

Wheatley Parish Council

Planning Committee Meeting Minutes



Wednesday 12th August 2026 in the Parish Office at 7.30pm

Present: T Newman (Chair), A Cooper, F Fox, A Sercombe, L Thomas
Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 3

33.	APOLOGIES FOR ABSENCE- P Willmott (Vice Chair), Noted and accepted. Cllr Shepherd absent
34.	DECLARATIONS OF INTEREST- NONE
35.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th July 2026 previously circulated and signed as a true record of the meeting.
36.	AMENDMENTS TO PREVIOUS APPLICATIONS i) P25/S4041/HH 91 Church Road Wheatley Demolition of existing garage and sun room, erection of two storey front extensions, replace the existing slate roof with a new insulated roof covering, reconfigure ground floor, additional bedroom at first floor level, reorganising the layout to create four bedrooms 08/04/2026- OBJECT For- 5 Against- 0 Abstain- 0 We object to the application due to Overlooking, Over development, Character of Area, Loss of light, Traffic generation, parking and highway safety. Tandem parking is contrary to the Wheatley Neighbourhood Plan and we would prefer to see side by side parking. Concerns the plans are not correct, as highlighted by neighbours. 08/07/2026- P25/S4041/HH- Amendment- Amended floor plans/ elevations/ roof plan/ block plan/ description 27/07/2026- OBJECT, Delegated powers 06/08/2026- P25/S4041/HH- Amendment- replace the existing slate roof with a new insulated roof covering, reconfigure ground and first floor. 12/08/2026- OBJECT For- 5 Against- 0 Abstain- 0 We continue to object with our previous objections. Plus, the plans are also inaccurate and the scale is not true. The area on London Rd side is not shown as true. Scale and measurements are needed on the drawings to understand what is being proposed. ii) P25/S1879/HH 1 Keydale Road Wheatley Demolition of garage walls and flat roof & part pitched roof and erection of front extension and additional hard standing 08/10/2025- SUPPORT For- 5 Against- 0 Abstain- 0 13/11/2025- GRANTED 01/04/2026- P26/S0892/NM Non material amendment to application ref. P25/S1879/HH (Demolition of garage walls and flat roof and part pitched roof and erection of front extension and additional hardstanding) - revision to proposed roof structure. INFORMATION ONLY 21/07/2026- P26/S2631/S73 Variation of condition 2 (drawing numbers), of planning permission P25/S1879/HH, for changes to the approved roof. 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0
37.	NEW PLANNING APPLICATIONS i) P26/S2377/HH 10 Hillary Way Wheatley Oxford OX33 1UY A single story extension at the front of the house 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0

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	ii) P26/S1060/LDP 2 Fowlers Close Wheatley Oxford OX33 1GE Erection of garden shed. INFORMATION ONLY 01/06/2026- GRANTED 13/06/2026- P26/S2114/HH Proposal: Installation of new timber garden shed to rear garden Location: 2 Fowlers Close Wheatley OX33 1GE 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0 iii) P26/S2486/HH 30 Barlow Close Wheatley Oxford OX33 1NL Single-storey rear extension, insertion of 1no. window to ground floor west elevation, construction of 2no. dormers to east elevation at first floor, construction of 1no. box dormer to west elevation, installation of 1no. sun tunnel to roof serving first floor east elevation, and installation of air source heat pump to north elevation. 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0 iv) P25/S3019/HH 17 Roman Road Wheatley OX33 1UU Proposed single & two storey front extensions. 12/11/2025- SUPPORT For- 6 Against- 0 Abstain- 0 17/11/2025- GRANTED 27/07/2026- P26/S1424/FUL Land to rear of 17 Roman Road Wheatley Oxford OX33 1UU Proposed two bedroom dwelling to rear of 17 Roman Road, with access from Leyshon Road using existing vehicular access and dropped kerb; Sub-division of existing plot. 12/08/2026- OBJECT For- 5 Against- 0 Abstain- 0 Cllr Newman response submitted v) P26/S2664/FUL Castle Hill Farm Jackies Lane Wheatley Oxford OX33 1JQ Proposed conversion of barn to provide one dwelling with garden, parking area, and associated works. 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0 vi) TTRAD/33231/26 - Street Trading Consent - application to add The Sun, Wheatley, Friends & Flavours 12/08/2026- SUPPORT For- 5 Against- 0 Abstain- 0
	PLANNING DECISIONS AND NOTIFICATIONS FROM SODC i) P25/S3818/PIP Ponylands Ladder Hill Wheatley Oxon Erection of a minimum of one and maximum of one self/custom-build residential dwelling. 07/01/2026- OBJECT, see full response 13/01/2026- APPROVED 02/07/2026 P26/S2479/PIP Ponylands, Ladder Hill, Wheatley, Oxon, OX33 1HY Erection of a minimum of two and a maximum of two residential dwellings on the above site 08/07/2026- OBJECT For- 4 Against- 0 Abstain- 0 See full response 22/07/2026- GRANTED ii) P26/S1571/4BB The Sun Inn, 5 Church Street, Wheatley Pop up food operators of various styles from gazebos, horse boxes and purpose built vans. This is a symbiotic relationship with young local entrepreneurs who we would like to work with to serve food in and around our pubs. In the main our pubs are listed buildings and so not well set up for a large traditional foods offer that make economic sense. This has been proved as

