

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 12th October 2022 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), A Sercombe (AS), R Harding (RH), A Cooper (AC),

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

377.	APOLOGIES FOR ABSENCE – P Bignell (PB), P Willmott (PW) (Vice Chair),
378.	DECLARATIONS OF INTEREST- NONE
379.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 10th AUGUST 2022 previously circulated and signed as a true record of the meeting.
380.	RESPONSES AGREED UNDER DELEGATED POWERS i) P22/S2779/HH 57 Ladder Hill Wheatley Full house remodelling with new additions to the sides and rear of the building 14/09/2022- SUPPORT 01/09/2022 amendment (no. 1) As amplified by information received 01 September 2022, Arboricultural Statement & Tree Survey INFORMATION ONLY ii) P22/S0203/O 61 Church Road Wheatley Oxford Proposed dwelling 09/02/2022- SUPPORTS For- 6 Against- 0 Abstain- 0 Would like neighbours' comment in regard to drain/ sewer to be considered. 09/02/2022- amendment (no1)- As amended by Design & Access Statement received 09 February 2022 03/03/2022- amendment (no. 2)- as amended by revised red site area to include access onto Church Road received 3 March 2022 09/03/2022- SUPPORT For- 6 Against- 0 Abstain- 0 11/03/2022- GRANTED 03/08/2022- P22/S2713/FUL 61 Church Road Wheatley Variation of condition 1 on application P22/S0203/O-substitution of proposed block plan. Proposed dwelling 14/09/2022- SUPPORT iii) P22/S2778/HH 12 High Street Wheatley Removal of the rear conservatory and detached garage annexe, and the erection of a storey and a half side extension and single storey rear extension. 14/09/2022- SUPPORT iv) P22/S2897/HH & P22/S2898/LB 88 High Street Wheatley replacement garden room, with glazed link to the existing building. Proposed external material alteration and internal alterations to the existing utility room element of building. 14/09/2022- SUPPORT v) P20/S0049/FUL 67 Church Road Wheatley The conversion of the existing dwelling into two, one 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 12/02/2020- FULLY SUPPORTS For- 6 Against- 0 Abstain- 0 02/03/2020- GRANTED P22/S2405/FUL 67 Church Road Wheatley

383.

PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

i) [P22/S2208/HH](#) 7 Simons Close Wheatley
Single storey side link extension
13/07/2022- SUPPORT
For- 5 Against- 0 Abstain- 0
05/08/2022- GRANTED

ii) [P22/S1905/HH](#) 62 Farm Close Road OX33 1XJ
Demolition of existing separate garage and erection of two-storey side extension, with new pedestrian access into garden from footpath.
08/06/2022- RESPONSE
For- 6 Against- 0 Abstain- 0
We can't see any material planning issues. We do feel the extension could be overbearing and dark to the footpath. We suggest if the applicant hipped the roof on the footpath side this will help.
Note the new access is over Wheatley Parish Council land, so permission will be needed, and a legal agreement made at the cost of the applicant. In addition, permission for scaffolding will be needed on the public footpath. We request access is still maintained as this is a busy footpath and lighting may be needed while scaffolding is in place.
23/06/2022- amendment (no. 1), amended ownership certificates and amended plans to set-back extension and remove side elevation windows received 23 June 2022.
13/07/2022- RESPONSE
For- 5 Against- 0 Abstain- 0
Same response as before
10/08/2022- Email from Case Officer asking if Supporting or Objecting to know if it needs to go to SODC Planning Committee.
10/08/2022- Response, we do not object but wish our comments to be taken into consideration.
22/08/2022- GRANTED

iii) [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.
13/04/2022- OBJECT
For- 5 Against- 0 Abstain- 0

- 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 & highway safety- One parking space is not sufficient for a two-bed property. Already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact & inconvenience for neighbours.
- Contaminated Land- Also to note it is on a former pig farmland.

Note: Design & Access statement shows the property outline including Parish Council land.
20/07/2022- amendment (no. 1) As amended by drawing no 21-021-P-001-C and revised Design and Access Statement accompanying Agent's email dated 19 July 2022
22/07/2022- OBJECT consulted Cllr TN & PW as needed returning in time for SODC Planning Meeting.
Same reasons as before
01/08/2022- Letter received from SODC Planning Committee to advise the Planning Committee will consider the application on the 10th August 2022, response needed by 9th Aug 12pm. Emailed to Cllr TN & PW. No additional comments submitted.
12/08/2022- GRANTED

iv) [P22/S1954/FUL](#) The Paddocks Ladder Hill Wheatley
Removal of condition 2 (access for agricultural vehicles only) on application P97/N0129.
(Formation of access to small holding and shed).
08/06/2022- OBJECTS
For- 5 Against- 0 Abstain- 0
Formation of a new access would cause a danger to Highway Safety, from local knowledge and experience
19/07/2022- Email from new case officer asking for clarity on objection. 20/07/2022- Forwarded to Cllr TN for comment. 03/08/2022- Chased
10/08/2022- Response sent to Case Officer, withdraw objection.
12/08/2022- GRANTED

v) [P22/S1784/PDS](#) The Garden Rooms The Paddocks Ladder Hill Wheatley
Building an additional storey on The Garden Rooms with a total height of 6.55 metres.
08/06/2022- OBJECTS
For- 5 Against- 0 Abstain- 0
Wheatley Parish Council object to this application for the following reasons: It is the Parish Council's opinion that the principle of a two storey, greatly enlarged building on this site is not acceptable on green belt grounds because the site is not within the built-up limits of the village. It is our opinion that there are no special circumstances to outweigh the harm by reason of inappropriateness. In addition, the application site is not highlighted in the Wheatley Neighbourhood Plan as a Greenbelt area for construction and is contrary to policy (section 5.4 & HL2V).
08/07/2022- REFUSED PRIOR APPROVAL

vi) [P22/S2360/HH](#) 13 Miller Road Wheatley
Erection of first floor side extension.
13/07/2022- SUPPORT
For- 5 Against- 0 Abstain- 0
18/08/2022- GRANTED

vii) [P22/S2042/HH](#) 58 Littleworth Littleworth Oxfordshire
Proposed loft conversion, new dormer and terrace at the rear. Merging side annexe with the main house, internal & external alterations to suit and new roof lights to be added.
13/07/2022- SUPPORT
For- 5 Against- 0 Abstain- 0
27/07/2022- amendment (no. 1) Amended plans received 27 July 2022 obscure glazing the stairs rooflight and confirming cill height of bedroom window
10/08/2022- SUPPORT
For- 5 Against- 0 Abstain- 0
11/08/2022- amendment (no. 2) Amended Plans received 11 August 2022
18/08/2022- SUPPORT Cllr Newman (consultation couldn't be extended so Chair confirmed via email)
01/09/2022- GRANTED

viii) [P22/S2763/HH](#) 15 Elton Crescent Wheatley Oxford
Proposed demolition of existing conservatory, part single, part two-storey rear extension.
10/08/2022- SUPPORT
For- 5 Against- 0 Abstain- 0
21/09/2022- GRANTED

ix) [P22/S2405/FUL](#) 67 Church Road Wheatley
Variation of conditions 2 (approved plans) & 9 (RE20 - Restriction on Use of Roof as Balcony) on planning application P20/S2234/FUL-new window and new roof terrace on second floor. The conversion of the existing dwelling into two, two bedroom flats through the

	<p>demolition of the existing single storey extension and the addition of a part single storey, part two storey extension and associated landscaping. 13/07/2022- OBJECTS For- 5 Against- 0 Abstain- 0 We agree that the privacy of adjacent dwellings will be impacted and should be protected in accordance with policies D4 and H4 of the South Oxfordshire Local Plan. 07/09/2022- Site meeting arranged to view proposed variation of conditions 14/09/2022- Confirmed to withdraw objection, Ast Clerk to email. 23/09/2022- GRANTED</p> <p>x) P22/S2778/HH 12 High Street Wheatley Removal of the rear conservatory and detached garage annexe, and the erection of a storey and a half side extension and single storey rear extension. 14/09/2022- SUPPORT 26/09/2022- GRANTED</p> <p>xi) P22/S2897/HH & P22/S2898/LB 88 High Street Wheatley replacement garden room, with glazed link to the existing building. Proposed external material alteration and internal alterations to the existing utility room element of building. 14/09/2022- SUPPORT 28/09/2022- amendment (no. 1) 88 High Street Wheatley Amended by plans received 22 September 2022 30/09/2022- GRANTED</p>
<p>384.</p>	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) 22/09/2022- Email from resident to advise another application will be submitted for Cinnamons in regard to the flue issue.</p> <p>ii) Email from Wheatley Scouts regarding their building and options available.</p> <p>iii) P22/S3497/O 61 Church Road Wheatley Oxford Outline application for proposed dwelling, re-submission of P22/S0203/O 12/10/2022- SUPPORT For- 4 Against- 0 Abstain- 0</p> <p>iv) 62 High Street, Enforcement case raised for new window and door installed.</p> <p>v) 07/10/2022- Call for land email</p> <p>vi) 10/10/2022- Harrington Development email</p> <p>vii) 11/10/2022- Merry Bells carpark email</p>
<p>385.</p>	<p>ITEMS FOR INFORMATION</p> <p>i) 23/08/2022- P22/S3002/LDP The Garden Rooms The Paddocks Ladder Hill Wheatley Proposed single storey side and rear extensions INFORMATION ONLY</p> <p>ii) 31 Acremead Road Wheatley OX33 1NZ 06/07/2022- P22/S2358/DIS Discharge of Conditions 3(Tree Protection) 4(Construction Traffic Management) 5(Levels) 7(Schedule of Materials) 8(Landscaping Scheme) 9(Boundary walls & fences) 10(Vehicular access improvements and vis splays) 11(Turning Area & Car Parking) 12(Foul and surface water drainage works) on planning application P18/S3781/O & APP/Q3115/W/21/3284171 Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive. (outline planning application with all matters reserved). INFORMATION ONLY- APPROVED</p>

	<p>23/08/2022- P22/S2358/DIS Discharge of Conditions, Amended Construction Traffic & Environmental Management Plan received 10 August 2022</p> <p>INFORMATION ONLY</p> <p>iii) Tiddington & Albury Neighbourhood Plan- Cllr Newman drafting response as agreed in Full Council Meeting (03/10/2022 Minute 115 i))</p>
386.	DATE OF NEXT MEETING – WEDNESDAY 9th NOVEMBER 2022, 7.30PM
	MEETING CLOSED AT 8.40PM