

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 10th JANUARY 2018

PRESENT: Cllr R Bell (Chair), P Bignell, A Cooper, P Harrison, P Hood, P Willmott

OFFICER: The Assistant Clerk

ALSO PRESENT: Giles Brockbank (Hunter Page Planning), Brett Jacobs (Beechcroft Developments)

78. APOLOGIES FOR ABSENCE – Cllr D Lamont, R Harding

79. DECLARATIONS OF INTEREST – None

80. MINUTES OF THE PREVIOUS MEETING HELD ON 13th DECEMBER 2017 which had been circulated previously were signed as a correct and accurate record.

81. UPDATE ON MEETING HELD ON 13th DECEMBER 2017

- i) Cllrs Hood and Lamont will meet this week to draft a letter to Morland House Surgery regarding the impact on their services from the proposed care home
- ii) Cllr Lamont to speak to Taylor Wimpey regarding their recently distributed leaflet about further housing development
- iii) Cllr Bignell reported residents in Park Hill have been approached by the developers of the care home to inspect their garden boundaries
- iv) Cllr Lamont will visit a care home run by Frontier Homes.

82. AMENDMENTS TO PREVIOUS APPLICATIONS

i) [P17/S1865/FUL](#) The Railway Hotel 24 Station Road Wheatley OX33 1ST. **Amendment No. 6 dated 13th December 2017.** Demolition of the former Railway Inn and the creation of 16 retirement dwellings for people aged 55 and over, repositioning of vehicular and pedestrian access into the site and associated open space and landscaping. (As amplified by Addendum Briefing Note Bat Survey accompanying e-mail from agent received 14 July 2017 and amended by drawings accompanying email from agent received 13 December 2017 showing amending design reducing the height of the north east corner of the development and showing revised bin storage and zebra crossing and amplified by Daylight and Sunlight Report dated 3 November 2017).

Whilst the committee welcomed the reduction in height of the north-east corner, it was felt that this would not reduce the overall impact on neighbours. There were still concerns about the ratio of 16 two bedroom units to 23 parking spaces and the impact that overflow parking would have on Station Road which is a busy thoroughfare and not a residential road. It was also felt that with the minimum residential age of 55, residents could still be working, and this could impact on traffic flow and parking.

Mr Brockbank from Hunter Page Planning addressed the committee:

- Age limit – the average age demographic of the people in Beechcroft development is 71 and it is in the deeds that people have to be retired before they buy a property.
- Parking - residents are generally downsizing and are made aware of the limited parking space. There aren't any visitor parking spaces. The unit to parking ratio is in line with SODC requirements.
- Reduction of roof height – this is as low as possible without impinging on the top floor rooms. The development would become unviable if the roof was lower.

There was further discussion about the location of the Station Road crossing which is part of the development.

Cllr Bignell proposed to recommend approval for amendment No.6 and Cllr Hooded seconded. All voted in favour. **Recommend Approval.**

83. NEW PLANNING APPLICATIONS

i) [P17/S4334/HH](#) 56 Beech Road Wheatley OX33 1UR. Demolition of the existing garage and construction of 2-storey side extension. **Recommend Approval.**

ii) [P17/S4377/FUL](#) 85 Littleworth Road Wheatley OX33 1NW. Demolition of existing dwelling and garage; erection replacement dwelling and integral garage. **Recommend Approval** subject to the resolution of Highway's holding objection.

84. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) [P17/S3913/HH](#) 54 Beech Road Wheatley OXFORD OX33 1UR. Proposed garage conversion. **Recommend Approval. GRANTED 15.12.17**

85. CORRESPONDENCE – NONE

86. ITEMS FOR INFORMATION

i) Email correspondence from the resident at 9 Park Hill regarding parking on grass verge opposite. Already discussed at full council.

ii) Correspondence from 22 Templars Close regarding a clause in their deeds requiring permission from the Parish Council to build a shed in their garden.

This was discussed at full council and delegated to the planning committee. Cllr Bell has visited the residents to look at the site and discuss the location of the shed. The committee wanted to know if any cutting into the bank was required, Cllr Bell said this appears not to be the case. Cllr Wilmott asked for written clarification of the specific size and specification of the shed, its exact location and to clarify if any moving of earth from the bank is required. **Action:** the assistant clerk to draft a letter.

87. DATE OF NEXT MEETING – WEDNESDAY 14TH FEBRUARY 2018 – NOTED

The Meeting closed at 8.30pm