

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 13th April 2022 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Cooper (AC), A Sercombe (AS), P Bignell (PB),

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

329.	APOLOGIES FOR ABSENCE R Harding (RH),
330.	DECLARATIONS OF INTEREST- Cllr Sercombe 324 iv), Cllr Newman 324 i)
331.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th MARCH 2022 previously circulated and signed as a true record of the meeting.
332.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
333.	NEW PLANNING APPLICATIONS i) P22/S0979/HH Birch House 117 Old Road Wheatley Two storey rear extension to create enlarged family living room at ground floor and enlarged master bedroom with en-suite bathroom at first floor 13/04/2022- SUPPORT For- 4 Against- 0 Abstain- 1 ii) P22/S1039/FUL 13 Leyshon Road Wheatley Erection of two storey side and rear extension. Subsequent subdivision to provide new two storey two bed dwelling. Provision of private amenity space with off street parking utilising widened existing highway access to Leyshon 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 double bed property. Already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact & inconvenience for neighbours. Route for farm vehicles and caravans to exit village. 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

	<p>will be impacted. Also, the impact & inconvenience for neighbours. Also the access to the Pumping Station next to the site would be compromised and Thames Water should be consulted.</p> <p>Contaminated Land- Also to note it is on a former pig farmland.</p> <p>Note: Design & Access statement shows the property outline including Parish Council land.</p> <p>iv) P22/S0713/FUL 15 Elton Crescent Wheatley Proposed demolition of existing garage and conservatory, part single, part two storey rear extension and alterations to the existing dwelling, subdivision and erection of new dwelling and alterations to the vehicular access and parking. 13/04/2022- OBJECT For- 4 Against- 0 Abstain- 1</p> <p>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.</p> <p>Traffic generation, parking & highway safety- already excessive parking on the narrow highway and therefore surrounding roads will be impacted. Also, the impact & inconvenience for neighbours.</p> <p>Amenity considerations- loss of light for neighbours.</p> <p>Noted comments from neighbours regarding drainage issues.</p> <p>v) P21/S4681/HH The Rays 69 Old Road Wheatley Rear kitchen/diner/utility extension, double garage, garden storage building and driveway widening. 13/04/2022- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>vi) P22/S0704/HH 5 Templars Close Wheatley Extend the ground floor side extension to first floor level. The first-floor extension will be constructed in line with the ground floor side extension footprint, increasing the existing footprint by 14 square metres to provide a larger bathroom and larger master bedroom with the addition of ensuite toilet on the first floor above the existing ground floor. The extension's flat roof is to finish in line with the eaves of the existing pitched roof. 13/04/2022- SUPPORT For- 5 Against- 0 Abstain- 0</p>
334.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P21/S3891/HH 84 Kelham Hall Drive Wheatley Single storey rear extension with garage conversion with existing garden wall moved to new position with new car space 13/10/2021- SUPPORTS For- 5 Against- 0 Abstain- 0 31/01/2022- amendment (no. 1) As amended & amplified by information received on 28 January 2022 09/02/2022- SUPPORTS For- 6 Against- 0 Abstain- 0 09/03/2022- GRANTED</p>

	<p>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</p> <p>iii) P22/S0443/HH 8 Church Road Wheatley The erection of a single storey extension to the existing courtyard and the refurbishment of the existing annex at The Walled Cottage. 09/03/2022- SUPPORT For- 6 Against- 0 Abstain- 0 14/03/2022- amendment (no. 1), As amended by plans received on the 03 March 2022- information only 04/04/2022- GRANTED</p> <p>P22/S0449/LB 8 Church Road Wheatley The erection of a single storey extension to the existing courtyard and the refurbishment of the existing annex at The Walled Cottage. 09/03/2022- SUPPORT For- 6 Against- 0 Abstain- 0 14/03/2022- amendment (no. 1), As amended by plans received on the 03 March 2022- information only 04/04/2022- GRANTED</p> <p>iv) P22/S0570/LB 90 High Street Wheatley Proposed partition wall to be removed. 09/03/2022- SUPPORT For- 6 Against- 0 Abstain- 0 06/04/2022- GRANTED</p> <p>v) P21/S4038/HH 26 Ladder Hill Wheatley Rear and side extension 13/10/2021- OBJECTS For- 4 Against- 0 Abstain- 1 Window on side facing 24 Ladder Hill's dining room and bedroom windows, is overlooking and so needs to be obscured glass or reduced in height. Rear extension is overbearing and causes loss in light, maybe a reduced height in wall or redesigned roof would help. 22/11/2021- Amendment no. 1 obscured glazed side facing window. 30/11/2021- Ast Clerk consulted with Chair & Vice Chair and emailed to confirm the Committee still wish to call the application in, Rear extension is overbearing 28/03/2022- SODC Planning Committee 06/04/2022, emailed to TN & PW, no one registered to speak. 08/04/2022- GRANTED</p>
335.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) BRUIN advertising board- 13/04/2022 no update</p> <p>ii) P21/S4038/HH 26 Ladder Hill Wheatley Rear and side extension 13/10/2021- OBJECTS</p>

	<p>For- 4 Against- 0 Abstain- 1</p> <p>Window on side facing 24 Ladder Hill's dining room and bedroom windows, is overlooking and so needs to be obscured glass or reduced in height.</p> <p>Rear extension is overbearing and causes loss in light, maybe a reduced height in wall or redesigned roof would help.</p> <p>22/11/2021- Amendment no. 1 obscured glazed side facing window.</p> <p>30/11/2021- Ast Clerk consulted with Chair & Vice Chair and emailed to confirm the Committee still wish to call the application in, Rear extension is overbearing</p> <p>28/03/2022- SODC Planning Committee 06/04/2022, emailed to TN & PW, no one registered to speak.</p> <p>iii) P22/S0589/FUL Land Off Old London Road Wheatley</p> <p>Variation of conditions 2(approved plans), 5(landscape scheme), 6(surface water drainage) & 7(Construction Traffic Management Plan) on application P19/S3220/FUL. To make further amendments to the layout and provide further information. (Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access).</p> <p>09/03/2022- OBJECT- to this application for the following reasons:</p> <ul style="list-style-type: none"> • National Planning Policy Framework- An inappropriate development in the Greenbelt. • Amenity Consideration <ul style="list-style-type: none"> - Noise - Air quality (Climate emergency) - Flood risk (Climate change) <p>For- 6 Against- 0 Abstain- 0</p> <p>15/03/2022- Email from Case Officer- asking to reconsider objection.</p> <p>22/03/2022- Emailed Case Officer to confirm standing by decision</p>
336.	<p>ITEMS FOR INFORMATION-</p> <p>i) 23/03/2022- amendment (no. 3), on application P21/S4475/DIS, 2A Littleworth Littleworth</p> <p>As amplified by Ground Gas Monitoring Report received 21 March 2022</p> <p>INFORMATION ONLY</p> <p>ii) P22/S0770/LDP 32 Old London Road Wheatley</p> <p>Convert the garage to use as a granny annex, alterations included</p> <p>INFORMATION ONLY- 16/03/2022</p> <p>iii) Enforcement case- 1 Simon Close, erection of fence over 1 metre adjacent to highway- outcome letter</p> <p>iv) 1 Crown Road- hedge overgrown and needing cutting to allow access on path. Ast Clerk to write to resident.</p>
337.	<p>DATE OF NEXT MEETING – WEDNESDAY 11th MAY 2022, 7.30PM</p>
	<p>MEETING CLOSED AT 8.26PM</p>