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	in almost all cases we have either bought closed or unviable pubs. Our intention is for the food traders to only operate (a) Between the hours of 12 (midday) and 9pm, the street trader shall only operate for a maximum of five hours. Reason: To minimise the negative traffic and environmental impacts of the trading. And (b) Trading shall not occur on more than four days in any one week. Reason: To minimise the negative traffic and environmental impacts of the trading. And (c) Trading shall not occur on more than 200 days in any one year. Reason: To minimise the negative traffic and environmental impacts of the trading. And (d) The traders will provide an additional bin for use by customers. Reason: To ensure that there is no or minimal excess litter caused by the trading. And (e) At the end of trading on each day on which they trade, the traders will undertake a litter sweep of the immediate vicinity of the street trading space. Reason: To ensure that there is no or minimal excess litter caused by the trading. 08/07/2026- SUPPORT For- 4 Against- 0 Abstain- 0 22/07/2026- GRANTED iii) P26/S1616/LB 6 Farm Close Lane Wheatley Oxford OX33 1UG Retrospective application for Replacement of 2 no. windows 08/07/2026- SUPPORT For- 4 Against- 0 Abstain- 0 23/07/2026- GRANTED iv) P26/S1643/HH Windmill House 1 Windmill Lane Wheatley Oxford OX33 1TA Alterations to north facing dormer window, and new and altered ground floor windows and doors, and internal alterations. 08/07/2026- SUPPORT For- 4 Against- 0 Abstain- 0 09/07/2026- GRANTED v) P26/S1058/HH 71 Church Road Wheatley Oxford OX33 1LU Formation of block paving driveway to the south front edge of the property. (retrospective) 13/05/2026- SUPPORT For- 4 Against- 0 Abstain- 0 08/07/2026- GRANTED
38.	WHEATLEY NEIGHBOURHOOD PLAN i) Working Group met 25/02/2026. Next meeting TBC, Cllr Newman to arrange
39.	CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION i) Enforcement cases update- no updates ii) Oxford Brookes meeting in Holton, Cllr Newman gave an update.
40.	ITEMS FOR INFORMATION i) P26/S2467/LDP 2 Acremead Road Wheatley Oxford OX33 1NZ Erection of a single storey extension on the rear elevation INFORMATION ONLY ii) P26/S2350/LDP 1 Templars Close Wheatley Oxford OX33 1PA Remove existing conservatory from rear elevation and erect a single storey extension INFORMATION ONLY iii) P26/S2864/LDP Merry Bells Stable Block Proposed installation of one Daikin RXP50M external air conditioning condenser serving the existing commercial hair salon known as Identity Hair. The condenser will be installed on the side elevation of the building beneath the existing external timber staircase, replacing the existing brown wall-mounted cover in the same position. 29/07/2026 WITHDRAWN
41.	DATE OF NEXT MEETING – WEDNESDAY 9th SEPTEMBER 2026, 7.30PM MEETING CLOSED AT 8.07PM

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Date: