

# Wheatley Parish Council

## Planning Committee Meeting Minutes

**Wednesday 10<sup>th</sup> June 2020 in the Parish Office & via Teams at 7.30pm**

**Present:** T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), D Lamont (DL), A Cooper (AC), M Booth (MB), C Coxon (CC)

**Officer:** L Collinson- Assistant Clerk to the Parish Council

**Members of the public:** 0

<b>123.</b>	<p><b>ELECTION OF CHAIR &amp; VICE CHAIR FOR 2020/2021 YEAR</b>  Cllr Lamont nominated Cllr Newman for Chair, this was seconded by Cllr Willmott and approved unanimously.  Cllr Lamont nominated Cllr Willmott for Vice Chair, this was seconded by Cllr Newman and approved unanimously.</p>
<b>124.</b>	<b>APOLOGIES FOR ABSENCE – P Harrison (PH), P Bignell (PB),</b>
<b>125.</b>	<b>DECLARATIONS OF INTEREST - NONE</b>
<b>126.</b>	<p><b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 13<sup>th</sup> MAY 2020</b>  previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.</p>
<b>127.</b>	<p><b>AMENDMENTS TO PREVIOUS APPLICATIONS</b>  None</p>
<b>128.</b>	<p><b>NEW PLANNING APPLICATIONS</b></p> <p>i) <a href="#">P20/S1496/FUL</a> Kings Arms 95 Church Road Wheatley  Carry out repairs and rebuilding of the Public House due to fire damage in December 2019. Works to include refurbishment of the pub like for like due to smoke and water damage. Erection of low level fence to external drinking area and addition a fixed seating bay to the planter.  <b>10/06/2020- SUPPORT with comment:</b>  <b>We ask that the Highways Officer look at correct vision splays as you exit Church Road onto London Road as it can be obstructed to the West by vehicles parking against the outside area</b>  <b>For-6                      Against-0                      Abstain-0</b></p> <p>ii) <a href="#">P20/S1498/LB</a> Kings Arms 95 Church Road Wheatley  Carry out repairs and rebuilding of the Public House due to fire damage in December 2019. Works to include refurbishment of the pub like for like due to smoke and water damage. Erection of low level fence to external drinking area and addition a fixed seating bay to the planter  <b>10/06/2020- SUPPORT with comment:</b>  <b>We ask that the Highways Officer look at correct vision splays as you exit Church Road onto London Road as it can be obstructed to the West by vehicles parking against the outside area</b>  <b>For-6                      Against-0                      Abstain-0</b></p> <p>iii) <a href="#">P20/S1592/HH</a> 63 Littleworth Road Wheatley  Demolition of existing pre-fabricated garage. Construction of two storey and part rear extension. Internal alterations and single storey rear extension  <b>10/06/2020- SUPPORT with comment:</b>  <b>Construction traffic plan needed due to proximity to the Primary School</b>  <b>For-6                      Against-0                      Abstain-0</b></p>

	<p>iv) <a href="#">P20/S1677/HH</a> 51 Crown Road Wheatley Proposed roof extension to existing detached double garage for storage/home office <b>10/06/2020- SUPPORT</b> <b>For-6                  Against-0                  Abstain-0</b></p>
129.	<p><b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</b></p> <p>i) <a href="#">P20/S1357/DIS</a> 7 Hillary Way Wheatley Discharge of Condition 3 (Material Details) of application P19/S1009/FUL <b>INFORMATION ONLY</b></p> <p>ii) <a href="#">P20/S0948/HH</a> 92 Church Road Wheatley Proposed single-storey side extension, alterations to ground floor windows and proposed additional first floor dormer window <b>For- 5                  Against- 0                  Abstain- 3</b> <b>08/04/2020- FULLY SUPPORTS</b> <b>28/05/2020- GRANTED</b></p>
130.	<p><b>TO RECEIVE UPDATE ON SODC LOCAL PLAN</b> No update</p>
131.	<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><u>The Spinney access</u></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. <b>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.</b> <b>To action once COVID-19 procedures allow.</b></p> <p>ii) 36 Ambrose Rise- Enforcement case raised to investigate new out building. <b>06/05/2020- Chased Enforcement Team for a response/ confirmation.</b> They confirmed a case has been set up (ref: SE20/124) and will investigate.</p> <p>iii) <a href="#">P19/S2814/FUL</a> 2A Littleworth Littleworth OX33 1TR Erection of dwelling with associated access and landscaping works <b>09/10/2019- OBJECTS to this application for the following reasons:</b> Below are the reasons for <b>objection</b> from Wheatley Parish Council:</p> <ol style="list-style-type: none"> <li>1. National Planning Policy Framework (NPPF) <ol style="list-style-type: none"> <li>i) The site is on the countryside corridor of which is used by bats as a commuting dark corridor to access nesting points under the bridge, next to this site, and Horspath Tunnel.</li> </ol> </li> <li>2. The stream on this site needs to be maintained to reduce the risk of flooding.</li> <li>3. Contamination <ol style="list-style-type: none"> <li>i) There is a risk of leaching into ground water from pre-existing contamination which could be disturbed by the building work.</li> </ol> </li> <li>4. Traffic generation, parking and highway safety <ol style="list-style-type: none"> <li>i) Access into and out of the site will cause a major highway safety. The levels coming out onto the road will impair sight lines of an already dangerous road</li> </ol> </li> <li>5. Amenity consideration: <ol style="list-style-type: none"> <li>i) Overlooking- The properties in Keydale Road will be overlooked.</li> </ol> </li> </ol>

