

Wheatley Parish Council

Planning Committee Meeting Minutes



Wednesday 9th September 2026 in the Parish Office at 7.30pm

Present: T Newman (Chair), P Willmott (Vice Chair), A Cooper, F Fox, A Sercombe, L Thomas
Officer: L Collinson- Assistant Clerk to the Parish Council
Members of the public: 1

42.	APOLOGIES FOR ABSENCE- Cllr Shepherd, noted and accepted.
43.	DECLARATIONS OF INTEREST- NONE
44.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 12th August 2026 previously circulated and signed as a true record of the meeting.
45.	AMENDMENTS TO PREVIOUS APPLICATIONS i) P25/S4041/HH 91 Church Road Wheatley Demolition of existing garage and sun room, erection of two storey front extensions, replace the existing slate roof with a new insulated roof covering, reconfigure ground floor, additional bedroom at first floor level, reorganising the layout to create four bedrooms 08/04/2026- OBJECT For- 5 Against- 0 Abstain- 0 We object to the application due to Overlooking, Over development, Character of Area, Loss of light, Traffic generation, parking and highway safety. Tandem parking is contrary to the Wheatley Neighbourhood Plan and we would prefer to see side by side parking. Concerns the plans are not correct, as highlighted by neighbours. 08/07/2026- P25/S4041/HH- Amendment- Amended floor plans/ elevations/ roof plan/ block plan/ description 27/07/2026- OBJECT 06/08/2026- P25/S4041/HH- Amendment- replace the existing slate roof with a new insulated roof covering, reconfigure ground and first floor. 12/08/2026- OBJECT For- 5 Against- 0 Abstain- 0 We continue to object with our previous objections. Plus, the plans are also inaccurate and the scale is not true. The area on London Rd side is not shown as true. Scale and measurements are needed on the drawings to understand what is being proposed. 21/08/2026- P25/S4041/HH- Amendment- replace the existing slate roof with a new insulated roof covering, reconfigure ground and first floor. 09/09/2026- OBJECT For- 6 Against- 0 Abstain- 0 We continue to object with our previous objections. Plus, the plans continue to be inaccurate and the scale is not true. Scale and measurements are needed on the drawings to understand what is being proposed and also a Shadow Map to understand the impact on the neighbours.
46.	NEW PLANNING APPLICATIONS i) P26/S3148/HH & P26/S3149/LB The Manor House 26 High Street Wheatley Oxford OX33 1XX Installation of porch canopy over front door 09/09/2026- SUPPORT For- 6 Against- 0 Abstain- 0 ii) P26/S1650/HH 73 High Street Wheatley Oxford OX33 1XT Part removal of garden boundary wall up to 1m in length on left hand side of driveway and up to 0.8m on the right hand side between front of house/driveway and Wheatley High Street pavement to enable access to house and driveway for a van rather than a car. Change in position of street bollard which hinders access. 09/09/2026- SUPPORT For- 6 Against- 0 Abstain- 0 iii) P26/S3177/HH 27 Windmill Lane Wheatley Oxford OX33 1TA

Signed:

Date:

	Proposed loft conversion with front dormers, new open front porch, proposed rear extension and the demolition of the existing detached garage and its replacement with an attached store and utility. 09/09/2026- SUPPORT For- 6 Against- 0 Abstain- 0
	PLANNING DECISIONS AND NOTIFICATIONS FROM SODC i) P26/S2467/LDP 2 Acremead Road Wheatley Oxford OX33 1NZ Erection of a single storey extension on the rear elevation INFORMATION ONLY 03/08/2026- GRANTED ii) P26/S2350/LDP 1 Templars Close Wheatley Oxford OX33 1PA Remove existing conservatory from rear elevation and erect a single storey extension INFORMATION ONLY 17/08/2026- GRANTED iii) P25/S1879/HH 1 Keydale Road Wheatley Demolition of garage walls and flat roof & part pitched roof and erection of front extension and additional hard standing 08/10/2025- SUPPORT For- 5 Against- 0 Abstain- 0 13/11/2025- GRANTED 01/04/2026- P26/S0892/NM Non material amendment to application ref. P25/S1879/HH (Demolition of garage walls and flat roof and part pitched roof and erection of front extension and additional hardstanding) - revision to proposed roof structure. INFORMATION ONLY 21/07/2026- P26/S2631/S73 Variation of condition 2 (drawing numbers), of planning permission P25/S1879/HH, for changes to the approved roof. 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0 19/08/2026- GRANTED iv) P26/S2377/HH 10 Hillary Way Wheatley Oxford OX33 1UY A single story extension at the front of the house 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0 25/08/2026- GRANTED v) P26/S1060/LDP 2 Fowlers Close Wheatley Oxford OX33 1GE Erection of garden shed. INFORMATION ONLY 01/06/2026- GRANTED 13/06/2026- P26/S2114/HH Proposal: Installation of new timber garden shed to rear garden Location: 2 Fowlers Close Wheatley OX33 1GE 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0 25/08/2026- GRANTED vi) P26/S2486/HH 30 Barlow Close Wheatley Oxford OX33 1NL Single-storey rear extension, insertion of 1no. window to ground floor west elevation, construction of 2no. dormers to east elevation at first floor, construction of 1no. box dormer to west elevation, installation of 1no. sun tunnel to roof serving first floor east elevation, and installation of air source heat pump to north elevation. 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0 13/08/2026- GRANTED vii) 12/06/2026- P26/S1368/HH 2C Littleworth Littleworth Oxford OX33 1TR Retrospective planning permission for variation in external land levels and retention of outbuilding.

Signed:

Date:

	08/07/2026- OBJECT For- 4 Against- 0 Abstain- 0 We agree with the neighbours concerns and would like all concerns investigated. Especially Overlooking, Over-Development, Trees-being buried with soil, culvert has been made smaller. Waste from the site has been pushed in to the culvert- current Enforcement case 13/08/2026- GRANTED
47.	WHEATLEY NEIGHBOURHOOD PLAN i) Working Group met 25/02/2026. Next meeting TBC ii) Neighbourhood Plan Survey, deadline 25/09/2026- Cllr Newman to complete
48.	CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION i) Enforcement cases update ii) Planning Training, 10/09/2026, 5.30-7pm, Teams
49.	ITEMS FOR INFORMATION- NONE
50.	DATE OF NEXT MEETING – WEDNESDAY 14th OCTOBER 2026, 7.30PM
	MEETING CLOSED AT 7.47PM

Signed:

Date: