



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 16th June 2025 in the Parish Office at 7.30pm

Present: P Willmott (PW) (Vice Chair), A Sercombe (AS), A Cooper (AC), Cllr L Thomas (LVT), A Shepherd (ASh)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

14.	APOLOGIES FOR ABSENCE – T Newman (TN) (Chair)
15.	DECLARATIONS OF INTEREST- NONE
16.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 14th MAY 2025 previously circulated and signed as a true record of the meeting.
17.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
18.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P25/S1418/HH Coombe Lodge Bungalow Ladder Hill Wheatley Demolition of existing rear conservatory and front porch. Erection of a single storey rear extension and single storey infill extension. Solar panels on south facing garage roof. Erection of new store building. 11/06/2025- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>ii) P25/S1448/HH 39 Beech Road Wheatley First floor side extension and replacement of the kitchen window with patio doors, and replacement of garage door with a window 11/06/2025- SUPPORT For- 5 Against- 0 Abstain- 0</p>
19.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</p> <p>i) P25/S0858/HH & P25/S0859/LB 1 Church Road Wheatley Replace rotten and dangerous wooden and glass roof of porch on south facing entrance to property 09/04/2025- SUPPORT For- 5 Against- 0 Abstain- 0 29/04/2025- amendment (no. 1) Additional information received 29 April 2025 14/05/2025- SUPPORT For- 5 Against- 0 Abstain- 0 16/05/2025- GRANTED</p> <p>ii) P25/S0956/HH & P25/S0957/LB 19 Crown Road Wheatley Provision of photovoltaic solar panels to roofs of buildings within the curtilage of grade II listed building. 14/05/2025- SUPPORT For- 5 Against- 0 Abstain- 0 16/05/2025- GRANTED</p> <p>iii) 11/01/2025- P25/S0019/RM Land between 61-65 Church Road Wheatley Reserved Matters application following outline approval P22/S0203/O for access, appearance, landscaping, layout and scale. Proposed dwelling 09/04/2025- SUPPORT For- 5 Against- 0 Abstain- 0 We have concerns with the main sewer drain running through the plot, as pointed out by another comment, and this needs to be factored in when any building work takes place. We also have concerns with the parking access being very steep and wouldn't want this to deter the resident from using them. 16/05/2025- GRANTED</p>

Signed:

Date:

20.	<p>WHEATLEY NEIGHBOURHOOD PLAN</p> <p>i) Working Group meeting 04/06/2025.- Draft plan written, tasks allocated, next meeting Weds 23rd July 7pm.</p>
21.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) P22/S1116/FUL 21 Kellys Road Wheatley Demolition of existing detached garage. Erection of new contemporary two storey two bed dwelling. Provision of private amenity space with off street parking utilising existing highway access to Kellys Road. Provision of enclosed bin and bike stores. 29/01/2025- P25/S0270/S73 Variation of condition 2(approved plans) on application P22/S1116/FUL - addition of a single storey projection to the rear, the infill of the approved rear balcony and internal alterations . There are also some minor internal alterations which are shown on the proposed plans. 12/02/2025- OBJECT For- 5 Against- 0 Abstain- 0 This is a retrospective application as it has already been built. With the infill of the rear balcony, it needs to be assured that it will not be used as a balcony, there are no safety barriers, and it would also be overlooking into the neighbours. There is also an upstairs window which is not shown on the plans, which overlooks No 23, and raised with the Enforcement Team. There are also new downpipes on this side too, which need to be going into a soak away. 21/03/2025- amendment (no. 1) As amended by revised plan accompanying Agent's email dated 21 March 2025 to include first floor side window to bathroom, alterations to the first floor window on the rear elevation and addition of privacy screen to west side of rear single storey wing 09/04/2025- OBJECT For- 5 Against- 0 Abstain- 0 Previous objections stand. Why is there a need for a privacy screen if it is not a balcony? 28/04/2025- Planning Committee on Wednesday 7th May 2025. Emailed to Cllrs Newman, Sercombe and Willmott 08/05/2025- GRANTED 24/05/2025- Concerns raised that work being carried out may be breaching plans approved. Noted</p>
22.	<p>ITEMS FOR INFORMATION</p> <p>i) P24/S3968/HH 14 Fairfax Gate Holton Oxford Single storey rear extension to provide enlarged kitchen/diner and garage conversion to home office/ gym 08/01/2025- SUPPORT For- 4 Against- 0 Abstain- 0 13/02/2025- GRANTED 29/03/2025- P25/S0970/DIS Discharge of condition 3 (Tree Protection) on application ref. P24/S3968/HH (Single storey rear extension to provide enlarged kitchen/diner and garage conversion to home office/ gym). INFORMATION ONLY 08/05/2025- P25/S0970/DIS Discharge of condition 3 (Tree Protection) Amended plan received 8 May 2025 INFORMATION ONLY</p> <p>ii) P24/S3736/FUL The Cricketers Arms 38 Littleworth OX33 1TR Change of use from mixed use as public house (sui generis) with residential (C3) to a single self-contained dwelling (C3) with parking and amenity space. 11/12/2024- SUPPORT For- 4 Against- 0 Abstain- 0 28/02/2025- amendment (no. 1), As amplified by contaminated land questionnaire received 18 December 2024 INFORMATION ONLY 03/04/2025- GRANTED 09/06/2025- P25/S1543/DIS Discharge of Conditions 3 (Contaminated Land) 6 (Cycle Storage) on Planning Application P24/S3736/FUL INFORMATION ONLY</p>
	DATE OF NEXT MEETING – WEDNESDAY 9th JULY 2025, 7.30PM
23.	MEETING CLOSED AT 7:48PM

Signed:

Date: