lesser extent than before, leading to continued concern about the integrity and structure of the retaining wall at the south of the property. We believe that the building should be moved more to the north of the site in line with the property No 5 Church Road. It would be no nearer to the Grade two listed building (No 8 Church Road) and with proper screening would not be visible from that property. We also note the concerns of the Forestry Officer and these would also be helped by re-locating the building as suggested'.

38. NEW PLANNING APPLICATIONS

i) [P18/S2189/FUL](#) 85 Littleworth Road Wheatley OX33 1NW. Demolition of existing dwelling and erection of two dwellings with new vehicular access and parking.

After taking into account comments from neighbours, the committee **objects** to this application for the following reasons:

- Overdevelopment of the site, replacing a bungalow with two, three storey, four bedroom houses and the impact this will have on neighbouring properties
- Two detached dwellings on this plot is out of keeping with all neighbouring single properties in Littleworth Rd

- Ridge lines above neighbouring properties
- Insufficient parking/turning space for vehicles and no visibility splays as identified by Highways

ii) [P18/S2289/HH](#) 32 Hillary Way Wheatley OX33 1UY. Demolition of existing garage and erection of replacement garage. **Fully Supports.**

iii) [P18/S2263/LDP](#) 67 Old Road Wheatley OX33 1NX. Front porch extension and two storey rear extension. **For info only.** The assistant clerk to confirm with the planning officer if two storey extensions are permitted.

iv) [P18/S2488/HH](#) 11 The Avenue Wheatley OX33 1YL. Rear extension; re-roof existing lean-to; internal alterations including sound deadening work to party wall. **Fully Supports.**

39. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC - NOTED

i) [P18/S1844/HH](#) 7 Coopers Close Littleworth OX33 1UA. Partial garage conversion to create home office/study. **Fully Supported. GRANTED 26.07.18**

ii) [P18/S1597/HH](#) 14 Barlow Close Wheatley OX33 1NL. Single storey rear extension and conversion of rear section of garage into habitable accommodation. **Fully Supported. GRANTED 10.07.18**

iii) [P18/S1764/HH](#) 19 Roman Road Wheatley OX33 1UX. Two storey side extension. Front extension to enlarge kitchen and first floor bedroom. Enlarge entrance area. **Fully Supported. GRANTED 10.07.18**

40. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION - NOTED

i) Email and attached letter 16.07.18 from the applicant of 4 Station Rd re permission for conversion.

ii) Letter 31.07.18 from the enforcement officer re Kellys Rd possible breach of planning control, confirming a visit to the site would be arranged.

41. ITEMS FOR INFORMATION - NOTED

i) Revised [National Planning Policy Framework](#) (printed copy available in the office).

42. DATE OF NEXT MEETING – WEDNESDAY 12th SEPTEMBER 2018

Meeting closed at 8.10pm