

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 9th October 2019 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), D Lamont (DL),
A Cooper (AC), M Booth (MB)

Apologies: P Bignell (PB), P Harrison (PH), P Hood (Pho)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 2

43. APOLOGIES FOR ABSENCE –

44. DECLARATIONS OF INTEREST - NONE

45. TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 11th SEPTEMBER 2019 previously circulated

46. AMENDMENTS TO PREVIOUS APPLICATIONS

- i) [P19/S2230/HH](#) 12 Howe Close Wheatley Oxford
Conversion of existing integral garage to provide habitable space.
14/08/2019- OBJECTS to this application for the following reasons: the existing plans submitted do not reflect the actual existing structure, as detailed by web comments from 14 Howe Close- No 2 storey extension at rear. The existing drawings need to be corrected before the application can be considered.
23/09/2019- Amendment No.1- dated 16/09/2019, corrected plans
09/10/2019- FULLY SUPPORTS

47. NEW PLANNING APPLICATIONS

- i) [P19/S2747/FUL](#) Industrial Estate London Road Wheatley
Proposed dry store
09/10/2019- FULLY SUPPORTS
- ii) [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:
 1. National Planning Policy Framework (NPPF)
 - 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
 - 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
 - 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:
 - i) Overlooking- The properties in Keydale Road will be overlooked.

- ii) [P19/S2845/LB](#) 19 Crown Road Wheatley
Repairs to bulging section of masonry at ground floor level on the south elevation; repairs to decayed window joinery; replacement of decayed window/door joinery; repairs to be damaged masonry; removal of cement based mortar pointing to the west elevation at high level and replacement with lime-based material; repairs to existing carriageway gate posts, beams and gates.
09/10/2019- FULLY SUPPORTS
- iii) [P19/S2828/HH](#) Bookend House 92 Kelham Hall Drive Wheatley OX33 1YB
Single-storey extension to rear and side; loft conversion with rear facing dormer; additional window to south west elevation first floor; internal alterations.
09/10/2019- FULLY SUPPORTS
- iv) [P19/S2839/HH](#) 73 High Street Wheatley OX33 1XT
Demolition of existing conservatory. Erection of replacement single storey extension and rendering of existing property.
09/10/2019- FULLY SUPPORTS
- v) [P19/S1331/LB](#) The Lock Up Church Road Wheatley Oxon
Repair stone work to floor level.
09/10/2019- FULLY SUPPORTS
- vi) [P19/S2832/HH](#) 8 Farm Close Lane Wheatley
Construction of a traditional sun room
09/10/2019- has NO OBJECTIONS to this application

48. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P19/S2479/LDP](#) 25 Coopers Close Littleworth
Certificate of Lawful Use for the construction of 3m single storey rear extension with eaves height of 2.57m and overall height of 3.22m.
21/09/2019- APPROVED
- ii) [P19/S1279/FUL](#) Land at 35-36 Barlow Close Wheatley OX33 1NL
Erection of three detached four bedroom houses
12/07/2019- Amendment No. 1- Variation of approved plans concerning the roof lights on the north facing roof slope.
14/08/2019- OBJECTS to this application for the following reasons:
Amenity considerations:
 - Overlooking
 - Over-development
 - Character of area
 - Scale & bulk resulting in loss of light
 21/08/2019-Email from case officer- Paul Bowers, clarifying the application and his professional views for consideration by Wheatley Parish Council.
11/09/2019- Consultation changed to No objections to this application following clarification by the case officer.
18/09/2019- GRANTED

49. TO RECEIVE UPDATE ON SODC LOCAL PLAN

SODC Full Council meeting taking place on 10/10/2019 to discuss the SODC Local Plan.

50. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) [P15/S12121/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**

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 (TW) have been emailed on 30/08/2019 to ask if there is a covenant maintaining pedestrian access into the Spinney. 09/09/2019- Reply from TW who were thinking it was the access from London Road so clarification has been sent and awaiting a response.

02/10/2019- Chased TW for a response

Bream Oak Drive coping stones

20/08/2019- Coping stones have still not been placed on pillars at entrance to Bream Oak Drive. Emailed Taylor Wimpey 20/08/2019 to investigate.

02/10/2019- Coping stones are now in place at both entrances

- ii) The Plough, London Road, Wheatley
A change of business use has been raised with the enforcement team before 01/09/2019. An application is needed to change from A3- Food & Drink to A1- Shop. Enforcement Team have visited site.
An application has now been submitted and awaiting details from planning

- iii) [P19/S1009/FUL](#) 7 Hillary Way Wheatley Oxford
Subdivision of existing garden to provide plot. Demolition of existing garage structure and replacement erection of new detached 2 Bed single storey bungalow dwelling. retention of 2 no. off street parking spaces utilising existing highway access to Roman Road, secure cycle storage and bin enclosures.

10/04/2019- Strongly objects to the application for the following reasons:

This new application is a duplication of P16/S4061/FUL which Wheatley Parish Council refused on 19/01/2017. It was also refused on 01/02/2017 by SODC and upheld by an appeal decision dated 08/08/2017 where the appeal was dismissed.

It is clear that there is a misuse of planning laws and an attempt to make a mockery of the planning process. The certificate of lawful use or development has simply been used to create a highways access to the rear of the property, which was strongly objected to by Wheatley Parish Council previously.

1. Amenity consideration:

- i) Character of area- As stated in the appeal decision dated 08/08/2017, the new access created as part of the certificate of lawful use or development has resulted in 'an incongruous gap to an otherwise fully enclosed part of Roman Road. This is harmful to the visual cohesiveness of this part of the street scene and is clearly visible when passing in both directions.'

