

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 14th April 2018 in the Parish Office at 7.30pm

Present: Cllrs Bell (RB) (Chair), P Bignell (PB), Cooper (AC), Harding (RH), Harrison (PH), Lamont (DL).

Officer: Assistant Clerk to the Parish Council

Also present: 1 member of the public

109. APOLOGIES FOR ABSENCE – Cllrs Hood, Willmott

110. DECLARATIONS OF INTEREST - NONE

111. MINUTES OF THE PREVIOUS MEETING HELD ON 14th MARCH 2018 previously circulated and signed as a true record of the meeting.

112. UPDATE ON MEETING HELD ON 14th MARCH 2018

i) Letter has been sent to SODC expressing disappointment that only one district councillor visited The Railway development site.

113. AMENDMENTS TO PREVIOUS APPLICATIONS - NONE

114. NEW PLANNING APPLICATIONS

i) [P18/S0844/HH](#) 19 Cullum Road Wheatley OX33 1XD. Demolition of existing conservatory and cloak room. Proposed rear single storey extension to the left hand side adjacent to adjoining house and proposed rear two storey extension to right hand side. **No objections.**

ii) [P18/S0862/LDP](#) 7 Coopers Close Littleworth OX33 1UA. Single storey rear extension and part garage conversion. **For information only.**

iii) [P18/S0756/LDP](#) 25 Littleworth Littleworth OX33 1TP. Garage Building. **For information only.**

iv) [P18/S0854/FUL](#) 49 London Road Wheatley OX33 1YJ. Subdivision of existing garden to provide plot. Erection of new detached 4 Bed chalet bungalow dwelling. Provision of 3 off street parking spaces utilising existing highway access to Old London Road. Secure cycle storage and bin enclosures.

The holding objection by OCC Highways regarding visual splays and parking layout was noted along with neighbours' concerns regarding flooding. The issues around the culvert and potential flooding were discussed. The applicant gave further information regarding the flood report and its recommendations.

The committee disagreed with a paragraph in the design statement that Old London Road has 'low traffic speeds'. It is a main thoroughfare and access on to it would have highway safety implications.

DL proposed '**no objections but wish the following comments to be taken into account**: that the committee agree with the points raised by the Highways holding objection regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to

highway safety. Also, the committee would like to see that the risk of flooding is fully taken into consideration and work to improve the culvert is carried out'. This was seconded by PB. A vote was taken, 5 in favour and 1 abstention.

v) [P18/S0868/HH](#) 8 Fairfax Gate Holton OX33 1QE. Erection of single storey rear extension.

No objections but wish the following comments to be taken into account: that the comments made by the neighbour are taken into consideration by the planning officer.

vi) [P18/S0850/FUL](#) 87A High Street Wheatley OX33 1XP. Variation of condition 3 on application P05/W0450 - to extend opening hours on Sundays from 09.00 to 15.00 Change of use from A1 (shop) to A3 (delicatessen). **No objections.**

vii) [P18/S0922/FUL](#) The Coal Depot London Road Wheatley OX33 1JG. Proposed open sided store for building and horticultural materials and fuel together with integral staff rest room and toilet accommodation. (RB knows the applicant so did not take part in discussion.) **No objections.**

viii) [P18/S0950/DIS](#) 35 Park Hill Wheatley OX33 1NE. Discharge of Conditions 2 on application P17/S4468/FUL. 'Engineering works in excess of those relating to planning approval P15/S0603/FUL'. **For information only.**

ix) [P18/S1041/DIS](#) The Railway Hotel 24 Station Road Wheatley OX33 1ST. Demolition of former Railway Inn and the creation of 16 retirement dwellings for people aged 55 and over P17/S1865/FUL Conditions(s) 3 - material schedule, 6 - Construction Traffic Management Plan and 10 – landscaping. **For information only.**

x) [P18/S1053/DIS](#) 1 Kellys Road Wheatley OX33 1NT. Discharge of condition 5 (access) & 6 (surface water) of Planning Permission [P15/S0887/FUL](#). Demolition of existing single storey dwelling and garage. Erection of a terrace of three dwellings. **For information only.**

115. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC

i) [P18/S0138/LDP](#) 7 Hillary Way Wheatley OX33 1UY construction of new garage with attached store, with highway access to rear of property. Certificate of Lawful Use or Development. **GRANTED 08.03.18**

ii) [P18/S0428/HH](#) 7 St Marys Close Wheatley OX33 1YP. Replacement of existing rear conservatory with larger conservatory. Recommend Approval **GRANTED 21.03.18**

iii) [P18/S0393/HH](#), 7 Barlow Close Wheatley. First floor side extension. Recommend Approval **GRANTED 22.03.18**

iv) [P17/S1865/FUL](#) 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. Recommend Refusal **GRANTED 23.03.18**

v) [P18/S0577/HH](#) 10 Acremead Road Wheatley OX33 1NZ. Single storey extensions to kitchen. Recommend Approval **GRANTED 03.04.18**

116. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

i) Letter sent to SODC Head of Planning regarding the site visit to The Railway.

ii) Email from SODC requesting feedback regarding Beechcroft wishing to name The Railway development 'Lime Gardens'. Parish councillors and the parishioners they have spoken to felt strongly that the name should make reference to the heritage and the history of the important railway connection in this area in Wheatley. After discussion, the following suggested names were considered to be more in keeping with this heritage:

- Station Court
- The Sidings
- Railway Court.

Reply to SODC to be sent by assistant clerk to convey this.

iii) Email received from a neighbour of 1 Keydale Road regarding the recent felling of a tree. RB will follow this up and report back at the next meeting.

117. ITEMS FOR INFORMATION

i) Open consultation - draft revised [National Planning Policy Framework](#) closing date 10 May 2018 – noted.

118. DATE OF NEXT MEETING – WEDNESDAY 9th MAY 2018

Meeting closed 8.45pm