

# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 11<sup>th</sup> December 2019 in the Parish Office at 7.30pm

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

**Apologies:**

**Officer:** L Collinson- Assistant Clerk to the Parish Council

**Members of the public:** 2

**63. APOLOGIES FOR ABSENCE –**

**64. DECLARATIONS OF INTEREST - NONE**

**65. TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 13<sup>th</sup> NOVEMBER 2019**  
previously circulated

**66. AMENDMENTS TO PREVIOUS APPLICATIONS**

i) [P19/S2814/FUL](#) 2A Littleworth Littleworth OX33 1TR

Erection of dwelling with associated access and landscaping works

**09/10/2019- OBJECTS to this application for the following reasons:**

Below are the reasons for **objection** from Wheatley Parish Council:

1. National Planning Policy Framework (NPPF)
  - 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
  - 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
  - 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:
  - i) Overlooking- The properties in Keydale Road will be overlooked.

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

**11/12/2019- OBJECTS to this application for the same reasons as above**

**For- 0**

**Against- 8**

**Abstain- 0**

**67. NEW PLANNING APPLICATIONS**

i) [P19/S4033/HH](#) 22 Westfield Road Wheatley Oxford

Two-storey rear extension and internal alterations.

**11/12/2019- FULLY SUPPORTS**

**For- 8**

**Against- 0**

**Abstain- 0**

- ii) [P19/S4152/HH](#) 108C Church Road Wheatley  
Convert the current car port situated at the north east side of the property into a secure storage area.  
27/11/2019- Amendment No. 1- Additional parking plan received 27/11/2019  
**11/12/2019- OBJECTS to this application for the following reasons:**  
1. Materials  
i) The use of Cedral cement weather board cladding is not in keeping with the surrounding properties, all of which have brick exteriors or a garage door.  
**For- 0                      Against- 8                      Abstain- 0**

- iii) [P19/S4176/HH](#) 108A Church Road Wheatley  
Conversion of existing garage to living accommodation  
**11/12/2019- FULLY SUPPORTS**  
**For- 8                      Against- 0                      Abstain- 0**

**68. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED**

- i) [P19/S1331/LB](#) The Lock Up Church Road Wheatley Oxon  
Repair stone work to floor level.  
09/10/2019- FULLY SUPPORTS  
**21/11/2019- GRANTED**
- ii) [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 drwgno WHE05.P4-B-416 and amplified by Transport and Parking 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 recommencement condition- the new parking in front of the Early Years (current) to be in place before work begins on the extension**20/11/2019- GRANTED**
- iii) [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.  
**20/11/2019- GRANTED**
- iv) [P19/S3171/HH](#) 51 London Road Wheatley  
Demolition of existing ground floor rear extension. Erection of new ground floor rear extension, gabled porch and roof alterations including provision of dormer windows and roof lights

21/10/2019- amendment (no. 1), Amended plans and applicant email received 16-10-2019 to increase internal garage dimension to meet minimum standard.  
04/10/2019- Amended by drwgn0 B10 102A to increase cill height of rooflights to 1.7m and obscure glaze rear dormer window.  
13/11/2019- FULLY SUPPORTS  
**29/11/2019- GRANTED**

- v) [P19/S3053/FUL](#) The Plough Inn 132 London Road Wheatley Oxford  
Change of Use from public house (Use Class A3) to joint use public house, shop and office - for builders merchants (Use Class sui generis)  
13/11/2019- OBJECTS- to this application for the following reasons:  
The Committee were conflicted with this application.  
They want more information about the viability of the property as a pub.  
They wish to support local businesses, but would not want to see a public house disappear without ensuring that all considerations have been made. Viability information will allow a more informative decision to be made.  
For-3                      Against-4                      Abstained-2  
**04/11/2019- GRANTED**  
**11/12/2019- TN to query what process has been followed by SODC planning.**

**69. TO RECEIVE UPDATE ON SODC LOCAL PLAN**

**NO UPDATE**

**70. 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 (TW) have been emailed on 30/08/2019 to ask if there is a covenant maintaining pedestrian access into the Spinney.  
09/09/2019- Reply from TW who were thinking it was the access from London Road so clarification has been sent and awaiting a response.  
02/10/2019- Chased TW for a response, chased 14/10/2019, chased 04/11/2019, chased 04/12/2019  
**11/12/2019- Assistant Clerk to make contact with Maintenance Company- Chamonix, to ask for a meeting to discuss the above issue.**
- ii) [P19/S4004/LDE](#) 5 Orchard Close Wheatley  
Change of use of property.  
21 days (end 27/12/2019) to provide information if relevant  
09/12/2019- Queried understanding of why a change of use is being applied for when it was not requested for use as an office previously so it is already registered as a residential property.  
10/12/2019- Case Officer confirms it is confusing and it appears that the applicant just wants to confirm lawful use as a dwelling.  
**11/12/2019- No information to provide**

**71. ITEMS FOR INFORMATION**

- i) [P19/S4006/LDP](#) 25 The Avenue Wheatley Oxford  
Demolition of existing sub standard garage building and erection of new garage / ancillary space.  
13/11/2019- Certificate of Lawful Development  
Amendment (no. 1). Amended plan drwgn0. 19-025/P/001 A received to amend flat roof configuration & reduce overall height dated 12-11-2019  
**INFORMATION ONLY**

- ii) [P19/S4196/PDH](#) 23 Ambrose Rise Wheatley  
Demolish existing garage and conservatory. Proposed single storey rear extension. Depth:  
3.75m Height: 4.5m Height to eaves: 2.25m  
**INFORMATION ONLY**  
**29/11/2019- WITHDRAWN**
- iii) Siting of 2 commercial offices to be identified as: HT1 and HT2, Wheatley Business  
Centre, Old London Road, Wheatley, Oxford, OX33 1XW

**72. DATE OF NEXT MEETING – WEDNESDAY 8<sup>th</sup> JANUARY 2020, 7.30PM**  
**MEETING CLOSED AT 8.07 PM**