

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 12th August 2020 in the Parish Office & via Teams 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)

Officer: L Collinson- Assistant Clerk to the Parish Council **Members of the public: 0**

144.	APOLOGIES FOR ABSENCE – P Harrison (PH), C Coxon (CC),
145.	DECLARATIONS OF INTEREST - NONE
146.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th JULY 2020 previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
147.	AMENDMENTS TO PREVIOUS APPLICATIONS i) P20/S1953/HH 23 Park Hill Wheatley Alterations to stone wall and new gates 08/07/2020- SUPPORT For-7 Against-0 Abstain-0 29/07/2020- amendment is for: as amended by drwng no.s 20268.2 Rev A and 20268.3 Rev A to revise entrance received on 27 July 2020 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0
148.	NEW PLANNING APPLICATIONS i) P20/S2224/HH Coombe Lodge Bungalow Ladder Hill Wheatley The addition of two side facing roof lights as part of a permitted development loft conversion. External timber cladding. Rebuilding of an existing porch and conversion into a WC 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0 ii) P20/S2234/FUL 67 Church Road Wheatley The conversion of the existing dwelling into two, two bedroom flats through the demolition of the existing single storey extension and the addition of a part single storey, part two storey extension and associated landscaping. 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0 iii) P20/S2451/HH 31 Barlow Close Wheatley Garage conversion to habitable room with new windows replacing existing garage doors and new porch. Internal remodelling 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0 iv) P20/S2446/HH 18 Barlow Close Wheatley Single-storey side extension and conversion of garage into habitable accommodation. 12/08/2020- SUPPORT For- 6 Against- 0 Abstain- 0 v) 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. For- 6 Against- 0 Abstain- 0

<p>149.</p>	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P20/S1391/HH Wishing Well House 43 Church Road Wheatley Rear Ground Floor Extension, Loft Conversion and Internal Alterations 12/05/2020- SUPPORTS this application For- 5 Against- 0 Abstain- 2 08/07/2020- GRANTED</p> <p>ii) P20/S1865/HH 5 The Glebe Wheatley Single storey rear extension 08/07/2020- SUPPORT For-7 Against-0 Abstain-0 28/07/2020- GRANTED</p> <p>iii) P20/S1677/HH 51 Crown Road Wheatley Proposed roof extension to existing detached double garage for storage/home office 10/06/2020- SUPPORT For-6 Against-0 Abstain-0 31/07/2020- GRANTED</p> <p>iv) P20/S1592/HH 63 Littleworth Road Wheatley Demolition of existing pre-fabricated garage. Construction of two storey and part rear extension. Internal alterations and single storey rear extension 10/06/2020- SUPPORT with comment: Construction traffic plan needed due to proximity to the Primary School For-6 Against-0 Abstain-0 30/07/2020- GRANTED</p> <p>v) P20/S1496/FUL Kings Arms 95 Church Road Wheatley P20/S1498/LB Kings Arms 95 Church Road Wheatley Carry out repairs and rebuilding of the Public House due to fire damage in December 2019. Works to include refurbishment of the pub like for like due to smoke and water damage. Erection of low level fence to external drinking area and addition a fixed seating bay to the planter. 10/06/2020- SUPPORT with comment: We ask that the Highways Officer look at correct vision splays as you exit Church Road onto London Road as it can be obstructed to the West by vehicles parking against the outside area For-6 Against-0 Abstain-0 07/08/2020- GRANTED</p> <p>vi) P20/S2108/HH 24 Keydale Road Wheatley Proposed single story rear extension 08/07/2020- SUPPORT For-7 Against-0 Abstain-0 10/08/2020- GRANTED</p>
<p>150.</p>	<p>TO RECEIVE UPDATE ON SODC LOCAL PLAN 12/08/2020- District Council Update email. The public hearing stage of the examination into the proposed South Oxfordshire Local Plan 2034 ended last week. As you'll probably be aware, it was the first local plan examination in the country to take place online and followed the Secretary of State's direction earlier this year that we must progress the plan this year and adopt it by December. Numbers of viewers varied between sessions, but the average was over 900 per session.</p>

	<p>We are now waiting for details of any changes the Inspector has identified should be made to the plan, these are known as Main Modifications. We will then carry out a public consultation about these changes on behalf of the Inspector, before the Inspector makes a recommendation on whether the Plan has been found legally sound and should therefore be adopted.</p> <p>The examination itself stays open until the Inspector has completed his report. If the Inspector confirms it is legally sound then it can be officially adopted, and it would immediately play a key role in determining where in the district new housing, employment and infrastructure will go.</p> <p>We will confirm details of the Inspector's Main Modifications and public consultation dates in due course.</p>
151.	<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><u>The Spinney access</u> 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. 18/02/2020- Emailed Sam Townley- Community Safety Officer at SODC to understand the investigation / decision completed. Reply received. 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. To action once COVID-19 procedures allow.</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. 08/07/2020- No update at present</p> <p>iii) To grant Cllr Harrison a dispensation for non-attendance at Parish Council meetings (in this instance Planning Committees) due to COVID-19 12/08/2020- GRANTED</p> <p>iv) 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:</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:

	<p>i) Overlooking- The properties in Keydale Road will be overlooked.</p> <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 For- 0 Against- 8 Abstain- 0</p> <p>10/03/2020- amendment (no. 2) level information and CCTV footage received 6 March 2020. 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>04/08/2020- 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>v) 12/082020- OALC email regarding review of the Planning for the Future, White Paper 12/08/2020- Cllr TN to draft a response and share with Cllr Lamont to add his comments.</p> <p>vi) P19/S4482/FUL 1, 3 and 5 Park Hill Wheatley Demolition of three residential dwellings and construction of a residential care home (Use Class C2). 08/01/2020- Emailed Planning Agent to arrange a meeting with developers to discuss application 17/01/2020- Forwarded Planning Agent response to TN to organise a date to meet. 12/02/2020- A discussion was held between members of the public, the developers and care trust and councillors. Has NO OBJECTIONS to this application but wish the following comments to be taken into account: Further consideration needs to be given to traffic flows, bus stops, verges on North side of Park Hill and a community bus service. For- 5 Against- 1 Abstain- 0 05/03/2020- amendment (no. 1) as amended by drawings and information accompanying email from Agent dated 4 march 2020 12/08/2020- Assistant Clerk to email Case Officer to see if they have any update on this application. Emailed 14/08/2020</p>
152.	<p>ITEMS FOR INFORMATION</p> <p>NONE</p>
153.	<p>DATE OF NEXT MEETING – WEDNESDAY 9th SEPTEMBER 2020, 7.30PM- VIA TEAMS</p>
<p>MEETING CLOSED AT 20:19 PM</p>	