

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 10th July 2019 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), P Bignell (PB), M Booth (MB), A Cooper (AC), P Harrison (PH), D Lamont (DL), P Hood (Pho)

Apologies: R Harding (RH)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 3

13. **APOLOGIES FOR ABSENCE – R Harding (RH)**

14. **DECLARATIONS OF INTEREST - NONE**

15. **TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 12th JUNE 2019** previously circulated

16. **AMENDMENTS TO PREVIOUS APPLICATIONS**

- i) P19/S1390/HH 91 Beech Road Wheatley Oxford OX33 1UD
Proposed single storey front and two storey rear extension with associated internal / external works – (amended 14.06.19 to reduce depth of two storey extension) **12.06.19 committee had no objections**
- ii) P18/S1053/DIS & P15/S0887/FUL 1 Kellys Road Wheatley
The amendment is for: As per Parking and Surface Drainage Layout Plan received 27 June 2019 – **For reference only**

17. **NEW PLANNING APPLICATIONS**

- i) P19/S1815/FUL 5 sites in Wheatley Erection of 5 permanent interpretation boards A2.
10/07/2019- FULLY SUPPORTS, Benefits the village
- ii) P19/S1922/LB 5 Bell Lane Wheatley OX33 1XY. To replace the rotting dormer windows like for like, with exact replicas. To repair and paint the front and side doors and 2 front windows with an acceptable dark green heritage colour. At a later date, to remove masonry paint from the stonework on the front of the house.
10/07/2019- FULLY SUPPORTS
- iii) P19/S2029/FUL Wheatley Primary School Littleworth Road Wheatley OX33 1NN. 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.

18. **PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED**

- i) P19/S1375/HH 68 Kelham Hall Drive Wheatley Oxford
Single storey rear extension. **12.06.19 FULLY SUPPORTED – GRANTED**
13.06.19

- ii) P19/S1398/HH 3 Westfield Road Wheatley Oxford Demolition of existing garage. Subsequent two storey side and single storey rear extension to provide enlarged living space **12.06.19 NO OBJECTIONS TO THIS APPLICATION– GRANTED 20.06.19**

- iii) P19/S1393/HH Well Cottage 16 Littleworth Road Wheatley Oxford Single storey rear extension **12.06.19 NO OBJECTIONS BUT COMMENTS TO BE TAKEN INTO ACCOUNT:** Request for traffic management plan given the properties close proximity to pedestrian crossing, schools and youth provision. Consideration should also be given to the restricted timings for arrival and departure to reduce impact on an already busy area around school start and end times.– **GRANTED 25.06.19**

- iv) P19/S1534/HH 89 Littleworth Road Wheatley. Single storey extension at the rear **12.06.19 FULLY SUPPORTS THIS APPLICATION – GRANTED 02.07.19**

19. TO CONSIDER RESPONSE TO SODC COUNCILLORS/COMMITTEES REGARDING SODC LOCAL PLAN

Discussion around the SODC Local Plan, no actions at present

20. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) OALC Planning Training - available Thu 21st November 2019. WPC's 'Learning and Development Policy' stipulates that all councillors should undertake training. Specifically all members of the Planning Committee must have undertaken planning related training. Any councillors who have not already completed this or booked onto the course are urged to. If councillors are unable to attend please liaise with the Clerks to arrange alternative training.

- ii) P19/S1009/FUL 7 Hillary Way Wheatley Oxford
 Subdivision of existing garden to provide plot. Demolition of existing garage structure and replacement erection of new detached 2 Bed single storey bungalow dwelling. retention of 2 no. off street parking spaces utilising existing highway access to Roman Road, secure cycle storage and bin enclosures.
10/04/2019- Strongly objects to the application for the following reasons:
 This new application is a duplication of P16/S4061/FUL which Wheatley Parish Council refused on 19/01/2017. It was also refused on 01/02/2017 by SODC and upheld by an appeal decision dated 08/08/2017 where the appeal was dismissed.
 It is clear that there is a misuse of planning laws and an attempt to make a mockery of the planning process. The certificate of lawful use or development has simply been used to create a highways access to the rear of the property, which was strongly objected to by Wheatley Parish Council previously.
 1. Amenity consideration:
 - i) Character of area- As stated in the appeal decision dated 08/08/2017, the new access created as part of the certificate of lawful use or development has resulted in 'an incongruous gap to an otherwise fully enclosed part of Roman Road. This is harmful to the visual cohesiveness of this part of the street scene and is clearly visible when passing in both directions.'
 2. Traffic generation, parking and safety- This new access is straight onto an already busy, narrow road. Any visitor vehicles parked outside would cause chaos.
 It is also noted that drawing 16-008/P/301 shows the access from Crown Road which is incorrect, it should read Roman Road.

Highways need to visit site and comment

The above is only a condensed version of Wheatley Parish Councils response. The full response can be viewed on the planning portal of a copy can be obtained from Wheatley Parish Council office

08/07/2019- Planning Committee Notification for 17/07/2019, to confirm who will attend to speak

10/07/2019- Toby Newman to attend, return slip emailed to confirm

- iii) P17/S4254/O Oxford Brookes University Waterperry Road Holton OX33 1HX. **Amendment** : No. 1 - dated 12th October 2018.
Proposal : Outline planning application, with all matters reserved for subsequent approval except details of vehicular access, for demolition of all existing structures and redevelopment of the site with up to 500 dwellings and associated works including; engineering operations, including site clearance, remediation, remodelling and deposition of inert fill material arising from demolition on site; installation of new and modification of existing services and utilities; construction of foul and surface water drainage systems, including SuDS; creation of noise mitigation bund and fencing; creation of public open space, leisure, sport and recreation facilities including equipped play areas; ecological mitigation works; construction of a building for community/sport use and associated car parking; construction of internal estate roads, private drives and other highways infrastructure and construction of pedestrian footpaths.
(As amended by plans received 12 October 2018, and amplified by additional arboricultural, biodiversity, design and access information received 12 October 2018, and amplified by EIA addendum received 12 October 2018. Objection. (Chair/clerk actioned reply as deadline for consultation was before planning committee date).
SODC Planning Committee Meeting held on the 28/11/18 rejected the 500 dwellings, after Wheatley PC and Holton PC raised their concerns, and are now awaiting to see if an appeal will be raised.
13/12/2018- OUTLINE PLANNING PERMISSION IS REFUSED.
09/05/2019- Letter from Avison Young advising a proposal to amend application to remove the provision of the retail unit, before they appeal the refusal. No notification from SODC received as yet.
09/07/2019- Appeal received advising representations must be received by 5th August 2019.
10/07/2019- Toby Newman to draft a letter of response and to circulate to councillors for amendment/ approval for submission.

21. ITEMS FOR INFORMATION

- i) Terms of Reference approved at Parish Council Meeting 01.06.19

22. DATE OF NEXT MEETING – WEDNESDAY 14th AUGUST 2019, 7.30PM

MEETING CLOSED AT 8.55 PM

