

# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 9<sup>th</sup> March 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: 1**

320.	<b>APOLOGIES FOR ABSENCE</b>
321.	<b>DECLARATIONS OF INTEREST-</b> Item 326 i) Cllr Bignell
322.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 9<sup>th</sup> FEBRUARY 2022</b> previously circulated and signed as a true record of the meeting.
323.	<b>AMENDMENTS TO PREVIOUS APPLICATIONS</b>  i) <a href="#">P22/S0203/O</a> 61 Church Road Wheatley Oxford Proposed dwelling 09/02/2022- SUPPORTS For- 6                      Against- 0                      Abstain- 0 Would like neighbours' comment regarding drain/ sewer to be considered. <b>09/02/2022- amendment (no1)- As amended by Design &amp; Access Statement received 09 February 2022</b> <b>09/03/2022- SUPPORT</b> <b>For- 6                      Against- 0                      Abstain- 0</b>  ii) <a href="#">P20/S4003/FUL</a> Cullum House Ambrose Rise Wheatley Demolish block of 13 bedsits and erect block of 12 affordable flats <b>09/12/2020- OBJECT</b> <b>For- 6                      Against- 0                      Abstain- 0</b> Concerned ridge height is too high. Can roof pitch be reduced? Can all ground floor bedsits be wheelchair accessible? Construction traffic management plan with separate conditions requested: <ul style="list-style-type: none"><li>- Parking on site and not on Ambrose Rise, Cullum Road or Leyshon Road.</li><li>- Verges reinstated if damaged during construction/ demolition.</li><li>- Access via London Road lane.</li></ul> 30/09/2021- amendment (no. 1) amended and additional information received 28 September 2021 13/10/2021- RESPONSE For- 5                      Against- 0                      Abstain- 0 We repeat our previous objections and also add: <ul style="list-style-type: none"><li>- No parking on Miller/ Roman Rd</li></ul> Keep roads clear as used by farm traffic throughout the year <b>03/03/2022- amendment (no. 2)- Amended &amp; Additional Information received 1 March 2022</b> <b>09/03/2022- SUPPORT</b> <b>For- 3                      Against- 2                      Abstain- 0</b> Construction traffic management plan with separate conditions requested: <ul style="list-style-type: none"><li>- Parking on site and not on Ambrose Rise, Cullum Road, Leyshon Road, Miller or Roman Rd. Roads used by farm traffic throughout the year.</li><li>- Verges reinstated if damaged during construction/ demolition.</li><li>- If access via London Road lane is used residents including 78 London Road need assurance fences and tarmac will be reinstated if damaged.</li></ul> Would like it noted that the over shadowing will be for a longer period of the year for the properties to the West, compared to the current building.

324.	<p><b>NEW PLANNING APPLICATIONS</b></p> <p>i) <a href="#">P22/S0443/HH</a> 8 Church Road Wheatley The erection of a single storey extension to the existing courtyard and the refurbishment of the existing annex at The Walled Cottage. <b>09/03/2022- SUPPORT</b> <b>For- 6                  Against- 0                  Abstain- 0</b></p> <p><a href="#">P22/S0449/LB</a> 8 Church Road Wheatley The erection of a single storey extension to the existing courtyard and the refurbishment of the existing annex at The Walled Cottage. <b>09/03/2022- SUPPORT</b> <b>For- 6                  Against- 0                  Abstain- 0</b></p> <p>ii) <a href="#">P19/S3220/FUL</a> Land Off Old London Road Wheatley Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access 13/11/2019- OBJECTS- to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>• National Planning Policy Framework- An inappropriate development in the Greenbelt.</li> <li>• Amenity Consideration <ul style="list-style-type: none"> <li>- Noise</li> <li>- Air quality (Climate emergency)</li> </ul> </li> </ul> <p>For-0                  Against-8                  Abstained-0 15/01/2020- Email from Planning Agent, forwarded to TN 17/01/2020 for a response. 14/02/2020- GRANTED 04/03/2020- Letter of complaint sent to Margaret Reed, Head of Legal &amp; Democratic Services. 08/04/2020- Response from Margaret Reed</p> <p><a href="#">P22/S0589/FUL</a> Land Off Old London Road Wheatley</p> <p>Variation of conditions 2(approved plans), 5(landscape scheme), 6(surface water drainage) &amp; 7(Construction Traffic Management Plan) on application P19/S3220/FUL. To make further amendments to the layout and provide further information. (Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access). <b>09/03/2022- OBJECT-</b> to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>• National Planning Policy Framework- An inappropriate development in the Greenbelt.</li> <li>• Amenity Consideration <ul style="list-style-type: none"> <li>- Noise</li> <li>- Air quality (Climate emergency)</li> <li>- Flood risk (Climate change)</li> </ul> </li> </ul> <p><b>For- 6                  Against- 0                  Abstain- 0</b></p> <p>iii) <a href="#">P22/S0570/LB</a> 90 High Street Wheatley Proposed partition wall to be removed. <b>09/03/2022- SUPPORT</b> <b>For- 6                  Against- 0                  Abstain- 0</b></p>
325.	<p><b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</b></p> <p>i) <a href="#">P21/S3923/HH</a> 17 Barlow Close Wheatley Oxford Garage conversion with double side and wrap around extension projecting to the rear. 13/10/2021- RESPONSE For- 5                  Against- 0                  Abstain- 0 We have concerns over reduction in parking and note neighbours objections 15/11/2021- amendment (no. 1) As amended by drawings received 15 November 2021. 29/11/2021- amendment (no. 2) As amended by drawings received 29 November 2021. 08/12/2021- RESPONSE- as before For- 6                  Against- 0                  Abstain- 0 <b>14/02/2022- GRANTED</b></p>

326.	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</b></p> <p>i) <a href="#">P20/S3719/RM</a> 31 Arcemead Road Wheatley  Amendment (no. 4) As amended by plans received on 21 June which show bird and bat boxes on the elevations and an increased turning head.  14/07/2021- OBJECTS, as per previous objections made  For- 5                      Against- 0                      Abstain- 0  09/07/2021- Letter received from SODC Planning Committee to advise the Planning Committee will consider the application on the 20<sup>th</sup> July, response needed by 16<sup>th</sup> July 12pm.  14/07/2021- Cllr TN to attend meeting virtually, Ast Clerk to send confirmation of attendance.  26/07/2021- REFUSED  <b>10/02/2022- APPEAL (APP/Q3115/W/21/3284171), representations to be sent by 15/03/2022</b>  <b>09/03/2022- No further action needed as representation already noted.</b></p> <p>ii) BRUIN advertising board. Enforcement email to be investigated further.  09/03/2022- Cllr TN chased</p>
327.	<p><b>ITEMS FOR INFORMATION-</b></p> <p>i) <a href="#">P21/S5019/HH</a> 51 Old Road Wheatley  Erection of single two bay garage to front driveway.  12/01/2022- OBJECTS  For- 5                      Against- 0                      Abstain- 0  Not in keeping with Character or Area  Point 5 on application is incorrect as Old Road is lined with trees  <b>22/02/2022- WITHDRAWN</b></p>
328.	<p><b>DATE OF NEXT MEETING – WEDNESDAY 13<sup>th</sup> APRIL 2022, 7.30PM</b></p>
	<p><b>MEETING CLOSED AT 8.29PM</b></p>