



# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 12<sup>th</sup> November 2025 in the Parish Office at 7.30pm

**Present:**

T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Sercombe (AS), A Cooper (AC), Cllr L Thomas (LVT), Cllr Fox (FF)

**Officer:**

L Collinson- Assistant Clerk to the Parish Council

**Members of the public: 0**

64.	<b>APOLOGIES FOR ABSENCE-</b> Cllr Shepherd (ASh)
65.	<b>DECLARATIONS OF INTEREST-</b> NONE
66.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8<sup>th</sup> OCTOBER 2025</b> previously circulated and signed as a true record of the meeting.
67.	<b>AMENDMENTS TO PREVIOUS APPLICATIONS-</b> NONE
68.	<p><b>NEW PLANNING APPLICATIONS</b></p> <p>i) <a href="#">P25/S3038/HH</a> 97 Old Road Wheatley OX33 1NX Proposed new first floor extension over the existing garage, and a ground floor side infill and rear extension to the existing dwelling. <b>12/11/2025- SUPPORT</b> <b>For- 6                  Against- 0                  Abstain- 0</b></p> <p>ii) <a href="#">P25/S3019/HH</a> 17 Roman Road Wheatley OX33 1UU Proposed single &amp; two storey front extensions. <b>12/11/2025- SUPPORT</b> <b>For- 6                  Against- 0                  Abstain- 0</b></p> <p>iii) <a href="#">P25/S3218/LB</a> Vale Brook House 80 High Street Wheatley Flood damage repairs to ground floor including replacement of harmful wall coverings with appropriate materials <b>12/11/2025- SUPPORT</b> <b>For- 6                  Against- 0                  Abstain- 0</b></p> <p>iv) <a href="#">P25/S3317/N5D</a> Rectory Lodge 28 Crown Road Wheatley Oxfordshire Change of use from office (Class E(g)(i)) to residential dwelling (Class C3) <b>12/11/2025- SUPPORT</b> <b>For- 6                  Against- 0                  Abstain- 0</b></p>
69.	<p><b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</b></p> <p>i) <a href="#">P25/S2696/HH</a> 21 The Avenue Wheatley OX33 1YL First floor side extension over existing. Two storey and single storey side extensions. <b>08/10/2025- SUPPORT</b> <b>For- 5                  Against- 0                  Abstain- 0</b> <b>10/10/2025- GRANTED</b></p> <p>ii) <a href="#">P25/S2252/HH</a> 61 Church Road Wheatley Erection of two storey rear extension <b>10/09/2025- SUPPORT</b> <b>For- 2                  Against- 1                  Abstain- 0</b> Though would like it noted that a land dispute is apparent and needs resolving. 17/09/2025- amendment (no. 1), Amended plans received 15 September 2025 <b>08/10/2025- SUPPORT</b> <b>For- 5                  Against- 0                  Abstain- 0</b> <b>20/10/2025- GRANTED</b></p> <p>iii) <a href="#">P25/S2453/HH</a> Land between 61-65 Church Rd Wheatley OX33 1LU Erection of outbuilding. <b>10/09/2025- SUPPORT</b></p>

Signed:

Date:

	<p><b>For- 4                  Against- 0                  Abstain- 0</b>  <b>08/10/2025- GRANTED</b></p> <p>iv) <a href="#">P25/S2651/HH</a> Poplars Ladder Hill Wheatley  Proposed conversion of existing garage.  <b>08/10/2025- SUPPORT</b></p> <p><b>For- 5                  Against- 0                  Abstain- 0</b>  <b>08/10/2025- GRANTED</b></p>
<b>70.</b>	<p><b>WHEATLEY NEIGHBOURHOOD PLAN</b>  i) Working Group met 15/10/2025. Next meeting 26.11.2025</p>
<b>71.</b>	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION- NONE</b></p>
<b>72.</b>	<p><b>ITEMS FOR INFORMATION</b>  i) <a href="#">P23/S2641/FUL</a> 1 Cullum Road Wheatley  Proposed erection of single storey, two bedroom, detached bungalow  <b>13/09/2023- OBJECT</b>  <b>13/12/2023- OBJECT</b>  <b>19/04/2024- GRANTED</b>  <b>09/10/2025- <a href="#">P25/S2961/NM</a></b> Non material amendment to application ref. P23/S2641/FUL - change to fenestration of rear elevation - change patio doors to single bi-fold door. (Erection of single storey, two-bedroom, detached bungalow)  <b>INFORMATION ONLY</b></p> <p>ii) <a href="#">P22/S3577/FUL</a> 15 Elton Crescent Wheatley  Proposed demolition of the existing garage and conservatory, and the erection of two-storey side and rear extension. Subsequent subdivision to provide new two-storey two bed dwelling. Provision of amenity space and off-street parking with new highway access off Elton Crescent.  <b>09/11/2022- SUPPORT</b>  <b>25/11/2022- GRANTED</b>  <b>08/10/2025-</b> amendment (no. 1) Drainage design  <b>INFORMATION ONLY</b></p> <p>iii) <a href="#">P24/S2783/FUL</a> Land South of London Road Wheatley  Hybrid planning application to include: a Full planning application for the erection of 63 dwellings, associated infrastructure, access and landscaping; and an Outline planning application for employment floorspace, that may include use class C2 residential care home, and landscape and associated infrastructure, with all matters reserved apart from access.  <b>06/11/2025-</b> amendment (no. 7) Amended plans received 04 November 2025 (ecology, landscaping)  <b>INFORMATION ONLY</b></p>
<b>73.</b>	<p><b>DATE OF NEXT MEETING – WEDNESDAY 10<sup>th</sup> DECEMBER 2025, 7.30PM</b></p>
	<p><b>MEETING CLOSED AT 7:46PM</b></p>

Signed:

Date: