

# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 10<sup>th</sup> March 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**

214.	<b>APOLOGIES FOR ABSENCE - D Lamont (DL)</b>
215.	<b>DECLARATIONS OF INTEREST – NONE</b>
216.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 10<sup>th</sup> FEBRUARY 2021</b> previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
217.	<b>AMENDMENTS TO PREVIOUS APPLICATIONS- NONE</b>
218.	<b>NEW PLANNING APPLICATIONS</b>  i) <a href="#">P21/S0299/HH</a> 6 Farm Close Lane Wheatley Variation of condition 2 on applications P20/S3807/HH and P20/S3808/LB. Removal of canopy at rear, replacement doors and windows (part), replacement of exposed oak lintels and replacement of canopy at front. <b>10/03/2021- SUPPORTS</b> <b>For- 6                      Against- 0                      Abstain- 0</b>  ii) <a href="#">P21/S0293/HH</a> 19 Kellys Road Wheatley Proposed single storey extension to south elevation, increasing the existing footprint by 37 square metres to provide a larger kitchen and living room on the ground floor. The extension's flat roof is to finish in line with the eaves of the existing pitched roof. The flat roof will be insulated and finished with a light grey GRP covering. The flat roof area of the extension will be used to form a balcony area with access provided from the existing bedroom via a dormer door. Obscure glass panel screens at a 2 metre height will be provided to both the east and west sides of the balcony for privacy <b>10/03/2021- SUPPORTS</b> <b>For- 6                      Against- 0                      Abstain- 0</b> <b>Please ensure glass on sides of balcony are obscured, as shown on plans, as neighbour is concerned with overlooking</b>  iii) <a href="#">P21/S0420/HH</a> 26 Acremead Road Wheatley Oxford Front extension to create porch <b>10/03/2021- SUPPORTS</b> <b>For- 6                      Against- 0                      Abstain- 0</b>  iv) <a href="#">P21/S0479/FUL</a> Our Lady Of Lourdes Chapel Crown Road Wheatley Oxford The proposed development is to refurbish the existing single storey Rectory Lodge, internal alterations to form a 1 bed dwelling. Demolition of the existing single skin brickwork and flatroof porch and the construction of a new cavity wall, flat roof Porch (with coat and shoe) store. The removal of UPVC windows and the installation of Aluminium faced timber casement windows to match the existing fenestration <b>10/03/2021- SUPPORTS</b> <b>For- 6                      Against- 0                      Abstain- 0</b>  v) <a href="#">P21/S0563/FUL</a> Land Adjacent to Wheatley Windmill Windmill Lane Wheatley OX33 1TA Erection of agricultural style storage building to house bulky items owned by the Wheatley Windmill Preservation Society, historical milling and agricultural machinery in connection with the Wheatley Windmill. In addition to creation of access off Windmill Lane. <b>10/03/2021- SUPPORTS</b> <b>For- 6                      Against- 0                      Abstain- 0</b> <b>Fundamental to supporting an historic landmark/ building in the village</b>

	<p>vi) <a href="#">P21/S0615/LDE</a> Archdale Cottage (26A) &amp; Juggins Cottage (26B) 26 High Street Wheatley  Archdale Cottage (26A, High Street) and its immediate neighbour Juggins Cottage (26B, High Street) were converted into habitable residences in 2001/2 pursuant to a planning permission granted on 7th December 2020 (P00/N0791). The permission granted was for use as holiday lettings. Both cottages were later let as separate permanent dwellings. Permission to allow cottages to be used as residential dwellings instead of holiday lets  <b>INFORMATION ONLY BUT RELEVANT INFORMATION CAN BE PROVIDED FOR CONSIDERATION</b>  <b>10/03/2021- SUPPORTS</b>  <b>For- 6                      Against- 0                      Abstain- 0</b>  <b>Wish parking to continue to be off-street and in front of the cottages</b></p>
219.	<p><b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</b></p> <p>i) <a href="#">P20/S4642/HH</a> 5 Elton Crescent Wheatley  Demolition of existing single storey side extension and construction of new.  <b>10/02/2021- SUPPORT</b>  <b>For- 6                      Against- 0                      Abstain- 0</b>  <b>10/02/2021- GRANTED</b></p> <p>ii) <a href="#">P21/S0004/FUL</a> 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 &amp; 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.  <b>11/02/2021 Amendment (no. 1) As amplified by Energy Statement dated February 2021</b>  <b>24/02/2021 Amendment (no. 2) As amplified by SAP calculations received 22 February 2021</b>  <b>25/02/2021- REFUSED</b></p> <p>iii) <a href="#">P20/S4776/FUL</a> 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  <b>24/02/2021- Amendment (no. 1) As amplified by Energy Statement received on 22/12/20 and further detail received on 23/02/21</b>  <b>01/03/2021- GRANTED</b></p>
220.	<p><b>TO RECEIVE UPDATE ON SODC LOCAL PLAN- No update</b></p>

221.	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</b></p> <p>i) <a href="#">P15/S2121/FUL</a> 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). <b>Recommend Approval</b>  <b>The Spinney access</b>  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.  <b>11/11/2020- Ast Clerk to email Sam Townley to see if a meeting can be arranged to progress this case forward.</b></p> <p>ii) Flooding in Littleworth- as discussed at Full Council meeting 1<sup>st</sup> March 2021. Investigations to be initiated and raised with Enforcement Team as appropriate.</p> <p>iii) Park Hill Highways work (bus stop), Ast Clerk to chase email sent by Clerk on 15/02/2021.</p> <p>iv) 26 Crown Rd- concern raised by member of the public of address being used as a building yard. Investigations to be initiated and raised with Enforcement Team as appropriate.</p>
222.	<p><b>ITEMS FOR INFORMATION-</b></p> <p>i) <a href="#">P21/S0338/DIS</a> Morland House Surgery London Road Wheatley  Discharge of conditions 4 (Tree Protection) &amp; 5 (Details of the routing of underground services) on application P20/S0476/FUL. Proposed conversion and extension to change the use of the Old Barn building from D1 use to A1 Retail Pharmacy, including external alterations to access to Morland House Surgery  <b>INFORMATION ONLY</b></p> <p>ii) <a href="#">P21/S0342/DIS</a> 1, 3 and 5 Park Hill Wheatley  Discharge of conditions 3 (Schedule of Materials) in application ref P19/S4482/FUL  Demolition of three residential dwellings and construction of a residential care home (Use Class C2)  <b>INFORMATION ONLY</b>  <a href="#">P21/S0176/DIS</a> 1, 3 and 5 Park Hill Wheatley  09/03/2021- amendment (no. 1) As amplified by drainage information received 9th March 2021  <b>INFORMATION ONLY</b></p> <p>iii) <a href="#">P21/S0649/LDP</a> 49 London Road Wheatley  Demolition of existing garage, subsequent erection of garden building to provide garage and attached gym and games room  <b>INFORMATION ONLY</b></p>
223.	<p><b>DATE OF NEXT MEETING – WEDNESDAY 14<sup>th</sup> APRIL 2021, 7.30PM- VIA TEAMS</b></p>
<p><b>MEETING CLOSED AT 8.36 PM</b></p>	