



# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 10<sup>th</sup> September 2025 in the Parish Office at 7.30pm

**Present:**

P Willmott (PW) (Vice Chair), A Sercombe (AS), A Cooper (AC), Cllr L Thomas (LVT)

**Officer:**

L Collinson- Assistant Clerk to the Parish Council

**Members of the public: 1**

44.	<b>APOLOGIES FOR ABSENCE-</b> T Newman (TN) (Chair), A Shepherd (ASh)
45.	<b>DECLARATIONS OF INTEREST-</b> Cllr Sercombe item 48i)
46.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 13<sup>th</sup> AUGUST 2025</b> previously circulated and signed as a true record of the meeting.
47.	<b>AMENDMENTS TO PREVIOUS APPLICATIONS- NONE</b>
48.	<b>NEW PLANNING APPLICATIONS</b>  19:32pm Cllr Sercombe left the room i) <a href="#">P25/S2252/HH</a> 61 Church Road Wheatley Erection of two storey rear extension <b>10/09/2025- SUPPORT</b> <b>For- 2                  Against- 1                  Abstain- 0</b> Though would like it noted that a land dispute is apparent and needs resolving. 19:47pm Cllr Sercombe rejoined the room  ii) <a href="#">P25/S2453/HH</a> Land between 61-65 Church Rd Wheatley OX33 1LU Erection of outbuilding. <b>10/09/2025- SUPPORT</b> <b>For- 4                  Against- 0                  Abstain- 0</b>
49.	<b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</b>  i) <a href="#">MW.0086/24</a> Erection of a storage and workshop building following demolition of existing garage at Wheatley Sewage Treatment Works, London Road, Wheatley OX33 1JH. <b>14/08/2024- SUPPORT</b> <b>For- 3                  Against- 0                  Abstain- 0</b> We hope this indicates an investment in this sewage works, which has dumped waste in the river Thames for 2077 hrs in 2023. <b>15/08/2025- GRANTED</b>  ii) <b>24/07/2025-</b> <a href="#">P25/S2135/HH</a> 21A Kellys Road Wheatley Proposed outbuilding (storage, a home gym, and a small office) <b>13/08/2025- OBJECT</b> <b>For- 6                  Against- 0                  Abstain- 0</b> Cllr Newman to draft a response- submitted <b>01/09/2025- GRANTED</b>
50.	<b>WHEATLEY NEIGHBOURHOOD PLAN</b> i) Working Group met 28/08/2025. Next meeting 15.10.2025.
51.	<b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION- NONE</b>
52.	<b>ITEMS FOR INFORMATION</b> i) <a href="#">P22/S3577/FUL</a> 15 Elton Crescent Wheatley Proposed demolition of the existing garage and conservatory, and the erection of two-storey side and rear extension. Subsequent subdivision to provide new two-storey two bed dwelling. Provision of amenity space and off-street parking with new highway access off Elton Crescent. <b>09/11/2022- SUPPORT</b> <b>For- 5                  Against- 0                  Abstain- 0</b> We are supporting as we can't find any material reasons to object. We feel it has a detrimental impact to neighbours at No 17 and behind. We are also concerned at the space

Signed:

Date:

	<p>for parking provision for modern sized cars and therefore increasing the already congested area (Traffic generation, parking &amp; highway safety). Continue to note comments from neighbours regarding drainage issues. <b>25/11/2022- GRANTED</b> <b>20/08/2025- <a href="#">P25/S2529/DIS</a></b> Discharge of condition 3(surface water drainage) &amp; 4 (boundary treatment) on application ref. P22/S3577/FUL Proposed demolition of the existing garage and conservatory, and the erection of two-storey side and rear extension. Subsequent subdivision to provide new two-storey two bed dwelling. Provision of amenity space and off-street parking with new highway access off Elton Crescent. <b>INFORMATION ONLY</b></p> <p>ii) <b>03/08/2022- <a href="#">P22/S2713/FUL</a></b> 61 Church Road Wheatley Variation of condition 1 on application P22/S0203/O-substitution of proposed block plan. Proposed dwelling <b>14/09/2022- SUPPORT</b> <b>16/05/2025- GRANTED</b> <b>21/08/2025- <a href="#">P25/S2489/DIS</a></b> Discharge of conditions 3 - materials, 7 - withdrawal of P.D. (Part 1 Class E) - no outbuildings etc, 11 - parking &amp; manoeuvring areas retained , 13 - no surface water drainage to highway, 14 - net loss biodiversity,16 - sensitive lighting strategy, 17 - bio-diversity enhancements, 18 - surface water drainage works, 19 - foul drainage works on Planning Application P25/S0019/RM Condition 3, 11, 17 18 Dwg BR579-2024-04 (1) Condition 7 Energy Statement UK Saps Condition 13 Certificate of off site biodiversity net gain units Condition 14 Protected species method statement Condition 16 Scheme of features for protected and priority species Condition 19 Email from Thames Water re build over agreement (Reserved Matters application following outline approval P22/S0203/O for access, appearance, landscaping, layout and scale.) <b>INFORMATION ONLY</b></p> <p>iii) <b><a href="#">P24/S2783/FUL</a></b> Land South of London Road Wheatley Hybrid planning application to include: a Full planning application for the erection of 63 dwellings, associated infrastructure, access and landscaping; and an Outline planning application for employment floorspace, that may include use class C2 residential care home, and landscape and associated infrastructure, with all matters reserved apart from access. <b>09/10/2024- SUPPORT</b> <b>22/08/2025-</b> amendment (no. 6) Amended plans received 15 August 2025 (Planting &amp; Play area) <b>INFORMATION ONLY</b></p>
	<b>DATE OF NEXT MEETING – WEDNESDAY 8<sup>th</sup> OCTOBER 2025, 7.30PM</b>
<b>53.</b>	<b>MEETING CLOSED AT 7:58PM</b>

Signed:

Date: