

# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 9<sup>th</sup> May 2018 in the Parish Office at 7.30pm

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

**Officer:** Assistant Clerk to the Parish Council

**Also present:** 2 members of the public

**1. APOLOGIES FOR ABSENCE** – Cllr Hood and Willmott

**2. DECLARATIONS OF INTEREST - NONE**

**3. MINUTES OF THE PREVIOUS MEETING HELD ON 11<sup>th</sup> APRIL 2018** previously circulated and signed as a true record of the meeting.

**4. UPDATE ON MEETING HELD ON 11<sup>th</sup> APRIL 2018**

i) Naming of the Beechcroft development on The Railway site - further correspondence from SODC about Beechcroft putting forward the name 'Grange Court'. Councillors are happy with 'Court' but strongly feel the name should be 'Railway Court' or similar to reflect the history and heritage of The Railway. Firmly worded responses have been sent to SODC Street Naming (who have the final decision on naming).

ii) 1 Keydale Rd - report of tree being felled and concern it was on the bordering OCC property. RB visited the site and reported that the tree was within No.1's property boundary. No further action.

**5. AMENDMENTS TO PREVIOUS APPLICATIONS - NONE**

**6. NEW PLANNING APPLICATIONS**

i) [P18/S0467/FUL](#) Wheatley Park Sportsfield Holton OX33 1QL. Demolition of existing pavilion and changing rooms. Construction of new sports pavilion to include changing rooms, social area together with associated parking provision and improved site access.

After discussion, this application is **fully supported** but comments from Highways and Sport England are noted.

ii) [P18/S1120/HH](#) 10 Acremead Road Wheatley OX33 1NZ. Extension to the side, conservatory to the rear and to re-roof the property. **Fully Supported.**

iii) [P18/S1078/PRC](#) 2 Station Road Wheatley OX33 1ST. Change of use from A1 shop to A3 Italian cafe/delicatessen. **For information only.**

iv) [P18/S1070/HH](#) 4 Station Road Wheatley OX33 1ST. Alterations to raise building height to create an additional bedroom and garden area.

The comments from the neighbour at No.48 were noted and there was discussion about the Wheatley House trees on the border which would be affected by the development. RB recapped on the previous planning history of this building. It was unclear if permission had actually been granted by SODC regarding the change of use from commercial to residential, as there appears to be no record of the decision. It may have been changed under permitted development. Toby Newman, SODC Councillor, had previously requested a planning officer to visit the property but they had been unable to gain access. He will make further enquiries about the current planning status. There

was further discussion about the implications that parking outside the property would cause on a narrow, busy thoroughfare.

The committee **objects** to this application for the following reasons:

1. The development is the conservation area and also the work can only take place if the trees are permitted to be removed.
2. There is no current evidence that permission was granted by SODC to change use from commercial to residential.

v) [P18/S1361/HH](#) 13 Littleworth Littleworth OX33 1TP. Single storey glazed lean to extension to rear. Box dormer to roof space to allow for loft conversion. **Fully Supported.**

vi) [P18/S1414/HH](#) 9 Acremead Road Wheatley OX33 1NZ. Single storey extensions to the front and the rear. **Fully Supported.**

vii) [P18/S1407/FUL](#) 98 Littleworth Park Littleworth OX33 1TU. Add a 2m x 8m mobile home extension on its own chassis to be bolted to my existing 3m x 11.5m mobile home, to provide a dining room, enlarge second bedroom and bathroom. **Fully Supported.**

viii) [P18/S1490/HH](#) 4A Farm Close Road Wheatley Oxford OX33 1UQ. Erection of bicycle store with hedge screening.

The applicant, Mr Robinson, gave further information about the bicycle store and its location. His immediate neighbour, Mr Bushby, is supportive of the application and has spoken to other neighbours who have no issues with it. After discussion, the planning committee has **no objections** to the application.

## 7. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC

i) [P18/S0615/HH](#) 60 Crown Road Wheatley OX33 1UL. Extension to existing porch and erection of single storey covered verandah to rear of dwelling. **Recommend Approval GRANTED 04.04.18**

ii) [P18/S0492/FUL](#) United Reformed Church High Street Wheatley OX33 1UE. Demolition of single storey extension and construction of a new single storey extension including entrance foyer and meeting room. **Recommend Approval GRANTED 09.04.18**

iii) [P18/S0850/FUL](#) 87A High Street Wheatley OX33 1XP. Variation of condition 3 on application P05/W0450 - to extend opening hours on Sundays from 09.00 to 15.00 Change of use from A1 (shop) to A3 (delicatessen). **No objections. GRANTED 25.04.18**

iv) [P18/S0844/HH](#) 19 Cullum Road Wheatley OX33 1XD. Demolition of existing conservatory and cloak room. Proposed rear single storey extension to the left hand side adjacent to adjoining house and proposed rear two storey extension to right hand side. **No objections. GRANTED 25.04.18**

## 8. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

i) Letter from 20 Kellys Rd - a neighbour reported that trees had been cut down on a piece of land bordering No.20 which was thought to be owned by the Parish Council as they have maintained it in the past. RB visited the site and spoke to the residents who confirmed the land is actually owned by Pye (developers) and the vegetation was on No.20's side. No further action.

## 9. ITEMS FOR INFORMATION

i) Park Hill development site - PH reported a tree being felled at 1 Park Hill next to the front wall. Some of the trees may have TPOs but it is unclear if these are still in force or not.

**Action:** the assistant clerk to email concerns to the SODC tree officer.

## 10. DATE OF NEXT MEETING – WEDNESDAY 13<sup>th</sup> JUNE 2018