

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 10th November 2021 in the Merry Bells Coffee Room at 7.30pm

Present: P Willmott (PW) (Vice Chair), R Harding (RH), A Cooper (AC), A Sercombe (AS), P Bignell (PB),

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

284.	APOLOGIES FOR ABSENCE T Newman (TN) (Chair)
285.	DECLARATIONS OF INTEREST- NONE
286.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 13th OCTOBER 2021 previously circulated and signed as a true record of the meeting.
287.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P21/S3437/FUL 81 High Street Wheatley (Cinnamons) Exchange of extract flue system from the old to the new extract flue system and add new fresh air intake duct system. 08/09/2021- SUPPORTS For- 5 Against- 0 Abstain- 0</p> <p>28/10/2021- amendment (no. 1) As amended by drgwno 20388 and supporting technical specifications received on 28/10/21 10/11/2021- SUPPORTS For- 5 Against- 0 Abstain- 0</p>
288.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P21/S4360/FUL 85 Littleworth Road Wheatley 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. (Variations of conditions 2 (approval 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) 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) 10/11/2021- SUPPORTS For- 5 Against- 0 Abstain- 0</p> <p>ii) P21/S4375/LB 37 Church Road Wheatley Extension and alteration to the first-floor mezzanine bedroom and creation of a first-floor partition with internal picture window, the reduction of the existing en-suite and creation of built-in wardrobes 10/11/2021- SUPPORTS For- 5 Against- 0 Abstain- 0</p>
289.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P21/S3619/FUL 2 Elm Close Wheatley Subdivision of exiting plot, subsequent erection of new single storey two-bedroom dwelling. Provision of private amenity space with off street parking utilising proposed new highway access to Jackies Lane and provision of enclosed bin and bike stores 06/09/2021- amendment (no. 1) As amended by energy statement received 2 September 2021 08/09/2021- SUPPORTS For- 4 Against- 0 Abstain- 1 15/10/2021- GRANTED</p>

	<p>ii) P21/S3767/HH 49 Old Road Wheatley Single storey infill rear extension, increase in ridge height and roof modifications to increase size of second floor 08/09/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 27/10/2021- GRANTED</p> <p>iii) P21/S2208/HH 33 Acremead Road Wheatley Demolition of existing garage. Construction of new Front Porch Construction of Ground Floor Extension to create extended living space for elderly parents to move in to. Conversion of Roof Space to create 3 Bedrooms and Bathroom for applicants accommodation. 09/06/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 08/10/2021- amendment (no. 1), As amended by plans received 27 September 2021. 13/10/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 29/10/2021- GRANTED</p> <p>iv) P21/S3592/FUL 2 Station Road Wheatley Oxford Replacement frontage door & windows into the existing openings of both units, the replacement of an existing window with new door and the change of use (of the deli) A3 to A5 takeaway 08/09/2021- RESPONSE For- 5 Against- 0 Abstain- 0 Although we support new businesses in the village, we feel this location is not suitable for this type of business. We have concerns that the parking in this location is already an issue with people parking outside the Fish & Chip Shop on Station Road partially blocking the busy road. We would recommend that the extraction fans are re-sited to the front of the building and that the Conservation Officer investigates the windows and doors being proposed so they are in keeping. Finally the bins as shown on the drawings are sited on a public footpath, and so would not be able to be placed there, which they currently aren't, as indicated, and so would need to be inside the building. 08/10/2021- amendment (no. 1) As amended by plans and information received 8 October 2021 13/10/2021- RESPONSE For- 5 Against- 0 Abstain- 0 We welcome the changes to the vents, but all other previous comments stand. 29/10/2021- GRANTED</p>
290.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) 31/08/2021- Emailed Countryside Access Officer (CAO) to support with getting fence removed in public right of way (footpath) from High St to Church Rd, near Cinnamons. 08/10/2021- Email response from CAO 13/10/2021- New application to be submitted to request public right of way is re-instated 14/10/2021- Reply from Principal Officer. 10/11/2021- Agreed not to proceed with request</p> <p>ii) P21/S3834/FUL 14 Elm Close Wheatley Erection of detached 2 bedroom bungalow 13/10/2021- OBJECTS For- 5 Against- 0 Abstain- 0 We agree with the Highways objections and also feel it is over development 04/11/2021- amendment (no. 1) As amended by energy statement received 26 October and parking plans received 01 November 2021 10/11/2021- OBJECTS For- 5 Against- 0 Abstain- 0 Previous objections still stand. Also, there are no reports on tree protection, drainage or contaminated land. Accurate drawings to scale are needed also.</p>

	<p>iii) 03/11/2021- P21/S4475/DIS 2A Littleworth Littleworth Discharge of conditions - 3 (Construction exclusion zone), 4 (Surface water drainage scheme), 5 (Contamination report / risk assessment) & 6 (Contamination remediation works) in application P19/S2814/FUL. Erection of dwelling with associated access and landscaping works. INFORMATION ONLY</p> <p>iv) Park Hill development- Castle Oak Construction have gone into Administration. Work has ceased at the site.</p>
291.	<p>ITEMS FOR INFORMATION-</p> <p>i) Change of access- Morland House Surgery- Postcode correction</p> <p>ii) P21/S4456/LDP 41 Ambrose Rise Wheatley Demolish existing and replace with single storey rear extension INFORMATION ONLY- 27/10/2021</p> <p>iii) SODC Planning Process- FUL applications will go to committee if WPC object and officer recommends. HH/ A/ plus all the other applications need calling in to Alexandrine if WPC object</p> <p>iv) Resident email in regard to Cullum House application</p>
292.	DATE OF NEXT MEETING – WEDNESDAY 8th DECEMBER 2021, 7.30PM
	MEETING CLOSED AT 8.10PM