	<p>20/11/2019- amendment (no. 1)- As amended by drawing PA02 Rev C and amplified by vehicle tracking plan accompanying agent email received 20-11-2019  11/12/2019- OBJECTS to this application for the same reasons as above  For- 0                      Against- 8                      Abstain- 0  10/03/2020- amendment (no. 2) level information and CCTV footage received 6 March 2020. INFORMATION ONLY  05/05/2020- amendment (no. 3) as amplified by Addendum Flood Risk Assessment information received 4 May 2020. INFORMATION ONLY  <b>01/06/2020- Planning Committee Notification for meeting on 10/06/2020, 6pm. Written statement to be submitted by TN. Submitted 09/06/2020</b></p>
132.	<p><b>ITEMS FOR INFORMATION</b></p> <p>i) <a href="#">P19/S2029/FUL</a> Wheatley Primary School Littleworth Road Wheatley  External landscaping improvement works to early years teaching block to include new artificial turf play area, new hard paved area with free standing canopy covering, and new pedestrian footpath linking the existing car park with the site boundary entrance and school building entrance.  10/07/2019- OBJECTS, to this application for the following reasons: Traffic generation, parking and highway safety, by reducing onsite parking.  04/09/2019- Applicant has submitted a written statement and shared site plan showing application P19/S2132/FUL amendment of additional parking  11/09/2019- No objections, see P19/S2132/FUL for comments on the amendment regarding parking.  20/11/2019- GRANTED  <b>15/05/2020- P20/S1502/DIS Discharge of conditions 3 - materials, 4 - landscaping scheme &amp; 5 - tree protection on application P19/S2029/FUL- Planting proposal</b></p> <p>ii) <a href="#">P19/S2132/FUL</a> Wheatley Primary School Littleworth Road Wheatley OX33 1NN  Construction of new single storey extension to form and internal ramped link corridor to connect 2 sections of corridor that differ in floor levels. All works are located within an enclosed courtyard area which will be refurbished to include areas of new artificial turf all weather play surfacing and new naturally grassed areas, complete with new fencing.  14/08/2019- FULLY SUPPORTS  04/09/2019- Amendment (no 1.) Creation of additional parking spaces (as amended by drwgn0 WHE05.P4-B-416 and amplified by Transport and Parking Parking Overview and Shared Site Plan for the entire site received on 20 August 2019), to be considered along with application P19/S2029/FUL.  11/09/2019- No objections but wish the following comments to be taken into consideration:</p> <ul style="list-style-type: none"> <li>• Concerns of movement of children at East drop off/ collection zone. Is this just for John Watson?</li> <li>• Concerns of Emergency access to front of school if new parking in front of building is fenced in</li> <li>• We would ask for a recommencement condition- the new parking in front of the Early Years (current) to be in place before work begins on the extension</li> </ul> <p><u>20/11/2019- GRANTED</u>  <b>15/05/2020- P20/S1503/DIS Discharge of conditions 3 - materials, 4 - landscaping scheme &amp; 5 - tree protection on application P19/S2132/FUL- Planting proposal</b></p>
133.	<b>DATE OF NEXT MEETING – WEDNESDAY 8<sup>th</sup> JULY 2020, 7.30PM- VIA TEAMS</b>
	<b>MEETING CLOSED AT 8.05 PM</b>