

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 11th March 2020 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), D Lamont (DL), A Cooper (AC), P Bignell (PB), P Harrison (PH), M Booth (MB)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: x

93. **APOLOGIES FOR ABSENCE** – P Willmott (PW) (Vice Chair), P Hood (Pho)- no apologies
94. **DECLARATIONS OF INTEREST - NONE**
95. **TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 12th FEBRUARY 2020**
previously circulated
96. **AMENDMENTS TO PREVIOUS APPLICATIONS**
97. **NEW PLANNING APPLICATIONS**
- i) [P20/S0634/DIS](#) 19 Roman Road Wheatley
Discharge of condition 3 - sample materials on application ref. P18/S1743/FUL Two storey, two bedroom dwelling with parking space with access from Leyshon Road.
11/03/2020- NO OBJECTION
For- 6 Against- 0 Abstain- 0
- ii) [P20/S0627/HH](#) 1c Kellys Road Wheatley
Single storey rear extension
11/03/2020- NO OBJECTION
For- 6 Against- 0 Abstain- 0
- iii) [P20/S0619/HH](#) 23 Ambrose Rise Wheatley
Minor amendment to planning permission P19/S4345/HH to reduce the width of the extension by 16cm to allow access clearance to manhole cover of over 500mm. Increase wall height to 2-4m on the side adjoining No.24 in order to maintain the line of the roof.
11/03/2020- NO OBJECTION
For- 6 Against- 0 Abstain- 0
- iv) [P20/S0393/HH](#) 25 Church Road Wheatley
Single storey extension at the rear
11/03/2020- NO OBJECTION to this application but wish the following comments to be taken into account:
Access for maintenance and bin storage, clarification of man hole/ drainage on No 27's property and concerns of delivery of materials, all to be investigated further.
For- 3 Against- 2 Abstain- 1
- v) [P20/S0646/HH](#) 91 Kelham Hall Drive Wheatley
Single storey extensions at the front and rear. Conversion of part of garage to living accommodation
11/03/2020- FULLY SUPPORTS
For- 6 Against- 0 Abstain- 0
- vi) [P20/S0476/FUL](#) Morland House Surgery London Road Wheatley
Proposed conversion/change of use of the Old Barn building from D1 use to A1 Retail Pharmacy, including external alterations to access to Morland House Surgery.
11/03/2020- FULLY SUPPORTS
For- 6 Against- 0 Abstain- 0

98. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P19/S3220/FUL](#) Land Off Old London Road Wheatley
Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access
13/11/2019- OBJECTS- to this application for the following reasons:
- National Planning Policy Framework- An inappropriate development in the Greenbelt.
 - Amenity Consideration
 - Noise
 - Air quality (Climate emergency)

For-0 Against-8 Abstained-0

15/01/2020- Email from Planning Agent, forwarded to TN 17/01/2020 for a response.

14/02/2020- GRANTED

04/03/2020- Letter of complaint sent to Margaret Reed, Head of Legal & Democratic Services.

- ii) [P20/S0027/HH](#) 10 Acremead Road Wheatley
Small side extension to join together two other side extensions
12/02/2020- FULLY SUPPORTS
For- 6 Against- 0 Abstain- 0
21/02/2020- GRANTED

- iii) [P20/S0049/FUL](#) 67 Church Road Wheatley
The conversion of the existing dwelling into two, one bedroom flats through the demolition of the existing single storey extension and the addition of a part single storey, part two storey extension and associated landscaping
12/02/2020- FULLY SUPPORTS
For- 6 Against- 0 Abstain- 0
02/03/2020- GRANTED

99. TO RECEIVE UPDATE ON SODC LOCAL PLAN

Update given by Cllr Newman

100. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) [P15/S2121/FUL](#) Land North of London Road Wheatley. Erection of 51 dwellings, with access from London Road, together with associated landscaping and open space provision. (Rural exception site). **Recommend Approval**

The Spinney access

20/08/2019- Access to the Spinney has been fenced off by no 25 Ochre Close, reported to Enforcement Team 20/08/2019. They have advised the design and access statement (which mentions the access to the Spinney) informs the planning process but does not itself form part of the planning permission. Taylor Wimpey have been emailed on 30/08/2019 to ask if there is a covenant maintaining pedestrian access into the Spinney.

18/02/2020- Emailed Sam Townley- Community Safety Officer at SODC to understand the investigation / decision completed. Reply received.

11/03/2020- A response will be sent to SODC to arrange a meeting to discuss the process used and future options available to open the access up again for public safety.

- ii) [P19/S4482/FUL](#) 1, 3 and 5 Park Hill Wheatley
Demolition of three residential dwellings and construction of a residential care home (Use Class C2).
08/01/2020- Emailed Planning Agent to arrange a meeting with developers to discuss application
17/01/2020- Forwarded Planning Agent response to TN to organise a date to meet.
12/02/2020- A discussion was held between members of the public, the developers and care trust and councillors.
Has NO OBJECTIONS to this application but wish the following comments to be taken into account:

Further consideration needs to be given to traffic flows, bus stops, verges on North side of Park Hill and a community bus service.

For- 5 Against- 1 Abstain- 0

05/03/2020- amendment (no. 1) as amended by drawings and information accompanying email from Agent dated 4 march 2020

11/03/2020- FULLY SUPPORTS

For- 4 Against- 1 Abstain- 1

S106 considerations also discussed and amended.

101. ITEMS FOR INFORMATION

i) Probity in planning- OALC Newsletter Feb 2020

102. DATE OF NEXT MEETING – WEDNESDAY 8th APRIL 2020, 7.30PM

MEETING CLOSED AT 9.05 PM