

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 9th November 2022 in the Parish Office at 7.30pm

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

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

387.	APOLOGIES FOR ABSENCE – NONE
388.	DECLARATIONS OF INTEREST- Cllr A Sercombe 391(i)
389.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 12th OCTOBER 2022 previously circulated and signed as a true record of the meeting.
390.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
391.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P22/S3577/FUL 15 Elton Crescent Wheatley Proposed demolition of the existing garage and conservatory, and the erection of two-storey side and rear extension. Subsequent subdivision to provide new two-storey two bed dwelling. Provision of amenity space and off-street parking with new highway access off Elton Crescent. 09/11/2022- SUPPORT For- 5 Against- 0 Abstain- 0 We are supporting as we can't find any material reasons to object. We feel it has a detrimental impact to neighbours at No 17 and behind. We are also concerned at the space for parking provision for modern sized cars and therefore increasing the already congested area (Traffic generation, parking & highway safety). Continue to note comments from neighbours regarding drainage issues.</p> <p>ii) P22/S3492/HH 72 Kelham Hall Drive Wheatley Addition of a 1st floor balcony (4m x 2m) on the south side of the dwelling. 09/11/2022- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>iii) P22/S3617/LDE The Paddocks Ladder Hill Wheatley Use of land as domestic curtilage. 09/11/2022- OBJECT For- 6 Against- 0 Abstain- 0 Wheatley Parish Council object to this application for the following reasons: It is the Parish Council's opinion that the principle of a two storey, greatly enlarged building on this site is not acceptable on green belt grounds because the site is not within the built-up limits of the village. It is our opinion that there are no special circumstances to outweigh the harm by reason of inappropriateness. In addition, the application site is not highlighted in the Wheatley Neighbourhood Plan as a Greenbelt area for construction and is contrary to policy (section 5.4 & HL2V).</p> <p>iv) P22/S3399/FUL 81 High Street (Cinnamons) Wheatley Two storey rear extension, relocation of restaurant toilets to ground floor. Separation of first floor residential dwelling into two self-contained dwellings. 09/11/2022- OBJECT For- 6 Against- 0 Abstain- 0 The current accommodation is ancillary to the restaurant and puts at risk losing a Community Asset by converting it to residential accommodation. No facility for extraction has been shown on the plans, but previous application P21/S3437/FUL was submitted to address issues so feel these changes should be shown. Where are the residents of the new accommodation going to park? Surrounding residents have also raised this as a concern</p>

	<p>v) 24/10/2022 P22/S3296/LB 8 Church Road Wheatley s73 Application to vary condition 2(approved plans) - to reconfigure glazing configuration on application P22/S0449/LB. (The erection of a single storey extension to the existing courtyard and the refurbishment of the existing annex at The Walled Cottage) 09/11/2022- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>vi) 27/10/2022- P22/S3724/S73 Land Off Old London Road Wheatley. s73 application to vary condition 2(approved plans) on application P22/S0589/FUL to amend the site layout in order to add CCTV columns to the approved layout. Variation of conditions 2 (approved plans), 5 (landscape scheme), 6(surface water drainage) and 7(Construction Traffic Management Plan) on application P19/S3220/FUL. To make further amendments to the layout and provide further information.(Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access)). 09/11/2022- SUPPORT For- 6 Against- 0 Abstain- 0 Wheatley Parish Council are Supporting this application, as we can find no material objection but want it noted that all our previous objections have been ignored.</p> <p>vii) 31/10/2022- P22/S3840/S73 1, 3 and 5 Park Hill Wheatley Section 73 application for variation of Condition 2 approved plans on planning application P21/S1174/FUL for external alterations including: 1. revised entrance canopy; 2 ventilation louvres; 3. lift overruns; 4. changes to the roof design; boiler flues; changes to doors colour. (Demolition of three residential dwellings and construction of a residential care home (Use Class C2). 09/11/2022- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>viii) P22/S3759/HH 21 Keydale Road Wheatley Construction of a new double garage to rear garden. Demolition of existing single garage. 09/11/2022- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>ix) 28/10/2022- P22/S3872/HH 17 Barlow Close Wheatley Construction of a new double garage to rear garden. Demolition of existing single garage. 09/11/2022- SUPPORT For- 6 Against- 0 Abstain- 0</p>
392.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P22/S3191/HH 108C Church Road Wheatley Single storey front extension and conversion of existing store into study 12/10/2022- SUPPORT For- 4 Against- 0 Abstain- 0 Comment- note there needs to be enough depth on the drive so cars do not overhang the pavement. 19/10/2022- GRANTED</p> <p>ii) 21/09/2022- P22/S3293/S73 8 Church Road Wheatley s73 Application to vary condition 2(approved plans) - to reconfigure glazing configuration on applications P22/S0443/HH. (The erection of a single storey extension to the existing courtyard and the refurbishment of the existing annex at The Walled Cottage). 12/10/2022- SUPPORT For- 4 Against- 0 Abstain- 0 20/10/2022- GRANTED</p>

	<p>iii) 06/10/2022- P22/S3497/O 61 Church Road Wheatley Oxford Outline application for proposed dwelling, re-submission of P22/S0203/O 12/10/2022- SUPPORT For- 4 Against- 0 Abstain- 0 08/11/2022- GRANTED</p>
393.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) 19/10/2022- 31 Acremead, email from resident concerned with building work happening outside of authorised times. Advised to speak with Enforcement Team.</p> <p>ii) 66 High Street- Enforcement case raised for garage conversion. Advised no restriction on property so falls under permitted development.</p>
394.	<p>ITEMS FOR INFORMATION</p> <p>i) 24/10/2022- amendment (no. 2) P22/S2293/FUL 1, 3 and 5 Park Hill Wheatley As amended by information received 21 October 2022- Landscape Maintenance & Mgt Plan INFORMATION ONLY</p> <p>ii) Community First Oxfordshire- Town Planning Services</p>
395.	<p>DATE OF NEXT MEETING – WEDNESDAY 14th DECEMBER 2022, 7.30PM</p>
	<p>MEETING CLOSED AT 8.30PM</p>