

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 8th NOVEMBER 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell, A Cooper, R Harding, P Harrison, P Hood, D Lamont (Vice-Chairman), I Roberts

OFFICER: The Assistant Clerk

ALSO PRESENT: 1 member of the public and Cllr Tully (as an observer)

67. APOLOGIES FOR ABSENCE – Cllr Willmott

68. DECLARATIONS OF INTEREST – None

69. MINUTES OF THE PREVIOUS MEETING HELD ON 10th OCTOBER 2017 which had been circulated previously were signed as a correct and accurate record.

70. UPDATE ON MEETING HELD ON 10th OCTOBER 2017

i) **P17/S1865/FUL** The Railway Hotel 24 Station Road Wheatley OX33 1ST.

There has been another amendment (received after the agenda went out) which does not directly address the concerns raised by the Planning Committee. An extension until the next meeting is not possible, so the Chair and Assistant Clerk will respond.

ii)) **P17/S2409/FUL** 4A Farm Close Road Wheatley OX33 1UQ.

Cllr Bell attended the SODC Planning Committee on 25th October to speak against the application, along with three neighbouring residents of the proposed development. The applicants and their architect also spoke. Cllr Newman, as Chairman of SODC Planning Committee, stepped down as he is the councillor for Wheatley Ward. After debate, the votes were four against and four in favour. The Vice-Chair gave a casting vote in favour of the development. The neighbouring residents have written to Cllr Bell to thank him for the Parish Council Planning Committee's efforts on their behalf.

71. AMENDMENTS TO PREVIOUS APPLICATIONS - NONE

72. NEW PLANNING APPLICATIONS

i) **P17/S3593/FUL** 1, 3 and 5 Park Hill Wheatley OX33 1ND. Demolition of three residential dwellings and the construction of a new 75 bed care home facility (Use Class C2).

After much discussion and taking neighbouring residents' comments into consideration, the committee **Recommend Refusal** for the following reasons:

SEWAGE

The current sewage infrastructure is inadequate to meet the needs of the local residents, with a recent example of raw sewage being discharged into a village stream. The care home facility along with the current development of 51 residences in London Road and the proposed development of 16 dwellings at the Railway Hotel, Station Road will put further strain on the infrastructure. The sewage system must be brought up to the standards required to cope with the increased population before the care home development begins.

HEALTHCARE INFRASTRUCTURE

The care home facility along with the current development of 51 residences and the proposed development of 16 dwellings at the Railway Hotel will have a substantial impact on the services

provided by Morland House surgery. Oxfordshire CCG currently objects to the development as they are unsatisfied that sufficient provision is being made to the healthcare infrastructure. The Parish Council would like to see evidence that measures will be put in place for the increased demand.

ROAD SAFETY

There will be extra pedestrian and traffic hazard resulting from traffic emerging from the care home facility, adequate signage and safety facilities must be installed.

The Planning Committee has great concern for school children crossing Park Hill on their way to school and also while congregating at Park Hill bus stop which is near to the entrance of the care home. Enhanced crossing facilities should be put in place and modifications to the bus stop made to increase safety.

Park Hill is a slip road onto the A40 and traffic travels fast. To increase safety, signage must be enhanced and relocated to indicate where two-way traffic is allowed.

The Planning Committee supports the OCC requirement and OCC Cllr Johnson's comment that a crossing is required over Holloway Rd to give safe access to the surgery for care home residents and will also benefit other local residents.

CAR PARKING

The parking space capacity of the development is inadequate for the amount of staff and visitors. Parking will overspill onto the highway and put further pressure on the already limited parking available in the village. The Park Hill slip road grass verge is already used as an unofficial car and lorry park. Adequate signage, double yellow lines and bollards must be put in place to prevent parking on the grass verge of the slip road.

Also double yellow lines must be installed in Holloway Road to prevent overspill parking.

The turning circle at the front of the development is currently inadequate for large vehicles to get round safely.

NEIGHBOURS' CONCERNS

The Planning Committee would like to see the developer working with neighbours to address their particular concerns in terms of landscaping, tree preservation and increasing the height of fencing to counteract the overlooking of properties.

73. PLANNING APPEAL - NOTED

i) Appeal reference: **APP/Q3115/W/17/3184619** Application reference: **P17/S1336/FUL**
79 High Street Wheatley OX33 1XP. Conversion of former Chinese takeaway into 2 self-contained one bedroom flats. (Description corrected 25 May 2017 and as amended by plan 3595/4C showing cycle parking).

SODC have forwarded all representations made on the application, including those of the Parish Council, to the Inspectorate. Cllr Bell stated that there is not any further representation to be made. Individuals can submit written representations by **21st November 2017**.

74. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) **P17/S3191/HH** 23 London Road Wheatley OX33 1YJ. Proposed demolition of existing conservatory and erection of rear single storey extension with internal alterations and external refurbishment. **Recommend Approval GRANTED 06.10.17**

ii) **P17/S3094/FUL** 85 Littleworth Rd, Wheatley Demolition of existing dwelling and garage; erection of replacement dwelling and garage. **Recommend Approval GRANTED 19.10.17**

iii) **P17/S2761/FUL** Hill Top Ladder Hill Wheatley OX33 1HY Proposed conversion of existing garage to provide annex accommodation. **Recommend Approval GRANTED 19.10.17**

iv) **P17/S2409/FUL** 4A Farm Close Road Wheatley OX33 1UQ. Side extension to existing flatted block to provide two No. two bed flats. (4 No flats in total). Provision of 3 no. off street parking

spaces with new highway access, (extant) secure cycle storage and bin enclosures. **Recommend Refusal GRANTED 27.10.17**

75. CORRESPONDENCE – NOTED

i) Letter from SODC 19.10.17 re appeal 79 High St (see item 73).

76. ITEMS FOR INFORMATION

i) SODC Local Plan 2033 drop-in event on Thursday 9th November, 3-7pm at The Merry Bells.

Cllr Lamont suggested that individual opinions regarding the Local Plan could be emailed to him for use in drafting a collective response.

77. DATE OF NEXT MEETING – WEDNESDAY 13TH DECEMBER 2017 – NOTED

The Meeting closed at 8.45pm