

# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 10<sup>th</sup> October 2018 in the Parish Office at 7.30pm

**Present:** Cllrs Bell (RB) (Chair), A Cooper (AC) Harding (RH), P Hood (PH), D Lamont (DL)

**Officer:** Assistant Clerk to the Parish Council

**53. APOLOGIES FOR ABSENCE** – Cllrs P Willmott, P Harrison, P Bignell

**54. DECLARATIONS OF INTEREST - NONE**

**55. MINUTES OF THE PREVIOUS MEETING HELD ON 12<sup>th</sup> SEPTEMBER 2018** previously circulated and signed as a true record of the meeting.

**56. UPDATE ON MEETING HELD ON 12<sup>th</sup> SEPTEMBER 2018**

i) 4 Station Rd and 8 Church Rd - RB and DL to attend the SODC Planning Committee on 16<sup>th</sup> October.

Regarding 4 Station Rd, RB was concerned that the remarks he made at the previous SODC planning committee have not been referred to in the officer's latest report for the meeting on 16<sup>th</sup>. He had prepared further comments and suggested these be forwarded to the planning officer with a request that they go on the website and are distributed to the SODC planning members attending the site visit on 15<sup>th</sup>. This was agreed by all. The assistant clerk to contact the planning officer.

There was further discussion of the unsuitability of the location for a domestic dwelling on a narrow and busy thoroughfare. DL queried the previous application approval letter for this site which stated no external extensions were allowed but this seems to have been disregarded with the current application. DL and RB to look into this further.

**57. AMENDMENTS TO PREVIOUS APPLICATIONS**

i) [P18/S2661/FUL](#) 1, 3 and 5 Park Hill Wheatley OX33 1ND. Amendment: No. 1 - dated 13th September 2018. Demolition of three residential dwellings and the construction of a new 73 bed care home facility (Use Class C2). Appendices A-H. **For informational purposes only. Noted.**

i) [P18/S1630/FUL](#) 8 Church Road Wheatley OX33 1NB No. 3 - dated 26th September 2018. Erection of one new dwelling, amenity space, parking and associated access. (As amended by revised drawings received 13th July proposing single storey dwelling with basement & amplified by plan ref 17-04-11 showing indicative curtilage of new dwelling and amended by plans 17-04-03B, 04B,06C,07C,08C and 11A received on 27 September which increase the distance between the rear elevation of the proposed dwelling and boundary wall at the southern boundary of the site and widen the basement).

RB noted that the developers had taken into account comments from the planning committee and neighbours to make this amendment. However, there was agreement with the remarks made by the neighbour at 17 High Street pointing out that the dimensions were still a shortfall from what was proposed by RB at the last SODC planning meeting.

AC was concerned about the potential distribution pattern of the rainwater coming off from the new dwelling's roof onto the area between the boundary wall and the dwelling.

After further discussion, the committee has **no objections** to this amendment but would like the comments from the resident at 17 High Street to be taken into consideration as well as the concern about dispersal of groundwater.

## 58. NEW PLANNING APPLICATIONS

i) [P18/S2877/HH](#), 42 Church Road Wheatley. Single storey rear extension.

It was noted that there was no design and access documentation attached to the plans. The committee have **no objections** to this application but are concerned about how access to the site will be managed during the construction, bearing in mind that this is a very busy thoroughfare and bus route.

ii) [P18/S3116/HH](#) 106 Kelham Hall Drive Wheatley OX33 1YB. Demolition of conservatory and new single storey rear extension. **Fully supported.**

iii) [P18/S3018/HH](#) 41 Old Road Wheatley OX33 1NU. Single storey front extension. **Fully supported.**

iv) [P18/S2975/HH](#) 8 Elm Close Wheatley OX33 1UW. Single storey extensions at the side and rear (as amended by drawing no 18183.3 to correct neighbour property numbering). Comments from the planning officer regarding technical details were noted as was comments from the neighbour at 6 Elm Close. **Fully supported.**

## 59. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC - NOTED

i) [P18/S2488/HH](#) 11 The Avenue Wheatley OX33 1YL. Rear extension; re-roof existing lean-to; internal alterations including sound deadening work to party wall. **Fully Supported. GRANTED 11.09.18.**

ii) [P18/S2511/HH](#) 44 London Road Wheatley OX33 1YA. Single storey front extension to create enclosed porch. **Fully supported. GRANTED 20.09.18.**

iii) [P18/S1474/HH](#) 5 Littleworth Road Wheatley OX33 1NW. Single storey rear extension. **Fully Supported. GRANTED 25.09.18.**

## 60. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION – NONE

## 61. ITEMS FOR INFORMATION – NOTED

i) New residential dwelling named and numbered: Losgaintir, 20A Kellys Road, Wheatley OX33 1NT.

ii) Amendments No 2 and 3 for [P18/S2661/FUL](#) 1, 3 and 5 Park Hill are available the SODC website, both for **information purposes only.**

## 62. DATE OF NEXT MEETING – WEDNESDAY 14<sup>th</sup> NOVEMBER 2018 - NOTED

Meeting closed at 8.35pm