

iv) [P20/S3808/HH](#) & [P20/S3808/LB](#) 6 Farm Close Lane Wheatley

Removal of canopy at rear
Replacement doors and windows (part)
Replacement of exposed oak lintels
Replacement of canopy at front

11/11/2020- SUPPORT

For- 7

Against- 0

Abstain- 0

v) [P20/S3719/RM](#) 31 Acremead Road Wheatley

Reserved matters application following Outline Approval P18/S3781/O for details of the access, appearance, landscaping layout and scale. Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive.

11/11/2020- OBJECTS

For- 6

Against- 0

Abstain- 0

Copied District Cllr, Alexandrine Kantor into consultation response so application can be called in for SODC Planning Committee to add to next Agenda for discussion.

The application was considered at Wheatley Parish Council planning committee on 11/11/20 where members decided that the design was out of keeping with the wider character of the lower part of Acremead Road and adjacent Old Road, and was harmful to the character of the area. In addition, the development would harm the neighbour amenity of the occupants of homes adjoining the site, given the changes of levels across the site and the height and massing of the dwellings. As such members recommendation to refuse planning permission for the following reasons:

1. Character and Appearance.

Wheatley Neighbourhood Plan policy H1: DESIGN AND CHARACTER PRINCIPLES Development proposals will be supported, provided they complement, enhance and reinforce the local distinctiveness of the village and where appropriate are designed to enhance the setting of the conservation area and its settings. Proposals must show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the immediate area and wider context within the village.

Having regard to the application site position and the restricted size of the site, the proposal fails to respect the domestic proportions of residential buildings in this area and appears cramped and incongruous in the street scene. As such it fails to reinforce local distinctiveness. The benefits associated with the provision of four larger unit of residential accommodation would not outweigh the identified harm to local distinctiveness and the character.

2. Scale: Levels and sightlines.

The design and scale of the new dwellings is not in keeping with the wider character of Acremead Road in particular the part of the road being accessed from Old Road, and would detract from the visual amenity of the area and the character and appearance of the area.

3. Overlooking: Both to the front and back and side of the site onto Acremead Road and Old Road properties.

The proposal represents an overbearing form of development having regard to the changes of level across the site and the height and massing of the proposed dwellings in comparison with other properties on Acremead and Old Road. As such Wheatley Parish Council consider the development would detract from the residential amenity of the occupants of the houses that back onto the site on both Acremead Road and Old Road.

4. Trees: loss of established trees and hedges which help to manage natural water spring

	<p>5. Traffic generation, parking and highways safety: Both construction vehicles and new residents/ visitors (if this application is GRANTED then we would wish for separate conditions to be made on working hours, lorry routing, parking of contractors and reinstating if any damage is caused by parking i.e. grass verges, pavements etc) We also believe that the location of this site on the top side of a steep hill and a great distance from the local facilities will likely mean that this development is car dependent. Two parking spaces and no visitor spaces are not sufficient for four, four bedroom homes, this will therefore result in dangerous and inappropriate overspill parking on Acremead Road.</p> <p>6. Design: Light pollution from the large glass panels. It has been suggested by residents that tinted glass could reduce this (?)</p> <p>7. Bats habitat on site which will be impacted by removal of trees and light pollution The site is on the countryside corridor of which is used by bats as a commuting dark corridor to access nesting points to the west to this site, and the bat hibernaculum in Horspath Tunnel.</p> <p>8. Water springs on site which plots will sit on. These will need to be appropriately routed. Old Road already has a severe run off problem and the change of course of these springs would have a detrimental effect upon this. WNP Policy H1 part g. States that development will not require culverts for the existing ditches, unless there is a demonstrable benefit to walking, cycling, highway safety or access.</p> <p>vi) P20/S3770/FUL 26 London Road Wheatley Proposed conversion of double garage to form Annex. Construct entrance porch. 11/11/2020- SUPPORT For- 7 Against- 0 Abstain- 0</p> <p>vii) P20/S3958/HH 39 Breame Oak Drive Wheatley Single storey white UPVC hipped lean to conservatory to the rear of the property. 11/11/2020- SUPPORT For- 7 Against- 0 Abstain- 0</p> <p>viii) P20/S4007/HH 21 Barlow Close Wheatley Proposed single-storey rear extension, storage shed, covered patio and front garage flat roof canopy 11/11/2020- SUPPORT For- 7 Against- 0 Abstain- 0</p>
179.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P20/S3171/LDP 8 Simons Close Wheatley Single storey side extension INFORMATION ONLY 12/10/2020- Certificate of lawful use or development issued</p> <p>ii) P20/S2277/FUL 25 The Avenue Wheatley Subdivision of existing garden to provide plot. Demolition of existing garage structure and replacement erection of new detached 2 Bed single storey bungalow dwelling. retention of 2 off street parking spaces utilizing existing highway access to Roman Road via council owned car park. secure cycle storage and bin enclosures. 12/08/2020- OBJECTS to this application for the following reasons: Access is unsuitable, the private carpark is not a thoroughfare, and cuts across a public footpath. Design is not in keeping with the surrounding houses and contradicts the Wheatley Neighbourhood Plan Policy on design standards.</p>

	<p>For- 6 Against- 0 Abstain- 0</p> <p>27/10/2020- Email from Planning Officer advising why she is recommending the application for approval.</p> <p>09/11/2020- GRANTED</p> <p>11/11/2020- Cllr TN to draft a response from Wheatley Parish Council.</p>
180.	TO RECEIVE UPDATE ON SODC LOCAL PLAN- No update
181.	<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</p> <p>The Spinney access</p> <p>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.</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>11/11/2020- Ast Clerk to email Sam Townley to see if a meeting can be arranged to progress this case forward.</p> <p>ii) 36 Ambrose Rise- Enforcement case raised to investigate new out building. 06/05/2020- Chased Enforcement Team for a response/ confirmation. They confirmed a case has been set up (ref: SE20/124) and will investigate.</p> <p>09/11/2020- Enforcement team have confirmed they have visited site and found that the development had not covered in excess of 50% of the originally built curtilage and no breach of planning control was identified, CASE CLOSED</p> <p>iii) P19/S2814/FUL 2A Littleworth Littleworth OX33 1TR</p> <p>Erection of dwelling with associated access and landscaping works</p> <p>09/10/2019- OBJECTS to this application for the following reasons:</p> <p>Below are the reasons for objection from Wheatley Parish Council:</p> <ol style="list-style-type: none"> 1. National Planning Policy Framework (NPPF) <ol style="list-style-type: none"> i) The site is on the countryside corridor of which is used by bats as a commuting dark corridor to access nesting points under the bridge, next to this site, and Horspath Tunnel. 2. The stream on this site needs to be maintained to reduce the risk of flooding. 3. Contamination <ol style="list-style-type: none"> i) There is a risk of leaching into ground water from pre-existing contamination which could be disturbed by the building work. 4. Traffic generation, parking and highway safety <ol style="list-style-type: none"> i) Access into and out of the site will cause a major highway safety. The levels coming out onto the road will impair sight lines of an already dangerous road 5. Amenity consideration: <ol style="list-style-type: none"> i) Overlooking- The properties in Keydale Road will be overlooked. <p>20/11/2019- amendment (no. 1)- As amended by drawing PA02 Rev C and amplified by vehicle tracking plan accompanying agent email received 20-11-2019</p> <p>11/12/2019- OBJECTS to this application for the same reasons as above</p> <p>For- 0 Against- 8 Abstain- 0</p> <p>10/03/2020- amendment (no. 2) level information and CCTV footage received 6 March 2020.</p> <p>INFORMATION ONLY</p>

	<p>05/05/2020- amendment (no. 3) as amplified by Addendum Flood Risk Assessment information received 4 May 2020. INFORMATION ONLY</p> <p>01/06/2020- Planning Committee Notification for meeting on 10/06/2020, 6pm. Written statement to be submitted by TN.</p> <p>12/06/2020- REFUSED</p> <p>APPEAL APP/Q3115/W/20/3255382 Written representation to be submitted by 03/09/2020.</p> <p>12/08/2020- Cllr TN to submit a written response and share with other councillors</p> <p>05/11/2020- Appeal decision, APP/Q3115/W/20/3255382, APPEAL ALLOWED & PLANNING PERMISSION GRANTED.</p> <p>05/11/2020- Appeal decision, Cost application, REFUSED</p> <p>iv) To agree on a standard response to be used for new planning applications in regard to separate conditions for reinstating damaged caused by parking of contractors etc. 11/11/2020- Confirmation that Assistant Clerk will work with Cllr Newman to draft a standard response.</p> <p>v) SODC Planning Committee processes of objected applications from parishes, needing to be called in by District Councillor. 11/11/2020- Confirmation that Assistant Clerk will copy District Councillor into Consultation responses for all OBJECTS applications.</p>
182.	<p>ITEMS FOR INFORMATION</p> <p>i) P20/S3833/LDP 5 Elton Crescent Wheatley Certificate of Lawful use for a single storey side extension with eaves 2.65m, total height 3.37m. Width 2.06m width of original dwelling is 6.27m INFORMATION ONLY</p> <p>ii) 41 Church Road- Tree Preservation Order (TPO)</p>
183.	<p>DATE OF NEXT MEETING – WEDNESDAY 9th DECEMBER 2020, 7.30PM- VIA TEAMS</p>
<p>MEETING CLOSED AT 9.12 PM</p>	