

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 12th December 2018 in the Parish Office at 7.30pm

Present: Cllrs Bell (RB) (Chair), A Cooper (AC), Harding (RH), P Hood (PHo), P Willmott (PW), P Harrison (PH), P Bignell (PB), D Lamont (DL)

Members of the public: 10

Officer: L Collinson- Assistant Clerk to the Parish Council

73. APOLOGIES FOR ABSENCE – NONE

74. DECLARATIONS OF INTEREST – Cllr Bignell P18/S3781/O 31 Acremead Road Wheatley OX33 1NZ.

75. MINUTES OF THE PREVIOUS MEETING HELD ON 14th NOVEMBER 2018 previously circulated and signed as a true record of the meeting.

76. UPDATE ON MEETING HELD ON 14th NOVEMBER 2018

i)

77. AMENDMENTS TO PREVIOUS APPLICATIONS

- i) P18/S0854/FUL 49 London Road Wheatley OX33 1YJ. Subdivision of existing garden to provide plot. Erection of new detached 4 Bed chalet bungalow dwelling. Provision of 3 off street parking spaces utilising existing highway access to Old London Road. Secure cycle storage and bin enclosures.
11/04/18- No objections but wish comments to be taken into account. The committee agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety. Also, the committee would like to see that the risk of flooding is fully taken into consideration and work to improve the culvert is carried out.
30/11/18- Amendment is for: amplified by Letter from Water Resource Assoc. LLP dated 28 November 2018.
05/12/18- Copy provided to Roger Bettess (Chair- Flood Advisory Group)
12/12/18- No objections to amendment (no.2), but we still agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety.

78. NEW PLANNING APPLICATIONS

- i) P18/S3649/HH 19 Ambrose Rise Wheatley OX33 1YF. Removal of existing conservatory roof and demolition of existing garage. Extension of existing roof to cover existing rear extension, rear side extension in place of existing garage to provide enlarged living space / annexe area. **Fully Supported.**

- ii) P18/S3401/FUL 1 Keydale Road Wheatley OX33 1NS. Subdivision of existing garden to provide plot. Erection of new detached 3 Bed 2 storey dwelling. Provision of two off street parking spaces with new highway access to Keydale Road. Secure cycle storage and bin enclosures

Previous application- P17/S2221/O Recommend Refusal WITHDRAWN 28.07.17

The Chair listened to concerns from the members of the public in attendance.

OBJECTS- The application has not changed since the previous application (P17/S2221/O) was withdrawn in July 2017. At which point Wheatley Parish Council had already rejected the application based on the below:

1. The site is an important space of public, environmental or ecological value and should not be lost, nor an important public view spoil (Policy H4 (i))
2. It is in a flood risk area

Therefore we consider the above items to still be our reasons for objection.

- iii) P18/S3419/HH 73 High Street Wheatley OX33 1XT. Replacement windows, back door and garage door. **Fully Supported.**

- iv) P18/S3781/O 31 Acremead Road Wheatley OX33 1NZ. Demolish existing dwelling and construction of 5 new dwelling houses with new private access drive.

The Chair advised that this is an outline application at present, and committee members advised that they had visited the site.

The Chair listened to concerns from the members of the public in attendance. Mainly being car parking has been under allocated, the two storey houses are out of keeping with the surrounding bungalows (residents advised they have a restrictive covenant to have a single storey) , the site entrance is dangerous, a substation is next to the site, all surrounding houses would be overlooked and would cause a loss of privacy.

OBJECTS- to this application for the following reasons:

1. **Amenity consideration:**
 - i) **Overlooking**
 - ii) **Over-development**
 - iii) **Character of area**
2. **Traffic generation, parking and safety**

- v) P18/S3853/FUL Land to the north of Unit 1 and to the south of no.156 London Road Wheatley OX33 1JH. Proposed cold store and ancillary works

NO OBJECTIONS to this application but wish the following comments to taken into account: Comments from 152 London Road regarding noise.

79. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) P17/S4254/O Oxford Brookes University Waterperry Road Holton OX33 1HX. **Amendment:** No. 1 - dated 12th October 2018. **Proposal :** Outline planning application, with all matters reserved for subsequent approval except details of vehicular access, for demolition of all existing structures and redevelopment of the site with up to 500 dwellings and associated works including; engineering operations, including site clearance, remediation, remodelling and deposition of inert fill material arising from demolition on site; installation of new and modification of existing services and utilities; construction of foul and surface water drainage systems, including SuDS; creation of noise mitigation bund and fencing; creation of public open space, leisure, sport and recreation facilities including equipped play areas; ecological mitigation works; construction of a building for community/sport use and associated car parking; construction of internal estate roads, private drives and other highways infrastructure and construction of pedestrian footpaths. (As amended by plans received 12 October 2018, and amplified by additional arboricultural, biodiversity, design and access information received 12 October 2018, and amplified by EIA addendum received 12 October 2018. **Objection.** (Chair/clerk actioned reply as deadline for consultation was before planning committee date). **SODC Planning Committee Meeting held on the 28/11/18 rejected the 500 dwellings, after Wheatley PC and Holton PC raised their concerns, and are now awaiting to see if an appeal will be raised.**

- ii) P18/S3335/FUL 2 Station Road Wheatley OX33 1ST. Variation of condition 2 - hours of operation on application ref P18/S1078/PRC Change of use from A1 shop to A3 Italian cafe/delicatessen (as amplified by additional kitchen extraction information received 09/05/2018). **Fully Supported. GRANTED 23.11.18**
- iii) P18/S3499/AG Castle Hill Farm Jackies Lane Wheatley OX33 1JQ. Open sided steel portal hay and straw storage building. **For info only. A formal application for planning permission is not required.**
- iv) 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. **Objection. GRANTED** (Erection of single storey rear extension only) **09.11.2018**
03/12/18- A neighbour has been in to the office with a concern that a new platform in a new location has been erected. He is liaising with the enforcement team.
10/12/18- The above neighbour has delivered a letter to the office advising of his concerns and that he is taking the matter up with the Enforcement Team.
- v) 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). **No objections. GRANTED 06.11.2018**
- vi) P18/S2877/HH, 42 Church Road Wheatley. Single storey rear extension. **No objections but wish comments to be taken into account.** There was no traffic and access management statement with the paperwork and the committee have concerns about how access will be managed during the construction on a very busy thoroughfare and bus route. **GRANTED 12.11.18**
- vii) P18/S3516/HH 9 Biscoe Court Wheatley Oxford OX33 1YX. Demolition of existing conservatory and replacement with flat roofed sitting room, with attic conversion and construction of new dormer. **Fully Supported. GRANTED 06/12/2018**
- viii) P18/S3636/HH 14 Barlow Close Wheatley OX33 1NL. Revision of P18/S1597/HH to raise the proposed roof height. Single storey rear extension and conversion of rear section of garage into habitable accommodation. **Fully Supported. GRANTED 10/12/2018**
- ix) P18/S3529/HH 77 High Street Wheatley OX33 1XP. Large gable dormer to rear of house and two roof lights to front. **Fully Supported. GRANTED 11/12/2018**

80. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) P18/S0138/LDP 7 Hillary Way Wheatley OX33 1UY. Correspondence with planning officer regarding concerns about installation of a fence to split the plot.
The previous application for a dwelling on the site was refused on appeal in July 2017. The applicant then put in an application for a Certificate of Lawful Development of a large garage, with access on to Roman Road. WPC received a letter from the planning officer stating that she is 'unable to take any comments on the planning merits of the proposal into account'. RB had been in correspondence with the planning officer but as the application fell within the permitted development criteria it could proceed without the need for a planning application to be submitted. Concerns recently from a neighbour and councillors regarding the installation of a fence to split the plot were passed to the planning officer and forwarded to the enforcement officer. The enforcement officer has said that if building work on the divided section of the wall starts then to contact her again and they will investigate.
The assistant clerk to contact planning to clarify the position regarding whether comments from the planning committee can be taken into account with permitted development as there seems to be a difference of opinion between the planning officer and the enforcement officer.
The Chair advised none of the properties who would be impacted by this application were notified. The question was raised if Wheatley Parish Council should notify those who would be impacted on future applications in general? It was agreed this was a question for the future.

- ii) P18/S1743/FUL 19 Roman Road Wheatley OX33 1UX. Two storey, two bedroom dwelling with parking space with access from Leyshon Road. No objections with comments
GRANTED 16.07.18

12/12/18- Legal issues (request to release covenants) to above application.

After discussion it was agreed that DL will seek legal advice to clarify what is being asked and the impact that this may have. The applicant has agreed to cover any legal costs incurred for this legal advice.

81. ITEMS FOR INFORMATION – NOTED

OALC Newsletter November 2018, Page 17/18, Planning- effective responses to planning applications. Points to remember when your councils comments on planning applications. All committee to read.

Assistant Clerk read the information out.

82. DATE OF NEXT MEETING – WEDNESDAY 9th JANUARY 2019 – NOTED

Meeting closed at 8.50pm