

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 10th OCTOBER 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell (PB), R Harding (RH), P Harrison (PH), P Hood (Pho) , D Lamont (DL)

OFFICER: The Assistant Clerk

57. APOLOGIES FOR ABSENCE – Cllr I Roberts

58. DECLARATIONS OF INTEREST – None

59. MINUTES OF THE PREVIOUS MEETING HELD ON 19th SEPTEMBER 2017 which had been circulated previously were signed as a correct and accurate record.

60. UPDATE ON MEETING HELD ON 19th SEPTEMBER 2017

61. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P17/S1865/FUL** The Railway Hotel 24 Station Road Wheatley OX33 1ST. **Amendment No.4 dated 19th September.** Demolition of the former Railway Inn and the creation of 16 retirement dwellings for people aged 55 and over, repositioning of vehicular and pedestrian access into the site and associated open space and landscaping. (As amplified by Addendum Briefing Note Bat Survey accompanying e-mail from agent received 14 July 2017 and drawings amending design accompanying letter from agent dated 2 August 2017) and drawings accompanying email from agent received 19 September 2017 showing amended design and detailing and showing revised bin storage and zebra crossing).

Whilst the committee welcomes the amendments proposed, it is felt the concerns of the committee have still not been addressed, particularly the overdeveloped and overbearing three storey building and impact this will have on its immediate neighbour. There is also concern regarding the cramped form of the residences and the inadequate number of parking spaces allocated to them.

After discussion, Cllr Lamont proposed to recommend refusal, this was seconded by Cllr Hood. A vote was taken with all in favour. Therefore, the committee continues to **Recommend Refusal**.

ii) **P17/S3094/FUL** 85 Littleworth Rd, Wheatley OX33 1NW. **Amendment No.1 dated 19th September 2017.** Demolition of existing dwelling and garage; erection of replacement dwelling (as amended by drwgn 1118-1 A to remove detached garage and Contaminated Land Questionnaire received on 19/09/2017). **Recommend Approval.**

62. NEW PLANNING APPLICATIONS

i) **P17/S3460/FUL** Land to rear of 79 High Street Wheatley OXFORD OX33 1XP. Change of use from business B1 to residential C3 on partly constructed building.

After discussion, the committee **Recommend Refusal** for the following reasons:

1. One of the aims of the South Oxfordshire Core Strategy is to strengthen the role of the larger villages such as Wheatley as smaller service centres. The purpose of this strategy is to increase the economic and social linkages between nearby communities and reduce the need to travel. The proposed development would result in the loss of a commercial/business unit in the Wheatley village centre which would undermine the vitality of the business centre and result in a progressive weakening of its role in supporting surrounding smaller villages. This would be contrary to the

philosophy of the South Oxfordshire Core Strategy 2027 and saved policy E6 of the South Oxfordshire Local Plan 2011.

2. The proposal would result in a cramped form of residential development with a substandard rear garden providing little privacy. This would result in a poor quality living environment detrimental to the residential amenity of occupants contrary to saved policies D3 and D4 of the South Oxfordshire Local Plan and Design Guide advice.

3. The last planning application for this site was P13/S2666/FUL which gave planning permission for office use only and it is felt by the committee, for reasons 1 & 2 above, that this should remain.

4. The proposed development would stop the possibility of gaining access and re-opening the footpath from the High Street through the east of the site to Church Road which is a long held aspiration for the community.

63. PLANNING DECISIONS AND NOTIFICATIONS – Noted

i) **P17/2541/LDP** 4 Simons Close Wheatley OX33 1SU. Loft conversion. **Certificate of Lawful Use or Development 20.09.17**

ii) **P17/S2683/HH** 1 Barlow Close Wheatley OX33 1NL. Demolition of existing conservatory and erection of two storey side extension and single storey rear extension with internal alterations. **Recommend Approval. GRANTED 20.09.17**

iii) **P17/S2805/HH** Poplars Ladder Hill Wheatley OX33 1HY. Proposed two storey rear extension. **Recommend Approval. GRANTED 25.09.17**

iv) **P17/S2486/HH** 34 Ambrose Rise Wheatley OX33 1YG. Single storey rear extension. Garage roof raised and new front porch. . **Recommend Approval. GRANTED 25.09.17**

v) **P17/S2576/HH** Weylands Ladder Hill Wheatley OX33 1HY. Single Storey Extension at front. **No Strong Views. GRANTED 28.09.17**

vi) **P17/S2850/LB** The Old Crown 23 Crown Road Wheatley OX33 1UH. To dismantle section of existing garden walling and construct new low level retaining wall. **Recommend Approval GRANTED 02.10.17**

64. CORRESPONDENCE – NOTED

i) Email from SODC 25.09.17 confirming the house name and number of The Shoebox, 95c High Street and the numbering of 95 & 97 Kelham Hall Drive.

ii) Email from SODC 29.09.17 re Local Plan final draft consultation (11 Oct - 22 Nov) southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/emerging-local-plan and draft Joint Housing Delivery Strategy consultation: southoxon.gov.uk/services-and-advice/housing/joint-housing-delivery-strategy

iii) Email from SODC 02.10.17 re Local Plan drop-in events (Wheatley: Thurs 9 Nov, 3-7pm at The Merry Bells).

65. ITEMS FOR INFORMATION

i) Cllr Lamont (Chairman of Wheatley Parish Council) and John Fox (Chairman of Wheatley Neighbourhood Plan) will attend a SODC presentation about the Local Plan on 11th October.

66. DATE OF NEXT MEETING – WEDNESDAY 8TH NOVEMBER 2017 – NOTED

The Meeting closed at 8.15pm