

Wheatley Parish Council

Planning Committee Meeting Minutes

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

Present: T Newman (TN) (Chair), A Cooper (AC), M Booth (MB), C Coxon (CC), P Bignell (PB), D Lamont (DL)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

184.	APOLOGIES FOR ABSENCE - P Willmott (PW) (Vice Chair),
185.	DECLARATIONS OF INTEREST – Cllr P Bignell, application TPO 31 Acremead Road Wheatley
186.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 11th NOVEMBER 2020 previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
187.	AMENDMENTS TO PREVIOUS APPLICATIONS- None
188.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P20/S3936/HH 42 Church Road Wheatley Modification and lifting of existing roof structure 09/12/2020- SUPPORT For- 6 Against- 0 Abstain- 0 Construction traffic management plan requested: - Access via SODC carpark and not on Holloway or Church Rd - And parking off these roads too.</p> <p>ii) P20/S4157/FUL Land adjacent to Windmill Lane Wheatley Proposed detached dwelling and associated works, including new vehicular access 09/12/2020- SUPPORT For- 6 Against- 0 Abstain- 0 Construction traffic management plan with separate conditions requested: - Parking on site and not on Windmill Lane (narrow single road) or on Ladder Hill (busy through road). - Verges reinstated if damaged during construction.</p> <p>iii) P20/S4003/FUL Cullum House Ambrose Rise Wheatley Demolish block of 13 bedsits and erect block of 12 affordable flats 09/12/2020- OBJECT For- 6 Against- 0 Abstain- 0 Concerned ridge height is too high. Can roof pitch be reduced? Can all ground floor bedsits be wheelchair accessible? Construction traffic management plan with separate conditions requested: - Parking on site and not on Ambrose Rise, Cullum Road or Leyshon Road. - Verges reinstated if damaged during construction/ demolition. - Access via London Road lane. Copied District Cllr, Alexandrine Kantor into consultation response so application can be called in for SODC Planning Committee to add to next Agenda for discussion.</p> <p>iv) Tree Preservation Order, 31 Acremead Rd Willow and Pine 09/12/2020- SUPPORT For- 6 Against- 0 Abstain- 0</p>

189.

PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P20/S3393/HH](#) 62 Kelham Hall Drive Wheatley
Removal of existing wood gate/fence at rear and stone wall at side of rear garden and construction of new gate, fence, hedge and stone wall in new location to extend back garden using existing side garden. - Wood gate and fence moved to new Location adjacent to side wall of property - Hedge will start at the new gate running north/south, before turning east and running parallel public footpath. This hedge will be maintained at least 10cm inside property boundary - New stone wall will start end of hedging and run parallel for to the public footpath for 2m and at least 1m inside property boundary It will then turn to away from the public footpath and extending 4m before finally running to run in an approximate North/South direction for 4m to join the old wall at rear of property - A further new stone wall will also be constructed at rear replacing existing gate/fence joining existing stone wall, stopping at the southern boundary of the property - The new stone wall will be of similar material a the existing stone wall and be level with the existing rear stone wall that will remain
11/11/2020- SUPPORT
For- 6 Against- 0 Abstain- 1
18/11/2020- GRANTED
- ii) [P20/S3808/HH](#) 6 Farm Close Lane Wheatley
Removal of canopy at rear
Replacement doors and windows (part)
Replacement of exposed oak lintels
Replacement of canopy at front
11/11/2020- SUPPORT For- 7 Against- 0 Abstain- 0
19/11/2020- GRANTED
- iii) [P20/S3808/LB](#) 6 Farm Close Lane Wheatley
Removal of canopy at rear
Replacement doors and windows (part)
Replacement of exposed oak lintels
Replacement of canopy at front
11/11/2020- SUPPORT For- 7 Against- 0 Abstain- 0
19/11/2020- GRANTED
- iv) [P20/S3595/HH](#) 7 Farm Close Lane Wheatley
Externally: . Removing an existing canopy and alterations to the existing opening below . Forming a porch over the existing front door and replacing the door . Replacing existing aluminium and uPVC windows/doors with timber double glazed windows/doors Internally: . Upgrading the floor to bedroom 3 (flying freehold) for fire and acoustic purposes . Removing the existing ceilings within the house and insulating at roof level . Introducing new timber truss and ridge beams . Removing modern internal partitions . Replacing modern flush doors with traditional ledge and batten doors Garage: . Replacing the existing up and over garage door with timber doors . Installing solar PV panels on the garage roof . Reinstatement of a gable window
11/11/2020- SUPPORT For- 7 Against- 0 Abstain- 0
01/12/2020- GRANTED
- v) [P20/S3598/LB](#) 7 Farm Close Lane Wheatley
Externally: . Removing an existing canopy and alterations to the existing opening below . Forming a porch over the existing front door and replacing the door . Replacing existing aluminium and uPVC windows/doors with timber double glazed windows/doors Internally: . Upgrading the floor to bedroom 3 (flying freehold) for fire and acoustic purposes . Removing the existing ceilings within the house and insulating at roof level . Introducing new timber truss and ridge beams . Removing modern internal partitions . Replacing modern flush doors with traditional ledge and batten doors Garage: . Replacing the existing up and over garage door with timber doors . Installing solar PV panels on the garage roof . Reinstatement of a gable window
11/11/2020- SUPPORT For- 7 Against- 0 Abstain- 0
01/12/2020- GRANTED

	<p>vi) P18/S0854/FUL 49 London Road Wheatley OX33 1YJ. Subdivision of existing garden to provide plot. Erection of new detached 4 Bed chalet bungalow dwelling. Provision of 3 off street parking spaces utilising existing highway access to Old London Road. Secure cycle storage and bin enclosures. No objections but wish comments to be taken into account</p> <p>11/04/18- No objections but wish comments to be taken into account. The committee agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety. Also, the committee would like to see that the risk of flooding is fully taken into consideration and work to improve the culvert is carried out.</p> <p>30/11/18- Application amendment (no.2): amplified by Letter from Water Resource Assoc. LLP dated 28 November 2018.</p> <p>05/12/18- Copy provided to Roger Bettess (Chair- Flood Advisory Group)</p> <p>12/12/18- No objections to amendment (no.2), but we still agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety.</p> <p>28/10/2019- amendment (no. 4) amplified by Flood Risk Assessment 2nd Addendum October 2019</p> <p>13/11/2019- No objections to amendment (no.4), but we still agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety.</p> <p>24/12/2019- Application amendment (no.5) letter to Environment Agency dated 19 December 2019</p> <p>03/12/2020- REFUSED</p> <p>vii) P19/S4482/FUL 1, 3 and 5 Park Hill Wheatley Demolition of three residential dwellings and construction of a residential care home (Use Class C2).</p> <p>08/01/2020- Emailed Planning Agent to arrange a meeting with developers to discuss application</p> <p>17/01/2020- Forwarded Planning Agent response to TN to organise a date to meet.</p> <p>12/02/2020- A discussion was held between members of the public, the developers and care trust and councillors.</p> <p>Has NO OBJECTIONS to this application but wish the following comments to be taken into account:</p> <p>Further consideration needs to be given to traffic flows, bus stops, verges on North side of Park Hill and a community bus service.</p> <p>For- 5 Against- 1 Abstain- 0</p> <p>05/03/2020- amendment (no. 1) as amended by drawings and information accompanying email from Agent dated 4 march 2020</p> <p>12/08/2020- Assistant Clerk to email Case Officer to see if they have any update on this application. Emailed 14/08/2020</p> <p>07/12/2020- GRANTED</p> <p>viii) P20/S3770/FUL 26 London Road Wheatley Proposed conversion of double garage to form Annex. Construct entrance porch.</p> <p>11/11/2020- SUPPORT</p> <p>For- 7 Against- 0 Abstain- 0</p> <p>08/12/2020- GRANTED</p>
190.	TO RECEIVE UPDATE ON SODC LOCAL PLAN- SODC Full Council meeting 10/12/2020 to discuss to approve or withdraw.
191.	<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><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.</p>
192.	<p>ITEMS FOR INFORMATION</p> <p>i) P20/S4183/N1A The Studio 70 Church Road Wheatley Conversion of existing self contained B1 office building into a 1 bedroom dwelling and a 2 bedroom dwelling each with their own parking space and amenity area INFORMATION ONLY</p> <p>ii) P20/S3833/LDP 5 Elton Crescent Wheatley Certificate of Lawful use for a single storey side extension with eaves 2.65m, total height 3.37m. Width 2.06m width of original dwelling is 6.27m INFORMATION ONLY 04/12/2020- WITHDRAWN APPLICATION</p>
193.	<p>DATE OF NEXT MEETING – WEDNESDAY 13th JANUARY 2021, 7.30PM- VIA TEAMS</p>
	<p>MEETING CLOSED AT 8.25 PM</p>