

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 10th February 2021 in the Parish Office & via Teams at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Cooper (AC), M Booth (MB), P Bignell (PB), C Coxon (CC)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

204.	APOLOGIES FOR ABSENCE - D Lamont (DL), A Sercombe (AS)
205.	DECLARATIONS OF INTEREST – i) Application P21/S0188/FUL Memorial Gardens High Street Wheatley. This application has been submitted by Wheatley Parish Council.
206.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 13th JANUARY 2021 previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
207.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
208.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P20/S4671/FUL The Manor House 26 High Street Wheatley Removal of condition 7 - to allow cottages to be used as residential dwellings instead of holiday lets on application P00/N0791. Conversion of existing stone outbuildings to 2 no. holiday lets and construction of garden wall. 10/02/2021- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>ii) P20/S4642/HH 5 Elton Crescent Wheatley Demolition of existing single storey side extension and construction of new. 10/02/2021- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>iii) P20/S4776/FUL 85 Littleworth Road Wheatley Demolition of existing dwelling and garage and erection of 2 detached two storey dwellings with associated car parking. Alterations to access from Littleworth Road. 10/02/2021- SUPPORT For- 6 Against- 0 Abstain- 0</p> <p>iv) P21/S0004/FUL Ponylands Ladder Hill Wheatley Removal of Existing Outbuildings and Erection of Detached Dwelling with Access, Parking and Associated Works 10/02/2021- OBJECT For- 5 Against- 0 Abstain- 1 Wheatley Parish Council object to this application for the following reasons: It is the Parish Council's opinion that the principle of a new dwelling on this site is not acceptable on green belt and housing policy grounds because the site is not within the built up limits of the village. The filling of the existing gap would be harmful to the openness of the green belt as it would consolidate the linear development along the upper part of Ladder Hill. 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). Wheatley Parish Council would welcome the applicant to provide further information on this. We would also like it noted that this is an animal corridor, and has archaeological interest due to Roman Burials. Copied Alexandrine Kantor into reply to request support in calling this application in for the next SODC Planning Committee Meeting.</p> <p>v) P21/S0188/FUL Memorial Gardens High Street Wheatley</p>

	<p>Erection of an interpretation lectern 10/02/2021- SUPPORT For- 6 Against- 0 Abstain- 0</p>
209.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) 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. 16/12/2020- Amendment (no1) as amended by information received from agent on 14 December 2020 in relation to the bat survey. 18/12/2020- Amendment (no 2) amended by plans 1715-PL-01A and 1715-PL-03A received 2020-12-17 showing: The proposed foul and surface water drain pipe routes, all shown outside RPAs. Routes for incoming services under the drive (outside RPAs), including electricity, BT, broadband and water. Existing and proposed site levels, demonstrating that the ground levels in the RPAs will remain as existing). 13/11/2020- SUPPORTS For- 6 Against- 0 Abstain-0 15/01/2021- amendment (no. 3) as amplified by Badger report received 15 January 2021 18/01/2021- GRANTED 10/02/2021- Cllr Newman to write to case officer (Kim Gould) to question why the recommendation by Wheatley Parish Council of a construction traffic management plan, mentioned in her report (2.1), has not been included within the planning approval document.</p> <p>ii) P20/S4463/HH 9 Barlow Close Wheatley Two storey side extension 13/01/2021- SUPPORTS For- 6 Against- 0 Abstain-0 15/01/2021- GRANTED</p> <p>iii) P20/S4421/HH 22 Church Road Wheatley Outdoor Swimming Pool & Sauna Cabin 13/01/2021- SUPPORTS For- 6 Against- 0 Abstain-0 22/01/2021- GRANTED</p> <p>iv) P20/S4635/HH 93 Old Road Wheatley Erection of Single Storey timber clad detached garden room/outbuilding in rear garden 13/01/2021- SUPPORTS For- 6 Against- 0 Abstain-0 25/01/2021- GRANTED</p> <p>v) P20/S4811/HH 38 Barlow Close Wheatley Oxford Erection of first floor extension to rear elevation. 13/01/2021- SUPPORTS For- 6 Against- 0 Abstain-0 08/02/2021- GRANTED</p>
210.	TO RECEIVE UPDATE ON SODC LOCAL PLAN- No update
211.	CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

	<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>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 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> <p>ii) 109 High Street- Scaffold application on footway from 17/02/2021. 10/02/2021-Response emailed- We would like to understand the nature of the work and question if alternative arrangements can be made for the scaffolding to be place of off the footway, like in neighbouring driveway/ garden? Points of concern are:</p> <ul style="list-style-type: none"> • The property is situated on the High Street which is a busy route for the shops & schools for pedestrians and vehicles. • If scaffolding in on the footway then it needs to be wide enough for pushchairs and mobility scooters to fit through it, as it is a known route for these users. • There is a dropped kerb in this section of footpath which would need to have continued access. • There is no footpath on the other side of the road, so scaffold would need to be open at the bottom to allow pedestrians to continue to use the footpath below.
212.	<p>ITEMS FOR INFORMATION-</p> <p>i) P21/S0118/DIS 1, 3 and 5 Park Hill Wheatley Discharge of conditions 7 (Tree Protection), 8 (Licence), 18 (Construction Method Statement) and 20 (Construction Traffic Management) in application P19/S4482/FUL. Demolition of three residential dwellings and construction of a residential care home (Use Class C2) INFORMATION ONLY P21/S0176/DIS 1, 3 and 5 Park Hill Wheatley Discharge of conditions 23 (Surface water drainage works) & 24 (Foul drainage works) on planning application P19/S4482/FUL Demolition of three residential dwellings and construction of a residential care home. (Use Class C2). INFORMATION ONLY</p> <p>ii) P21/S0123/LDP 114 Kelham Hall Drive Wheatley Single storey rear extension to detached dwelling INFORMATION ONLY</p>
213.	DATE OF NEXT MEETING – WEDNESDAY 10th MARCH 2021, 7.30PM- VIA TEAMS
	MEETING CLOSED AT 8.39 PM