

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 10th August 2022 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), A Sercombe (AS), P Bignell (PB), R Harding (RH), A Cooper (AC),

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 1

368.	APOLOGIES FOR ABSENCE – P Willmott (PW) (Vice Chair),
369.	DECLARATIONS OF INTEREST- 372 i) Cllr Sercombe
370.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 13th JULY 2022 previously circulated and signed as a true record of the meeting.
371.	AMENDMENTS TO PREVIOUS APPLICATIONS i) P22/S1116/FUL 21 Kellys Road Wheatley Demolition of existing detached garage. Erection of new contemporary two storey two bed dwelling. Provision of private amenity space with off street parking utilising existing highway access to Kellys Road. Provision of enclosed bin and bike stores. 13/04/2022- OBJECT For- 5 Against- 0 Abstain- 0 <ul style="list-style-type: none">• Having regard to the dwelling's position and the restricted size of the site, the proposal fails to respect the domestic proportions of residential buildings in this area and appears cramped and incongruous in the street scene. As such it fails to reinforce local distinctiveness and the new dwelling would neither preserve nor enhance the character and appearance of the area. The benefits associated with the provision of a small unit of residential accommodation would not outweigh the identified harm to local distinctiveness and the character of the area.•Traffic generation, parking & highway safety- One parking space is not sufficient for a two-bed property. Already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact & inconvenience for neighbours.•Contaminated Land- Also to note it is on a former pig farmland. Note: Design & Access statement shows the property outline including Parish Council land. 20/07/2022- amendment (no. 1) As amended by drawing no 21-021-P-001-C and revised Design and Access Statement accompanying Agent's email dated 19 July 2022 22/07/2022- OBJECT consulted Cllr TN & PW as needed returning in time for SODC Planning Meeting. Same reasons as before 01/08/2022- Letter received from SODC Planning Committee to advise the Planning Committee will consider the application on the 10th August 2022, response needed by 9th Aug 12pm. 02/08/2022- Emailed to Cllr TN & PW. No additional comments submitted. ii) P22/S2042/HH 58 Littleworth Littleworth Oxfordshire Proposed loft conversion, new dormer and terrace at the rear. Merging side annexe with the main house, internal & external alterations to suit and new roof lights to be added. 13/07/2022- SUPPORT For- 5 Against- 0 Abstain- 0 27/07/2022- amendment (no. 1) Amended plans received 27 July 2022 obscure glazing the stairs rooflight and confirming cill height of bedroom window 10/08/2022- SUPPORT For- 5 Against- 0 Abstain- 0
372.	NEW PLANNING APPLICATIONS i) P22/S2763/HH 15 Elton Crescent Wheatley Oxford Proposed demolition of existing conservatory, part single, part two-storey rear extension. 10/08/2022- SUPPORT For- 5 Against- 0 Abstain- 0

<p>373.</p>	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P22/S0589/FUL Land Off Old London Road Wheatley Variation of conditions 2(approved plans), 5(landscape scheme), 6(surface water drainage) & 7(Construction Traffic Management Plan) on application P19/S3220/FUL. To make further amendments to the layout and provide further information. (Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access).</p> <p>09/03/2022- OBJECT- to this application for the following reasons:</p> <ul style="list-style-type: none"> • National Planning Policy Framework- An inappropriate development in the Greenbelt. • Amenity Consideration <ul style="list-style-type: none"> - Noise - Air quality (Climate emergency) - Flood risk (Climate change) <p>For- 6 Against- 0 Abstain- 0</p> <p>15/03/2022- Email from Case Officer- asking to reconsider objection. 22/03/2022- Emailed Case Officer to confirm standing by decision 23/06/2022- amendment (no. 1), As clarified by drainage calculation received 22 June 2022. INFORMATION ONLY 15/07/2022- GRANTED</p>
<p>374.</p>	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) P22/S1116/FUL 21 Kellys Road Wheatley, see 371 i)</p> <p>ii) P22/S1954/FUL The Paddocks Ladder Hill Wheatley Removal of condition 2 (access for agricultural vehicles only) on application P97/N0129. (Formation of access to small holding and shed). 08/06/2022- OBJECTS For- 5 Against- 0 Abstain- 0 Formation of a new access would cause a danger to Highway Safety, from local knowledge and experience 19/07/2022- Email from new case officer asking for clarity on objection. 20/07/2022- Forwarded to Cllr TN for comment. 03/08/2022- Chased 10/08/2022- Response sent to Case Officer, withdraw objection.</p> <p>iii) P19/S4482/FUL 1, 3 and 5 Park Hill Wheatley 13/07/2021- Email from OCC Transport Planner confirming review taking place to consider a layby bus stop on Park Hill. 15/09/21- Chased 03/08/22- Chased for update</p> <p>iv) Definitive Map Modification Order- Littleworth to Windmill Lane footpath 10/08/2022- Fully support</p> <p>v) P22/S1905/HH 62 Farm Close Road OX33 1XJ Demolition of existing separate garage and erection of two-storey side extension, with new pedestrian access into garden from footpath. 08/06/2022- RESPONSE For- 6 Against- 0 Abstain- 0 We can't see any material planning issues. We do feel the extension could be overbearing and dark to the footpath. We suggest if the applicant hipped the roof on the footpath side this will help.</p> <p>Note the new access is over Wheatley Parish Council land, so permission will be needed, and a legal agreement made at the cost of the applicant. In addition, permission for scaffolding will be needed on the public footpath. We request access is still maintained as this is a busy footpath and lighting may be needed while scaffolding is in place.</p>

	<p>23/06/2022- amendment (no. 1), amended ownership certificates and amended plans to set-back extension and remove side elevation windows received 23 June 2022.</p> <p>13/07/2022- RESPONSE For- 5 Against- 0 Abstain- 0 Same response as before</p> <p>10/08/2022- Email from Case Officer asking if Supporting or Objecting to know if it needs to go to SODC Planning Committee.</p> <p>10/08/2022- Response, we do not object but wish our comments to be taken into consideration.</p>
375.	<p>ITEMS FOR INFORMATION</p> <p>i) P21/S2303/FUL & P21/S4360/FUL 85 Littleworth Road Wheatley 10/11/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 16/11/2021- GRANTED 29/07/2022- P22/S2521/DIS Discharge of conditions 3(materials) & 14(landscaping) on application P21/S4360/FUL (Variation of condition 12 (Surface water drainage works) & 13 (Foul drainage works) on planning application P21/S2303/FUL. For investigatory excavation to be undertaken to provide the data for the design of the drainage schemes prior to the construction of the approved dwellings and not as stated in the conditions prior to commencement of the development hereby permitted. (Variation of conditions 2 (approved plans) and 4 (obscure glazing) on planning application P20/S4776?FUL (Demolition of existing dwelling and garage and erection of 2 detached two storey dwellings with associated car parking. Alterations to access from Littleworth Road)- Unit 1 and 2- Internal layout changed. No change to position of external walls and overall floor areas. Unit 1 and 2- Repositioning of windows and change to glazing type)). INFORMATION ONLY</p> <p>ii) SLCC GUIDANCE NOTE: PLANNING – MODEL GROUNDS OF REFUSAL, Cllrs to read for information</p>
376.	DATE OF NEXT MEETING – WEDNESDAY 14th SEPTEMBER 2022, 7.30PM
	MEETING CLOSED AT 8.21PM