2. Traffic generation, parking and safety- This new access is straight onto an already busy, narrow road. Any visitor vehicles parked outside would cause chaos.

It is also noted that drawing 16-008/P/301 shows the access from Crown Road which is incorrect, it should read Roman Road.

Highways need to visit site and comment

The above is only a condensed version of Wheatley Parish Councils response.

The full response can be viewed on the planning portal or a copy can be obtained from Wheatley Parish Council office

08/07/2019- Planning Committee Notification for 17/07/2019, to confirm who will attend to speak

10/07/2019- Toby Newman to attend, return slip emailed to confirm

19/07/2019- REFUSED

14/08/2019- Assistant Clerk emailed SODC to enquire about how Wheatley

Parish Council may request that:

- The vehicle access on to Roman Road needs to be reversed to ensure Highway safety. This should not have been allowed to be completed under permitted development due to the high risk of Highway safety and appears to have been an oversight which needs correcting.
- The hedge which has been removed to be reinstated to stop there being an incongruous gap in an otherwise fully enclosed part of Roman Road

23/09/2019- APPEAL BY APPLICANT, Appeal ref: APP/Q3115/W/19/3237089

09/10/2019- Assistant Clerk to restate original objections in a letter and send to TN to check before submitting. TN to attend the appeal hearing.

iv) Cullum House (Sheltered Housing), Ambrose Rise, Wheatley

23/09/2019- Proposal to demolish and rebuild, a new scheme for age 55+ group. No planning application at present, just notification from SOHA about the proposal in case we receive queries from residents and their families. The contact from SOHA is available to take these queries.

Is it advisable to meet with SOHA to discuss the plans before anything is submitted?

09/10/2019- Assistant Clerk to contact SOHA to arrange to meet and see the proposals.

v) [P17/S4254/O](#) Oxford Brookes University Waterperry Road Holton OX33 1HX.

Amendment : No. 1 - dated 12th October 2018.

Proposal : Outline planning application, with all matters reserved for subsequent approval except details of vehicular access, for demolition of all existing structures and redevelopment of the site with up to 500 dwellings and associated works including; engineering operations, including site clearance, remediation, remodelling and deposition of inert fill material arising from demolition on site; installation of new and modification of existing services and utilities; construction of foul and surface water drainage systems, including SuDS; creation of noise mitigation bund and fencing; creation of public open space, leisure, sport and recreation facilities including equipped play areas; ecological mitigation works; construction of a building for community/sport use and associated car parking; construction of internal estate roads, private drives and other highways infrastructure and construction of pedestrian footpaths.

(As amended by plans received 12 October 2018, and amplified by additional arboricultural, biodiversity, design and access information received 12 October 2018, and amplified by EIA addendum received 12 October 2018. Objection. (Chair/clerk actioned reply as deadline for consultation was before planning committee date).

SODC Planning Committee Meeting held on the 28/11/18 rejected the 500 dwellings, after Wheatley PC and Holton PC raised their concerns, and are now awaiting to see if an appeal will be raised.

13/12/2018- OUTLINE PLANNING PERMISSION IS REFUSED.

09/05/2019- Letter from Avison Young advising a proposal to amend application to remove the provision of the retail unit, before they appeal the refusal. No notification from SODC received as yet.

09/07/2019- Appeal received advising representations must be received by 5th August 2019.

10/07/2019- Toby Newman to draft a letter of response and to circulate to councillors for amendment/ approval for submission.- nothing submitted

05/10/2019- Appeal Public Inquiry date 22nd Oct- 1st Nov.

09/10/2019- TN and DL to attend the Public Inquiry, along with Roy Gordon.

51. ITEMS FOR INFORMATION

- i) [P18/S3781/O](#) 31 Acremead Road Wheatley OX33 1NZ
Demolish existing dwelling and construction of 5 new dwelling houses with new private access drive.
12/12/2018- OBJECTS- to this application for the following reasons:
1. Amenity consideration:
 - i) Overlooking
 - ii) Over-development
 - iii) Character of area
 2. Traffic generation, parking and safety
- 13/03/2019- Amendment No.1- As amended by drawing no.18-019-F-001 C received 30-03-2019
Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive.
10/04/2019- Strongly objects to the application for the following reasons:

This amended application has not addressed any of the previous concerns raised by both residents, Wheatley Parish Council and External Agencies. All of which have again raised major objections to this amended application.

Below are the reasons for objection from Wheatley Parish Council:

1. Amenity consideration:
 - iv) Overlooking- due to the height of the buildings in an area which is mainly bungalows. This would cause a negative impact on the neighbours.
 - v) 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
 - vi) Character of area- existing buildings around the development are bungalows and this proposed development is not in keeping with the character of the area.
2. Traffic generation, parking and safety- Highways issues raised previously have not been addressed, entrance, onsite parking, visitor parking.
3. External Agencies, none of their raised comments have been dealt with.
4. If any future application was made it would need to be for two possibly three bungalows to allow them to be in keeping with the surrounding properties, and to abide by the External Agencies concerns.

07/08/2019- Amendment (no. 2), As amplified by Ecology Survey received 23 July 2019

23/09/2019- SODC Planning Committee meeting- Toby Newman to attend

30/09/2019- A Site visit is being planned by SODC Planning Committee to take place before their next meeting on 06/11/2019.

09/10/2019- TN to attend SODC Planning Committee meeting on 06/11/2019

52. DATE OF NEXT MEETING – WEDNESDAY 13th NOVEMBER 2019, 7.30PM

MEETING CLOSED AT 8.38 PM