



# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 12<sup>th</sup> July 2023 in the Parish Office at 7.30pm

**Present:**

P Willmott (PW) (Vice Chair), A Sercombe (AS), A Shepherd (ASh), A Cooper (AC),

**Officer:**

L Collinson- Assistant Clerk to the Parish Council

**Members of the public: 0**

13.	<b>APOLOGIES FOR ABSENCE – T Newman (TN) (Chair)</b>
14.	<b>DECLARATIONS OF INTEREST- NONE</b>
15.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 14<sup>th</sup> JUNE 2023</b> previously circulated and signed as a true record of the meeting.
16.	<b>AMENDMENTS TO PREVIOUS APPLICATIONS</b>  i) 27/06/2023- <a href="#">P22/S3975/O</a> Oxford Brookes University Wheatley Campus Amendment : No. 6 - dated 22nd June 2023 Cllr TN was to review previous response to see if any new response was needed.
17.	<b>NEW PLANNING APPLICATIONS</b>  i) <a href="#">P23/S1948/HH</a> 95 Old Road Wheatley Removal of the detached garage, rear conservatory, and side lean-to store and the erection of a one and a half storey extension, a single-storey rear extension and a rear facing dormer window. <b>12/07/2023- OBJECT</b> <b>For- 4                  Against- 0                  Abstain- 0</b> We feel the following factors support our objection: - Overlooking - Over-developed - Scale and bulk resulting in loss of light. We also believe the neighbours comments from 93 to be considered and recommend a sunshade survey for different times of the year.  ii) <a href="#">P23/S2160/A</a> Co-op Station Road Wheatley Fascia signage with trough light <b>12/07/2023- SUPPORT</b> <b>For- 4                  Against- 0                  Abstain- 0</b>
18.	<b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</b>  i) <a href="#">P23/S1563/HH</a> The Paddocks Ladder Hill Wheatley Proposed single storey extension and internal alterations to detached single storey dwelling ('The Garden Rooms') to the west of the main dwelling house at 'The Paddocks' <b>14/06/2023- SUPPORT</b> <b>For- 4                  Against- 0                  Abstain- 0</b> <b>15/06/2023- GRANTED</b>  ii) <a href="#">P23/S1449/HH</a> 11 Elton Crescent Wheatley Single storey front extension. 14/06/2023- SUPPORT For- 4                  Against- 0                  Abstain- 0 <b>26/06/2023- GRANTED</b>  iii) <a href="#">P22/S0713/FUL</a> 15 Elton Crescent Wheatley Proposed demolition of existing garage and conservatory, part single, part two storey rear extension and alterations to the existing dwelling, subdivision and erection of new dwelling and alterations to the vehicular access and parking.

	<p><b>13/04/2022- OBJECT</b>  <b>For- 4                      Against- 0                      Abstain- 1</b>  Having regard to the dwelling's 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 and the new dwelling would neither preserve nor enhance the character and appearance of the area. The benefits associated with the provision of a small unit of residential accommodation would not outweigh the identified harm to local distinctiveness and the character of the area. Traffic generation, parking &amp; highway safety- already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact &amp; inconvenience for neighbours.  Amenity considerations- loss of light for neighbours.  Noted comments from neighbours regarding drainage issues.  20/04/2022- amendment (no. 1) Amended plans received 15 April 2022 to reduce depth of rear extension, and to extend red line area to enable visibility splays for access.  <b>11/05/2022- OBJECTS</b>  <b>For- 5                      Against- 0                      Abstain- 1</b>  For same reasons as before  20/06/2022- SODC Planning Committee 29/06/2022, emailed to TN &amp; PW.  <b>01/07/2022- REFUSED</b>  14/04/2023- APPEAL, deadline for submissions 18/05/2023  03/05/2023- No additional information needed as already submitted with initial objection.  <b>03/07/2023- APPEAL DISMISSED</b></p> <p>iv) <a href="#">P23/S1682/LDP</a> 26 Westfield Road Wheatley  Proposed loft conversion with rooflights and erection of porch to a detached dwelling.  <b>INFORMATION ONLY</b>  <b>30/06/2023- GRANTED</b></p>
19.	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</b></p> <p>i) 29/06/2023- Ast Clerk has chased Transport Planning Team regarding the Bus Stop on Park Hill, no reply yet.</p>
20.	<p><b>ITEMS FOR INFORMATION</b></p> <p>i) <a href="#">P19/S3220/FUL</a> Land Off Old London Road Wheatley  Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access  <b>29/06/2023-</b> Installation of a synchronous gas-powered standby generation facility requiring mail delivery and to be known as: <b>Gas-Powered Electricity Generation Plant, Old London Road, Wheatley, OXFORD OX33 1DW</b></p> <p>ii) <b>03/07/2023-</b> P23/S2183/DIS 31 Acremead Road Wheatley  Discharge of condition 12(Foul and surface water drainage works) on application P18/S3781/O (Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive).  <b>INFORMATION ONLY</b></p>
21.	<p><b>DATE OF NEXT MEETING – WEDNESDAY 9<sup>th</sup> AUGUST 2023, 7.30PM</b></p>
	<p><b>MEETING CLOSED AT 7.56PM</b></p>