

# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 12<sup>th</sup> September 2018 in the Parish Office at 7.30pm

**Present:** Cllrs Bell (RB) (Chair), P Bignell (PB), Cooper (AC), Harrison (PH), Harding (RH), D Lamont (DL)

**Officer:** Assistant Clerk to the Parish Council

**Also present:** 25 members of public

**43. APOLOGIES FOR ABSENCE** – Cllrs P Willmott, P Hood

**44. DECLARATIONS OF INTEREST - NONE**

**45. MINUTES OF THE PREVIOUS MEETING HELD ON 8<sup>th</sup> AUGUST 2018** previously circulated and signed as a true record of the meeting.

**46. UPDATE ON MEETING HELD ON 8<sup>th</sup> AUGUST 2018**

i) The outcome of the SODC Planning Committee held on 5<sup>th</sup> Sept regarding:

a) [P18/S1630/FUL](#) 8 Church Road Wheatley OX33 1NB.

The Chair and Cllr Lamont attended the SODC planning committee. The Chair spoke against the application along with a neighbour of 8 Church Rd. The outcome was for SODC councillors to attend a site visit. This will be arranged on the Monday before the next SODC planning meeting. The Chair noted that at a previous SODC site visit to the Station Rd development only one SODC planning committee member had attended. The parish council had communicated its disappointment with this and it is hoped that more councillors will attend this time.

b) [P18/S1070/HH](#) 4 Station Road Wheatley OX331ST.

Again, the outcome was for SODC councillors to attend a site visit before a future SODC planning committee meeting.

**47. AMENDMENTS TO PREVIOUS APPLICATIONS**

i) [P18/S1630/FUL](#) 8 Church Road Wheatley OX33 1NB. Amendment No.2 – dated 17<sup>th</sup> Aug 2018. Erection of one new dwelling, amenity space, parking and associated access (as amended by revised drawings received 13<sup>th</sup> July proposing single storey dwelling with basement and amplified by plan ref 17-04-11 showing indicative curtilage of new dwelling). **For info only.**

**48. NEW PLANNING APPLICATIONS**

i) [P18/S2661/FUL](#) 1, 3 and 5 Park Hill Wheatley OX33 1ND. Demolition of three residential dwellings and the construction of a new 73 bed care home facility (Use Class C2).

The Chair recapped on the history of the previous application in November 2017. The Parish Council Planning Committee had strong reservations about that application and recommended refusal to SODC. The application was subsequently withdrawn in January 2018. The developers had another pre-application meeting in May with SODC. The Chair expressed concern that many of the reports submitted in the current application appeared to be from desk work, rather than from site visits.

The Chair asked for comments from committee members. The main concerns were:

1. The location was not suitable on a busy slip road which is also 2-way and the entrance is close to the bus stop and pedestrian crossing. No consideration of large delivery vehicles having to back out onto the slip road.
2. The developers have made no reference in their reports to the fact that the Park Hill pedestrian crossing is heavily used by Wheatley Park School students in the mornings and afternoons.
3. 27 car parking spaces is not adequate for 73 bed care home, staff will end up parking elsewhere in the village, which is already at full capacity.
4. The developers have used figures from other care homes in the north of England which are not specific enough to relate to the Park Hill site.
5. The developers state there are 5 bus services, this is totally incorrect. By the time the care home is open there will be only be one bus service.
6. The sewerage system will still be inadequate for the village, even with a contribution from the developers to Thames Water.
7. The Park Hill bus stop will have to be closed while the development is built.

The Chair invited members of the public to speak:

Nollag McGrath, Morland House Surgery - very concerned that the surgery doesn't have the capacity to take on patients with complex needs, as difficulty with recruiting new doctors. Can just about manage with the current population. Has asked for a meeting with the developers and SODC to discuss this but not heard back as yet. Also concerned that staff of the care home may use the surgery car park which is already at full capacity. Plans to enlarge car park with 4 extra spaces but this is to keep up with current population need.

Sue O'Connor – developers give incorrect comparison with other care homes in the north, figures have been cherry-picked, this development should be compared local care homes. Site visit to monitor traffic took place in school holidays when traffic was less and school children weren't using the crossing and bus stop. The rationale for car parking is flawed as the developers assume staff will come by bus but the reduction to one bus service will make this less likely. Sue gave permission to the committee to use her written comments as a template.

