

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 9th June 2021 in the Merry Bells Coffee Room at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), P Bignell (PB), R Harding (RH), A Sercombe (AS), C Coxon (CC)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

247.	APOLOGIES FOR ABSENCE A Cooper (AC)
248.	DECLARATIONS OF INTEREST Item 251 iv) & 254 v)- Cllr Bignell
249.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 5th MAY 2021 previously circulated and signed as a true record of the meeting.
250.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
251.	NEW PLANNING APPLICATIONS i) P21/S1749/HH 5 Elm Close Wheatley Removal of detached garage and erection of side and rear single-storey extension 09/06/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 ii) P21/S1891/HH 9 Miller Road Wheatley Single storey rear extension and addition of dormer to front roof. 09/06/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 iii) P21/S2007/HH 26 Hillary Way Wheatley Single storey rear and side extensions 09/06/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 iv) P21/S2208/HH 33 Acremead Road Wheatley Demolition of existing garage. Construction of new Front Porch Construction of Ground Floor Extension to create extended living space for elderly parents to move in to. Conversion of Roof Space to create 3 Bedrooms and Bathroom for applicants accommodation. 09/06/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 v) P21/S2303/FUL 85 Littleworth Road Wheatley Variation of conditions 2 (approved plans) and 4 (obscure glazing) on planning application P20/S4776/FUL - Unit 1 and 2 - Internal layout changed. No change to position of external walls and overall floor areas. Unit 1 and 2 - Re-positioning of windows and change to glazing type. Demolition of existing dwelling and garage and erection of 2 detached two storey dwellings with associated car parking. Alterations to access from Littleworth Road 09/06/2021- SUPPORTS For- 6 Against- 0 Abstain- 0
252.	PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED i) P21/S0563/FUL Land Adjacent to Wheatley Windmill Windmill Lane Wheatley OX33 1TA Erection of agricultural style storage building to house bulky items owned by the Wheatley Windmill Preservation Society, historical milling and agricultural machinery in connection with the Wheatley Windmill. In addition to creation of access off Windmill Lane. 10/03/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 Fundamental to supporting an historic landmark/ building in the village

17/03/2021- amendment (no. 1) As clarified by amended plans and corrected Ecology Report received 16 March 2021

14/04/2021- SUPPORTS

For- 6 Against- 0 Abstain- 0

TN has also emailed the Highways Officer his objection to the recommendation of widening Windmill Lane.

28/04/2021- amendment (no. 2) As amended by Tree Protection Information received 28 April 2021

05/05/2021- GRANTED

ii) [P21/S1174/FUL](#) 1, 3 and 5 Park Hill Wheatley
Variation of Conditions 2 approved plans and 5 landscaping scheme on planning application P19/S4482/FUL - 1. Internal reconfiguration of the approved first floor residents lounge and dining area; 2. Internal reconfiguration on first floor to replace approved bedrooms 64 and 65 with a residents Lounge 2; 3. Addition of external balcony on first floor facing Park Hill, adjacent to Stair Core 3; 4. Incidental changes to the fenestration associated with the changes described under Points 1-3; 5. Amendments to the approved external landscaping scheme.

05/05/2021- RESPONSE

For- 6 Against-0 Abstain- 0

Wheatley Parish Council are disappointed that their S106 comments for the bus stop on Park Hill to be upgraded to a pull in bus stop were ignored and a bus shelter on Holloway has been approved instead, which we object to, and would like the pull in reconsidered as part of this process. We would also like further details of the proposed balcony, including the barrier being used, materials and access to understand materials and safety of use.

26/05/2021- GRANTED

24/05/2021- Response from Case Officer who advises to make contact with the Transport Development Control (TDC) Team to ask for the S106 agreement to be amended.

09/06/2021- Ast Clerk to draft an email to the TDC Team for Cllr TN to check before sending

iii) [P21/S1159/HH](#) 76 Church Road Wheatley
Demolition of the existing conservatory, the erection of a single storey rear extension and a single storey porch extension

14/04/2021- SUPPORTS

For- 6 Against- 0 Abstain- 0

10/05/2021- GRANTED

iv) [P21/S1041/HH](#) 29 Elton Crescent Wheatley OX33 1UZ
Porch and single storey side extension to provide increased storage and larger kitchen

14/04/2021- SUPPORTS

For- 6 Against- 0 Abstain- 0

13/05/2021- GRANTED

v) [P21/S0479/FUL](#) Our Lady Of Lourdes Chapel Crown Road Wheatley Oxford
The proposed development is to refurbish the existing single storey Rectory Lodge, internal alterations to form a 1 bed dwelling. Demolition of the existing single skin brickwork and flatroof porch and the construction of a new cavity wall, flat roof Porch (with coat and shoe) store. The removal of UPVC windows and the installation of Aluminium faced timber casement windows to match the existing fenestration

10/03/2021- SUPPORTS

For- 6 Against- 0 Abstain- 0

15/03/2021- amendment (no. 1) As amended by plan received 12th March 2021

14/04/2021- SUPPORTS

	<p>For- 6 Against- 0 Abstain- 0 21/05/2021- GRANTED</p> <p>vi) P21/S1572/FUL Greystocks 1B Windmill Lane Wheatley Alterations to existing building to create an independent residential unit 05/05/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 25/05/2021- GRANTED</p> <p>vii) P20/S4671/FUL The Manor House 26 High Street Wheatley Removal of condition 7 - to allow cottages to be used as residential dwellings instead of holiday lets on application P00/N0791. Conversion of existing stone outbuildings to 2 no. holiday lets and construction of garden wall. 10/02/2021- SUPPORT For- 6 Against- 0 Abstain- 0 11/05/2021- WITHDRAWN</p>
<p>253.</p>	<p>TO RECEIVE UPDATE ON SODC LOCAL PLAN- As now adopted this item can now be removed from future meetings.</p>
<p>254.</p>	<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 <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. 11/11/2020- Ast Clerk to email Sam Townley to see if a meeting can be arranged to progress this case forward. 09/06/2021- Confirmed for Ast Clerk to make contact to arrange a meeting to discuss access.</p> <p>ii) Flooding in Littleworth- as discussed at Full Council meeting 1st March 2021. Investigations to be initiated by TN and raise with Enforcement Team as appropriate. 09/06/2021- Flooding has now been resolved by SODC and so item can be removed.</p> <p>iii) 32 Roman Road- Antisocial behaviour/ COVID breaches. 27/04/2021 AS has emailed SOHA raising residents' concerns and they have confirmed they are investigating and acting to get the property re-occupied with new tenants once it has been vacated. 09/06/2021- No further issues at present and so item can be removed</p> <p>iv) Identity Hair have moved into the Stable Block in the Merry Bells carpark. A sign has been placed on the building which may need planning permission due to being in the Conservation Area. Ast Clerk will investigate. 20/04/2021- Enforcement Team have confirmed a case has been opened to investigate if planning permission is needed. 08/06/2021- Ast Clerk emailed the Enforcement Team for an update 09/06/2021- Advised there is a 'backlog of cases and we will be advised once the case has been looked at'.</p>

	<p>v) Amendment (no. 3) P20/S3719/RM 31 Acremead Road Wheatley As amended by set of plans received on 3 June 2021 09/06/2021- OBJECTS For- 5 Against- 0 Abstain- 0</p> <p>1. Amenity consideration:</p> <p>i) Overlooking- due to the height of the buildings in an area which is mainly bungalows. This would cause a negative impact on the neighbours.</p> <p>ii) Over-development- still over developed, cramming in four properties on a plot which cannot sustain them, following SODC guidance on parking spacing numbers, visitor spaces, amenity space per plot</p> <p>iii) Character of area- existing buildings around the development are bungalows and this proposed development is not in keeping with the character of the area.</p> <p>2. Traffic generation, parking and safety- Highways issues raised previously have not been addressed, entrance, onsite parking, visitor parking. Turning points within the site appear very tight with some properties having back to back parking.</p> <p>vi) 57 Crown Rd (not 26)- concern raised by member of the public of address being used as a building yard. Investigations to be initiated and raised with Enforcement Team as appropriate. 14/04/2021- Police have been in attendance on separate matters, and items (skip/ trailer) have been moved from Council grass area. 04/06/2021- Property has now been vacated and the Agent will be cleaning the site ready for new occupants.</p> <p>vii) BRUIN café- black board erected on right-hand side of window. This will need Planning Permission, which has been passed on to the manager of the business to action.</p> <p>viii) Crown Rd properties have removed boundary walls to create more off street parking. As they sit in the Conservation Area can this be done without planning permission. Ast Clerk to investigate and report back.</p>
255.	<p>ITEMS FOR INFORMATION-</p> <p>i) Cinnamons, High Street. Environmental Health investigating several complaints of nuisance smells coming from the premises. Case no. 185983.</p> <p>ii) Tree Preservation Order No: 20S30 31 Acremead Rd, Willow & Pine 09/09/2020- No objection or comments 07/05/2021- Order confirmed</p>
256.	<p>DATE OF NEXT MEETING – WEDNESDAY 14th JULY 2021, 7.30PM</p>
	<p>MEETING CLOSED AT 8.56PM</p>