

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 11th September 2019 in the Parish Office at 7.30pm

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

Apologies:

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

33. APOLOGIES FOR ABSENCE –

34. DECLARATIONS OF INTEREST - NONE

35. TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 14th AUGUST 2019 previously circulated

36. AMENDMENTS TO PREVIOUS APPLICATIONS

- i) [P19/S2029/FUL](#) Wheatley Primary School Littleworth Road Wheatley
External landscaping improvement works to early years teaching block to include new artificial turf play area, new hard paved area with free standing canopy covering, and new pedestrian footpath linking the existing car park with the site boundary entrance and school building entrance.
10/07/2019- OBJECTS, to this application for the following reasons: Traffic generation, parking and highway safety, by reducing onsite parking.
04/09/2019- Applicant has submitted a written statement and shared site plan showing application P19/S2132/FUL amendment of additional parking
11/09/2019- No objections, see P19/S2132/FUL for comments on the amendment regarding parking.

[P19/S2132/FUL](#) Wheatley Primary School Littleworth Road Wheatley OX33 1NN

Construction of new single storey extension to form and internal ramped

link corridor to connect 2 sections of corridor that differ in floor levels. All works are located within an enclosed courtyard area which will be refurbished to include areas of new artificial turf all weather play surfacing and new naturally grassed areas, complete with new fencing.

14/08/2019- FULLY SUPPORTS

04/09/2019- Amendment (no 1.) Creation of additional parking spaces (as amended by drwgn0 WHE05.P4-B-416 and amplified by Transport and Parking Overview and Shared Site Plan for the entire site received on 20 August 2019), to be considered along with application P19/S2029/FUL

11/09/2019- No objections but wish the following comments to be taken into consideration:

- **Concerns of movement of children at East drop off/ collection zone. Is this just for John Watson?**
- **Concerns of Emergency access to front of school if new parking in front of building is fenced in**

- **We would ask for a pre-commencement condition- the new parking in front of the Early Years (current) to be in place before work begins on the extension**

Both the above applications are to be considered together as P19/S2132/FUL has been amended to include additional parking as to address the concerns for application P19/S2029/FUL.

Currently parking onsite = 80 spaces + minibus/ taxi drop off
Proposed parking onsite= 75 spaces + 5 accessible + minibus/ taxi drop off

- ii) [P19/S1279/FUL](#) Land at 35-36 Barlow Close Wheatley OX33 1NL
Erection of three detached four bedroom houses
12/07/2019- Amendment No. 1- Variation of approved plans concerning the roof lights on the north facing roof slope.
14/08/2019- OBJECTS to this application for the following reasons:
Amenity considerations:
- Overlooking
 - Over-development
 - Character of area
- Scale & bulk resulting in loss of light
21/08/2019-Email from case officer- Paul Bowers, clarifying the application and his professional views for consideration by Wheatley Parish Council.
11/09/2019- Consultation changed to No objections to this application following clarification by the case officer.

37. NEW PLANNING APPLICATIONS

- i) [P19/S2540/HH](#) Coombe Lodge Ladder Hill Wheatley
Construction of two new dormer windows and dormers to each side elevation, and the extension of the chimney
11/09/2019- FULLY SUPPORTS

38. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P19/S2035/HH](#) 55 Old Road Wheatley OX33 1NX
2 storey side extension to either side of the existing dwelling
22/07/2019- Amendment (no. 1) As amended by plan drwgn0 19-OWO-P01 Rev D received 22 July 2019.
14/08/2019- FULLY SUPPORTS
16/08/2019- GRANTED

39. TO RECEIVE UPDATE ON SODC LOCAL PLAN

No update at present

40. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) [P15/S12121/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.

Breame Oak Drive coping stones

20/08/2019- Coping stones have still not been placed on pillars at entrance to Breame Oak Drive. Emailed Taylor Wimpey 20/08/2019 to investigate. Advised they will be installed on 09/09/2019. Not happened as yet, Assistant Clerk to chase.

ii) The Plough, London Road, Wheatley

A change of business use has been raised with the enforcement team before 01/09/2019. An application is needed to change from A3- Food & Drink to A1- Shop. An Enforcement Officer has visited site and spoken with the owner to clarify the process and will be following up with an email.

41. ITEMS FOR INFORMATION

i) [P19/S2479/LDP](#) 25 Coopers Close Littleworth

Certificate of Lawful Use for the construction of 3m single storey rear extension with eaves height of 2.57m and overall height of 3.22m.

ii) 1 Keydale Road, Wheatley

01/09/2019- Copied into an email sent to Lawrence Tosh (Senior Estates Surveyor, Oxfordshire County Council) by a neighbour, raising concerns over the erection of a fence which may be on County Council land. Lawrence dealt with queries on application [P18/S3401/FUL](#) which was withdrawn.

iii) [P18/S3665/FUL](#) Wheatley Pavilion

Demolition of existing pavilion and changing rooms. Construction of new sports pavilion to include; changing rooms, first floor exercise area together with associated parking provision and improved site access
02/09/2019- GRANTED

iv) [P17/S4254/O](#) Oxford Brookes University Waterperry Road Holton OX33 1HX. Amendment : No. 1 - dated 12th October 2018.
Appeal date 22/10/2019.

42. DATE OF NEXT MEETING – WEDNESDAY 9th OCTOBER 2019, 7.30PM

MEETING CLOSED AT 8.08 PM