Caroline Dalton - crossing Holloway Rd in the morning is impossible at the moment because of the amount of traffic using Wheatley as a rat run. The large development with staff and large delivery vehicles coming and going will increase the problem.

Mr & Mrs Spencer - no consideration given to the hundreds of school children that use the Park Hill crossing every day in term-time to make their way to school. Concerned about how the electricity supply will cope at this end of the village, which had major power outage in November 17 which affected Park Hill and the surgery. The development will still overlook neighbours' gardens. The development is so big, it is more like a hospital than a care home. It should be relocated to the Brookes site which would be a much more suitable location. The building is not in keeping with surrounding houses.

After further discussion from members, DL proposed to **object** to this application, RH seconded the proposal. The vote was unanimous in favour.

Reasons for objecting:

### **Car parking**

The capacity planned is for 73 beds. The parking provision in the application is for 27 spaces. The committee is concerned that the evidence provided to support this parking provision has been rather selective and that the number of spaces proposed is inadequate.

In Appendix K of the Transport Assessment, of the 19 Care Homes being used for comparison more than half are in the North of England and Scotland and the rest are many miles from Wheatley. We suggest that it is more important to take into account the local circumstances.

The application indicates that there will be 73 residents looked after by upwards of 20 staff on duty. There will also be delivery vehicles, visiting medical staff, those attending to provide social activity, friends and family of some of the 73 residents.

In the Traffic Assessment the assumption appears to be that, because of the excellent bus service currently provided by the 280 and U1 buses, most people working at or visiting the site will be doing so by bus and will not require parking. It is important to note two points: firstly, that when Oxford Brookes leaves the Holton Campus the U1 service will be stopped; secondly, the bus services which used to connect many of the surrounding villages to Wheatley have been removed. So by the time the care home opens there will be only one bus service. Since the removal of the 103 service there has been a very noticeable increase in the number of cars which park on the Park Hill verge (and throughout the village) in order to use the remaining bus service. We believe that this is also having an impact on the Morland House Surgery car park.

### **Traffic & Pedestrian Safety**

The committee is concerned that the observations of the possible impact on local traffic are not representative of the true situation. The indication from the dates in the application is that these observations were made at the end of July i.e. during the school holidays when many families were away and so school children were not using the zebra crossing in the mornings and afternoons and there was also much less traffic on the roads.

We would urge anyone involved in making this important planning decision to observe for themselves the traffic/pedestrian situation outside no 5 Park Hill during term time at the morning rush hour and also between 3 and 3.30 pm. They will see a large number of school children using the crossings, parked buses and impatient motorists overtaking them on the brow of the hill.

The committee has great concern for the many school children crossing Park Hill on their way to school and also while congregating at Park Hill bus stop which is near to the entrance of the care home. Park Hill is a busy slip road onto the A40 as well as being two-way and drivers not familiar with the area will not realise this. Enhanced crossing facilities should be put in place and modifications to the bus stop made to increase pedestrian safety.

### **Sewage**

The committee is pleased to see that the developers want to work with Thames Water but they are still very concerned that the sewerage system will not adequately meet the needs of local residents. The 73 bed care home facility along with the other recent site developments in Wheatley will put further strain on the infrastructure. The sewage system must have a major upgrade to meet the standards required to cope with the increased population before the care home development begins.

### **Surgery**

The Practice Manager of Morland House Surgery is very concerned about the extra burden of patients with very complex needs when they are already at full capacity and have difficulty recruiting doctors for the current population. The Parish Council would like to see evidence that measures have been put in place for this increased demand.

ii) [P18/S2391/FUL](#) 134 London Road Wheatley OX33 1JH. Demolition of existing corrugated iron office building and erection of replacement two storey office building (as amplified by Site Investigation received 29 August 2018 and flood risk assessment received 3 September 2018).

The members noted the objection from the Environmental Agency as a flood risk assessment should have been carried out. After a short discussion, the members had no objections to this application on condition that the EA's conditions were fulfilled.

iii) [P18/S2597/HH](#) 85 Kelham Hall Drive Wheatley OX33 1SL. 1. Retrospective planning application for elevated tree platform. 2. Planning application for the proposed single storey rear extension.

1. Retrospective planning application for elevated tree platform.

The Chair invited members of the public to speak regarding the tree platform:

Ivan North, 81 Beech Rd - the platform is level with his property's bedroom windows, so loss of privacy.

Bob Honey, 83 Beech Rd - also loss of privacy to upstairs bedroom windows.

