

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 9th September 2020 in the Parish Office & via Teams at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Cooper (AC), M Booth (MB), P Bignell (PB), C Coxon (CC),

Officer: L Collinson- Assistant Clerk to the Parish Council **Members of the public: 0**

154.	APOLOGIES FOR ABSENCE – P Harrison (PH), D Lamont (DL)
155.	DECLARATIONS OF INTEREST - NONE
156.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 12th AUGUST 2020 previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
157.	AMENDMENTS TO PREVIOUS APPLICATIONS
158.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P20/S2658/HH 44 Elton Crescent Wheatley Two storey side extension and ground storey front porch to provide enlarged living space 09/09/2020- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>ii) P20/S1943/HH for development work at the following location: 21 Littleworth Littleworth Single storey rear extension & loft conversion 09/09/2020- SUPPORT For- 6 Against- 0 Abstain- 0 Comment- please check previous extension has been built as per plans, see comment from 23 Littleworth.</p>
159.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P20/S2234/FUL 67 Church Road Wheatley The conversion of the existing dwelling into two, two bedroom flats through the demolition of the existing single storey extension and the addition of a part single storey, part two storey extension and associated landscaping. 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0 17/08/2020- GRANTED</p> <p>ii) P20/S1953/HH 23 Park Hill Wheatley Alterations to stone wall and new gates 08/07/2020- SUPPORT For-7 Against-0 Abstain-0 29/07/2020- amendment is for: as amended by drwng no.s 20268.2 Rev A and 20268.3 Rev A to revise entrance received on 27 July 2020 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0 20/08/2020- GRANTED</p> <p>iii) P20/S2451/HH 31 Barlow Close Wheatley Garage conversion to habitable room with new windows replacing existing garage doors and new porch. Internal remodelling 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0 01/09/2020- GRANTED</p>

160.	<p>TO RECEIVE UPDATE ON SODC LOCAL PLAN</p> <p>28/08/2020- Inspector publishes preliminary findings into South Oxfordshire Local Plan</p> <p>A spokesperson for South Oxfordshire District Council said: “We are reviewing the inspector’s preliminary findings. In this letter and throughout the examination process, the Inspector has identified main modifications that must be made for the plan to be considered ‘sound’.”</p> <p>The Inspector is not inviting comments on his preliminary findings, instead there will be an opportunity this autumn for the public to comment on the main modifications that will be finalised following the Inspector’s instructions.</p> <p>The Inspector’s letter is available on the council’s website at www.southoxon.gov.uk/examination</p>
161.	<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</p> <p>The Spinney access 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.</p> <p>ii) 36 Ambrose Rise- Enforcement case raised to investigate new out building. 06/05/2020- Chased Enforcement Team for a response/ confirmation. They confirmed a case has been set up (ref: SE20/124) and will investigate. 08/07/2020- No update at present</p> <p>iii) P19/S2814/FUL 2A Littleworth Littleworth OX33 1TR Erection of dwelling with associated access and landscaping works 09/10/2019- OBJECTS to this application for the following reasons: Below are the reasons for objection from Wheatley Parish Council:</p> <ol style="list-style-type: none"> 1. National Planning Policy Framework (NPPF) <ol style="list-style-type: none"> i) The site is on the countryside corridor of which is used by bats as a commuting dark corridor to access nesting points under the bridge, next to this site, and Horspath Tunnel. 2. The stream on this site needs to be maintained to reduce the risk of flooding. 3. Contamination <ol style="list-style-type: none"> i) There is a risk of leaching into ground water from pre-existing contamination which could be disturbed by the building work. 4. Traffic generation, parking and highway safety <ol style="list-style-type: none"> i) Access into and out of the site will cause a major highway safety. The levels coming out onto the road will impair sight lines of an already dangerous road 5. Amenity consideration: <ol style="list-style-type: none"> i) Overlooking- The properties in Keydale Road will be overlooked. <p>20/11/2019- amendment (no. 1)- As amended by drawing PA02 Rev C and amplified by vehicle tracking plan accompanying agent email received 20-11-2019 11/12/2019- OBJECTS to this application for the same reasons as above For- 0 Against- 8 Abstain- 0</p>

	<p>10/03/2020- amendment (no. 2) level information and CCTV footage received 6 March 2020. INFORMATION ONLY</p> <p>05/05/2020- amendment (no. 3) as amplified by Addendum Flood Risk Assessment information received 4 May 2020. INFORMATION ONLY</p> <p>01/06/2020- Planning Committee Notification for meeting on 10/06/2020, 6pm. Written statement to be submitted by TN.</p> <p>12/06/2020- REFUSED</p> <p>04/08/2020- APPEAL APP/Q3115/W/20/3255382 Written representation to be submitted by 03/09/2020.</p> <p>12/08/2020- Cllr TN to submit a written response and share with other councillors</p> <p>09/09/2020- Cllr TN submitted previously raised objections (SODC Planning Committee Meeting)</p> <p>iv) 12/08/2020- OALC email regarding review of the Planning for the Future, White Paper 12/08/2020- Cllr TN to draft a response and share with Cllr Lamont to add his comments. 28/08/2020- OALC August Newsletter- page 14-18 Planning for the Future, White Paper</p> <p>v) 09/09/2020- Cullum House new development proposal from SOHA received before they send to SODC planning. Feedback being sought by SOHA from Wheatley Parish Council before submission. 09/09/2020- Committee members to provide comments to Lucy by Weds 16th so she can feedback to SOHA.</p>
162.	<p>ITEMS FOR INFORMATION</p> <p>NONE</p>
163.	<p>DATE OF NEXT MEETING – WEDNESDAY 14th OCTOBER 2020, 7.30PM- VIA TEAMS</p>
<p>MEETING CLOSED AT 20:14 PM</p>	