

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 11th August 2021 in the Merry Bells Coffee Room at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), P Bignell (PB), A Sercombe (AS), C Coxon (CC), A Cooper (AC), R Harding (RH)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

266.	APOLOGIES FOR ABSENCE
267.	DECLARATIONS OF INTEREST- NONE
268.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 14th JULY 2021 previously circulated and signed as a true record of the meeting.
269.	AMENDMENTS TO PREVIOUS APPLICATIONS See Item 270i)
270.	NEW PLANNING APPLICATIONS i) P21/S2928/FUL The Studio 70 Church Road Wheatley Conversion of existing self contained B1 office building into three 1-bedroom dwellings each with their own parking space and amenity area, alterations to the courtyard dormer window, and the creation of first-floor accommodation 11/08/2021- RESPONSE For- 7 Against- 0 Abstain- 0 We welcome 1 bedroom accommodation however we are concerned that 1 parking space per unit is not sufficient and will cause further parking issues on Church Road. We also agree with the countryside access officer at OCC that the footpath from Church Road to the High Street needs to be marked on the plans and ensure that it is fully accessible from Church Road and the High Street. 16/07/2021- amendment (no. 1) As amended by revised application forms and amended ownership certificate received 15 July 2021 11/08/2021- SUPPORTS For- 7 Against- 0 Abstain- 0 27/07/2021- amendment (no. 2) As amended by drawing increasing the height of the roof lights on the southern elevation received 27 July 2021. 11/08/2021- SUPPORTS For- 7 Against- 0 Abstain- 0 ii) P21/S3009/HH 7 Farm Close Lane Wheatley Variation of condition 2 (Approved plans) on applications P20/S3595/HH & P20/S3598/LB. Externally: Removing an existing canopy and alterations to the existing opening below Forming a porch over the existing front door and replacing the door Replacing existing aluminium and uPVC windows/doors with timber double glazed windows/doors Internally: Upgrading the floor to bedroom 3 (flying freehold) for fire and acoustic purposes Removing the existing ceilings within the house and insulating at roof level Introducing new timber truss and ridge beams Removing modern internal partitions Replacing modern flush doors with traditional ledge and batten doors Garage: Replacing the existing up and over garage door with timber doors Installing solar PV panels on the garage roof Reinstatement of a gable window 11/08/2021- SUPPORTS For- 7 Against- 0 Abstain- 0 iii) P21/S3012/LB 7 Farm Close Lane Wheatley Variation of condition 2 (Approved plans) on applications P20/S3595/HH & P20/S3598/LB. Externally: Removing an existing canopy and alterations to the existing opening below Forming a porch over the existing front door and replacing the door Replacing existing aluminium and uPVC windows/doors with timber double glazed windows/doors Internally: Upgrading the floor to bedroom 3 (flying freehold) for fire and acoustic purposes Removing the existing ceilings within the house and insulating at roof level Introducing new timber

	<p>truss and ridge beams Removing modern internal partitions Replacing modern flush doors with traditional ledge and batten doors Garage: Replacing the existing up and over garage door with timber doors Installing solar PV panels on the garage roof Reinstatement of a gable window</p> <p>11/08/2021- SUPPORTS For- 7 Against- 0 Abstain- 0</p> <p>iv) P21/S3162/A Morland House Surgery, The Old Barn London Road Wheatley Proposed pharmacy fascia sign over shopfront 11/08/2021- SUPPORTS For- 7 Against- 0 Abstain- 0</p> <p>v) P21/S2690/A Merry Bells Stable Block (Identity Hair), Wheatley Police Office Church Road Wheatley 2 vinyl printed graphics on boarding for shop signage. Mounted via top and bottom fixing rails. 1 vinyl printed graphics on boarding mounted via top fixing to existing sign bracket 11/08/2021- SUPPORTS For- 7 Against- 0 Abstain- 0</p>
271.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P20/S3719/RM 31 Arcemead Road Wheatley Amendment (no. 4) As amended by plans received on 21 June which show bird and bat boxes on the elevations and an increased turning head. 14/07/2021- OBJECTS, as per previous objections made For- 5 Against- 0 Abstain- 0 09/07/2021- Letter received from SODC Planning Committee to advise the Planning Committee will consider the application on the 20th July, response needed by 16th July 12pm. 14/07/2021- Cllr TN to attend meeting virtually, Ast Clerk to send confirmation of attendance. 26/07/2021- REFUSED</p> <p>ii) P21/S2578/HH 28 Keydale Road Wheatley Single storey front extension containing porch, toilet and bedroom 14/07/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 29/07/2021- GRANTED</p> <p>iii) P21/S2524/FUL Greystocks 1B Windmill Lane Wheatley Alterations to existing side extension to create a 1 bedroom dwellinghouse. 14/07/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 03/08/2021- GRANTED</p> <p>iv) P21/S2818/HH 37b Church Road Wheatley Oxfordshire Proposed porch 14/07/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 10/08/2021- GRANTED</p>
272.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>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 <u>The Spinney access</u> 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</p>

	<p>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.</p> <p>18/02/2020- Emailed Sam Townley- Community Safety Officer at SODC to understand the investigation / decision completed. Reply received.</p> <p>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.</p> <p>To action once COVID-19 procedures allow.</p> <p>29/06/2021- Ast Clerk has emailed Sam Townley to see if a meeting can be arranged to progress this case forward.</p> <p>04/08/2021- Emailed Tim Bearder to support on fly tipping in Spinney as Management company not able to support as not on managed land.</p> <p>05/08/2021- Tim Bearder confirmed that 21, 23 & 25 will be written to to advise we are aware of the green waste and to pass on any information. Ast Clerk has also corresponded with the Mgt Company who have confirmed they will include a piece in their next residents newsletter.</p> <p>09/08/2021- Sam Townley replied to advise WPC to make contact with the Mgt company to enquire about the walk way being opened up again.</p> <p>11/08/2021- Ast Clerk to contact new Mgt company to discuss opening the access back up.</p> <p>ii) Littleworth Car Wash. Email from resident raising concerns about the awnings which have been erected at the car wash. They have already raised this with the Enforcement Team and so just wanted to make Wheatley Parish Council aware in case we have further enquires.</p> <p>11/08/2021- Ast Clerk to contact Enforcement Team to ensure Wheatley Parish Council's concerns are also noted.</p>
273.	<p>ITEMS FOR INFORMATION-</p> <p>i) P21/S2935/PDH 75 Beech Road Wheatley Addition of a 3mx3m conservatory to be attached to an existing 3m wide extension at the rear of the original house. This will take the total width of all extensions to 6m. The conservatory will have glass walls and a warmer roof with a glass roof lantern. Depth: 6.00m Height: 3.00m Height to eaves: 2.20m INFORMATION ONLY- 16/07/2021</p> <p>ii) Registration of an existing mobile home address known as: 7A Littleworth, OXFORD OX33 1TR INFORMATION ONLY- 26/07/2021</p> <p>iii) P21/S2625/TPO 05S20 to fell 3 Ash and 3 Horse Chestnut trees, permission will be granted in the next few days for the works to go ahead. INFORMATION ONLY- 30/07/2021</p>
274.	DATE OF NEXT MEETING – WEDNESDAY 8th SEPTEMBER 2021, 7.30PM
	MEETING CLOSED AT 8.15PM