Rob Coombes, 87 Kelham Hall Drive - Platform is next to his boundary, set above the fence so over 2 metres high, so children are able to look in his garden and kitchen. Not able to sit in his garden and hold a conversation with his family because of the noise children are making when on the platform.

After discussion, DL proposed to **object** to the retrospective planning application for elevated tree platform, seconded by RH on the grounds that the platform is unneighbourly with loss of privacy and noise pollution impacting on neighbours.

2. Planning application for the proposed single storey rear extension.

The Chair invited members of the public to speak:

Rob Coombes and Graham Barnes - the plans do not show the relationship of Mr Coombes's property to the extension, there is a loss of the staggering effect of properties which leads to a great loss of daylight through the living room window. Also, the edge of the extension will be right up against the boundary and the flues will be discharging over Mr Coombes's property. Mr Coombes had contacted the planning officer about the flues, who thought it was a building control issue however, Building Control say it is a planning issue. Also, Mr Coombes offered compromise by suggesting that the developer leave a one and half metre space between the boundary and the extension wall but this was not implemented.

PB advised Mr Coombes to ask for another visit from planning officer regarding the flues and moving the extension back from the boundary.

After discussion, DL proposed to **object** to the extension because it is unneighbourly, being built to the boundary and reducing the day light through the living room window. Also, the flues are over the neighbour's property with concerns of noise and smell coming into the neighbour's living room window. This was seconded by RH. The vote was unanimous in favour.

iv) [P18/S2609/HH](#) 11 Bell Lane Wheatley Oxford OX33 1XY. Demolish existing two storey rear extension and erect new two storey rear extension. Demolish existing porch and rebuild to match property. Comments from neighbours put on the SODC planning website were noted. The committee **fully support** this application.

v) [P18/S2511/HH](#) 44 London Road Wheatley OX33 1YA. Single storey front extension to create enclosed porch. The committee **fully support** this application.

**49. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC - NOTED**

[P18/S1989/HH](#) 12 Elm Close Wheatley Oxford OX33 1UW. Single storey, side and rear extension. **Fully supported. GRANTED 01.08.18**

ii) [P18/S2034/HH](#) 4 Ambrose Rise Wheatley OX33 1YE. Single storey rear extension and demolition of small rear porch and garage and provision of new off-street parking space at front. **Fully supported. GRANTED 02.08.18**

iii) [P18/S2181/FUL](#) Land off Old London Road Wheatley. Proposed temporary installation of a energy storage facility together with associated works such as a new gravel track. (Alternative proposal to planning permission ref. P16/S1752/FUL). As clarified by flood risk assessment received on 1 August 2018. **Fully Supported. GRANTED 24.08.18**

iv) [P18/S2289/HH](#) 32, Hillary Way, OX33 1UY. Demolition of existing garage and erection of replacement garage. **Fully supported. GRANTED 22.08.18**

v) [P18/S2189/FUL](#) 85 Littleworth Road Wheatley OX33 1NW. Demolition of existing dwelling and erection of two dwellings with new vehicular access and parking. **Objection. WITHDRAWN 30.08.18.**

vi) [P18/S1755/LB](#) & [P18/S1754/FUL](#) 6 Farm Close Lane Wheatley OX33 1UG. Conversion and single storey extension of an existing outbuilding to form a residential annexe. **No objections. GRANTED 31.08.18**

## **50. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION - NOTED**

i) Discuss monitoring of the Wheatley Neighbourhood Plan by the planning committee.

DL explained that after the neighbourhood plan referendum, the WNP will become the responsibility of the parish council. It was heartening to see at the recent SODC Planning committee that applications from other parishes were rejected because they did not fall within the remit of their NP. He suggested that the monitoring of the WNP is undertaken by the planning committee, rather than setting up another standing committee. Recommendations from the planning committee would be taken to full council. It would be essential for the committee to have input and advice from WNP members as required to give continuity. DL will progress this with the WNP Chair. This was unanimously agreed.

## **51. ITEMS FOR INFORMATION – NOTED**

i) Corridor B Route chosen for the Oxford to Cambridge Expressway  
[www.gov.uk/government/news/corridor-announced-to-unlock-full-potential-of-englands-economic-heartland](http://www.gov.uk/government/news/corridor-announced-to-unlock-full-potential-of-englands-economic-heartland)

## **52. DATE OF NEXT MEETING – WEDNESDAY 10<sup>th</sup> OCTOBER 2018**

Meeting closed at 9.10pm