



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 12th June 2024 in the Parish Office at 7.30pm

Present: P Willmott (PW) (Vice Chair), A Sercombe (AS), A Cooper (AC), S Davis (SD), A Shepherd (ASh)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 5

1.	APOLOGIES FOR ABSENCE - T Newman (TN) (Chair)
2.	ELECTION OF CHAIRMAN FOR PLANNING COMMITTEE- Cllr Sercombe & Cllr Willmott voted Cllr Newman who has already confirmed he was happy to accept
3.	ELECTION OF VICE-CHAIRMAN FOR PLANNING COMMITTEE- Cllr Cooper & Cllr Sercombe voted Cllr Willmott who accepted
4.	AGREEMENT OF TERMS OF REFERENCE FOR PLANNING COMMITTEE- Agreed, no changes made.
5.	DECLARATIONS OF INTEREST- 8iii) Cllr Barrett is the owner of this property
6.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th MAY 2024 previously circulated and signed as a true record of the meeting.
7.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
8.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P24/S1497/HH 19 Kellys Road Wheatley Oxford Proposed garage conversion 12/06/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>ii) P24/S1527/HH 17 London Road Wheatley Erection of new first floor side extension above existing garage. Conversion of garage into new habitable accommodation 12/06/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>iii) P24/S1514/HH & P24/S1429/LB 8 Church Road Wheatley OX33 1NB Replacement of existing vehicle gate and installation of Electric Vehicle Charging Point 12/06/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>iv) P24/S1544/HH 10 Jackies Lane Wheatley OX33 1UN Single storey front extension 07/06/2024- amendment (no. 1) As amended by plans received on 7 June 2024 12/06/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p>
9.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</p> <p>i) P24/S1013/HH 22 The Avenue Wheatley OX33 1YL Two storey side and rear extension. Single storey rear extension. 10/04/2024- SUPPORT For- 4 Against- 0 Abstain- 0 19/04/2024- amendment (no. 1) As per Amended Plans received 16 April 2024- removing kitchen window 08/05/2024- SUPPORT For- 5 Against- 0 Abstain-0 16/05/2024- GRANTED</p>

	<p>ii) P24/S0282/HH & P24/S0284/LB Wayside 32 Crown Road Wheatley Oxfordshire Replace all existing windows with slimline heritage timber profile double glazed units; alter the kitchen layout at ground floor, increasing one wall opening in width; alterations to first floor en suite and main bathroom; upgrade and insulate the roof; repointing.</p> <p>08/05/2024- SUPPORT For- 5 Against- 0 Abstain- 0 21/05/2024- GRANTED</p>
10.	<p>WHEATLEY NEIGHBOURHOOD PLAN</p> <p>i) Email received from planning team regarding modification to 'green route' but still have no legal advice from SODC legal team. 2 complaints and 1 correspondence received from concerned residents. Complaint dealt with under WPC procedures. Confirmation that the changes to be made fall under a Neighbourhood Plan Review. Residents want the plan removed. Proposed WPC are to take the decision to Full Council in July 2024 on how to proceed and present options available.</p> <p>12/06/2024- SUPPORT For- 5 Against- 0 Abstain- 0</p>
11.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) SODC car park lighting. Awaiting installation Light has been installed, is it on?? TBC</p> <p>ii) Oxford Brookes Planning application preparation Cllr Sercombe attended a meeting with the applicant and Holton Parish Council. Changes are being made to the plans and hopeful to submit in the next 2 months. Confirmed once this application has been submitted it is agreed to work with Holton Parish Council in regard to a consultation meeting for residents.</p> <p>iii) 81 High St/ Cinnamons- Applicant for P22/S3399/FUL attended to state they are improving the restaurant with disabled toilets and will be submitting new plans to include the flue and existing 5 parking spaces and awaiting a noise assessment. No amendment or new application has been submitted for Wheatley Parish Council to be consulted on by SODC, so no further decision making is due to be made. The Planning Officer- Will Darlison has confirmed there are no amended plans been received to SODC and he is awaiting an ecological report to be submitted. He has also confirmed that the flue extraction system is a consideration to this application, and he has requested the agent to provide further details.</p>
12.	<p>ITEMS FOR INFORMATION</p> <p>i) P24/S1288/LDP 1 Anson Close Wheatley Proposal to build single storey extension to existing lounge/dining room in compliance with local planning policies and building control regulations. This will increase existing living space. Plans attached. All new external brickwork to match existing. Internal walls to be constructed in thermalite blocks. 100mm cavity wall insulation with spacing bricks to match existing. Flat plywood, felted roof, fully insulated with 150mm celotex. No new drainage required, rainwater to discharge in to existing guttering. Concrete base and screed floor insulated with 150mm celotex.</p> <p>08/05/2024- SUPPORT For- 5 Against- 0 Abstain- 0 09/05/2024- WITHDRAWN</p> <p>ii) 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.</p>

	<p>13/04/2022- OBJECT For- 5 Against- 0 Abstain- 0 10/08/2022- SODC Planning Committee. 12/08/2022- GRANTED 15/05/2024- P24/S1485/DIS The application is for: Discharge of conditions 3 (Levels (details required), 4 (Details of materials to be agreed), 5 (Surface water drainage works (details required) and 6 (Contaminated Land - Linked Conditions (1) on application P22/S1116/FUL (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 INFORMATION ONLY</p> <p>iii) P23/S4034/HH & P23/S4035/LB The Manor House 26 High Street Wheatley Internal renovations and reordering to improve internal circulation and to remove inappropriate 1940s alterations 13/12/2023- SUPPORT For- 3 Against- 0 Abstain- 0 27/02/2024- amendment (no. 1) Additional Information received 18 January 2024- floor & drainage details. -amendment (no. 2) Additional Information received 23 February 2024- response to Conservation Officer. 13/03/2024- SUPPORT For- 5 Against- 0 Abstain- 0 30/04/2024- GRANTED 20/05/2024- P24/S1562/DIS Discharge of condition 4 (Archaeological Watching Brief) in application P23/S4034/HH Discharge of condition 6 (Building Record - 1939 utility) and 7 (Building Record - Kitchen floor) in application P23/S4035/LB (Internal renovations and reordering to improve internal circulation and to remove 1940s alterations. Insertion of rear facing dormer window). INFORMATION ONLY</p> <p>iv) P20/S4003/FUL Cullum House Ambrose Rise Wheatley Demolish block of 13 bedsits and erect block of 12 affordable flats 30/05/2024- P24/S1515/DIS Discharge of condition 3 (schedule of materials) and 11 (contaminated land) on application P20/S4003/FUL (Demolition of a block of 13 affordable bedsits and erection of a block of 12 affordable apartments with associated engineering works). INFORMATION ONLY</p>
13.	DATE OF NEXT MEETING – WEDNESDAY 10th JULY 2024, 7.30PM
	MEETING CLOSED AT 8.22PM