

Wheatley Parish Council

Planning Committee Minutes

carried out under delegated powers

Wednesday 13th May 2020 in the Parish Office & via Zoom at 10am

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair),

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

113. **APOLOGIES FOR ABSENCE – DELEGATED POWERS PROCESS**

114. **DECLARATIONS OF INTEREST - NONE**

115. **TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th APRIL 2020**
previously circulated

116. **AMENDMENTS TO PREVIOUS APPLICATIONS**

i) [P19/S2814/FUL](#) 2A Littleworth Littleworth OX33 1TR

Erection of dwelling with associated access and landscaping works

09/10/2019- OBJECTS to this application for the following reasons:

Below are the reasons for **objection** from Wheatley Parish Council:

1. National Planning Policy Framework (NPPF)

i) The site is on the countryside corridor of which is used by bats as a commuting dark corridor to access nesting points under the bridge, next to this site, and Horspath Tunnel.

2. The stream on this site needs to be maintained to reduce the risk of flooding.

3. Contamination

i) There is a risk of leaching into ground water from pre-existing contamination which could be disturbed by the building work.

4. Traffic generation, parking and highway safety

i) Access into and out of the site will cause a major highway safety. The levels coming out onto the road will impair sight lines of an already dangerous road

5. Amenity consideration:

i) Overlooking- The properties in Keydale Road will be overlooked.

20/11/2019- amendment (no. 1)- As amended by drawing PA02 Rev C and amplified by vehicle tracking plan accompanying agent email received 20-11-2019
11/12/2019- OBJECTS to this application for the same reasons as above For- 0 Against- 8 Abstain- 0

10/03/2020- amendment (no. 2) level information and CCTV footage received 6 March 2020.
INFORMATION ONLY

05/05/2020- amendment (no. 3) as amplified by Addendum Flood Risk Assessment information received 4 May 2020.
INFORMATION ONLY

117. **NEW PLANNING APPLICATIONS**

i) [P20/S1242/FUL](#) St Mary The Virgin Church Church Road Wheatley

Construction of ramp to existing vestry door. Installation of boiler flue and safety valve discharge pipe. Installation of WC extract vent. Installation of new door and sidelights/toplight to South porch

12/05/2020- SUPPORTS this application

For- 5

Against- 0

Abstain- 2

- ii) [P20/S1391/HH](#) Wishing Well House 43 Church Road Wheatley
Rear Ground Floor Extension, Loft Conversion and Internal Alterations
12/05/2020- SUPPORTS this application
For- 5 Against- 0 Abstain- 2

118. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P20/S0627/HH](#) 1c Kellys Road Wheatley
Single storey rear extension
11/03/2020- NO OBJECTION
For- 6 Against- 0 Abstain- 0
08/04/2020- GRANTED
- ii) [P20/S0646/HH](#) 91 Kelham Hall Drive Wheatley
Single storey extensions at the front and rear. Conversion of part of garage to living accommodation
11/03/2020- FULLY SUPPORTS
For- 6 Against- 0 Abstain- 0
14/04/2020- GRANTED

119. TO RECEIVE UPDATE ON SODC LOCAL PLAN

No update

120. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) [P15/S2121/FUL](#) Land North of London Road Wheatley. Erection of 51 dwellings, with access from London Road, together with associated landscaping and open space provision. (Rural exception site). **Recommend Approval**
The Spinney access
20/08/2019- Access to the Spinney has been fenced off by no 25 Ochre Close, reported to Enforcement Team 20/08/2019. They have advised the design and access statement (which mentions the access to the Spinney) informs the planning process but does not itself form part of the planning permission. Taylor Wimpey have been emailed on 30/08/2019 to ask if there is a covenant maintaining pedestrian access into the Spinney.
18/02/2020- Emailed Sam Townley- Community Safety Officer at SODC to understand the investigation / decision completed. Reply received.
11/03/2020- A response will be sent to SODC to arrange a meeting to discuss the process used and future options available to open the access up again for public safety.
- ii) 36 Ambrose Rise- Enforcement case raised to investigate new out building. **06/05/2020- Chased Enforcement Team for a response/ confirmation.** They confirmed a case has been set up (ref: SE20/124) and will investigate.
- iii) [P19/S3220/FUL](#) Land Off Old London Road Wheatley
Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access
13/11/2019- OBJECTS- to this application for the following reasons:
- National Planning Policy Framework- An inappropriate development in the Greenbelt.
 - Amenity Consideration
 - Noise
 - Air quality (Climate emergency)
- For-0 Against-8 Abstained-0

15/01/2020- Email from Planning Agent, forwarded to TN 17/01/2020 for a response.

14/02/2020- GRANTED

04/03/2020- Letter of complaint sent to Margaret Reed, Head of Legal & Democratic Services.

08/04/2020- Response from Margaret Reed

121. ITEMS FOR INFORMATION

- i) [P20/S1285/N1A](#) 5 Orchard Close Wheatley
Change of use from office to dwelling house
INFORMATION ONLY
11/05/2020- Letter from Head of Planning advising Permitted Development and Prior Approval is not required.

- ii) [P19/S4004/LDE](#) 5 Orchard Close Wheatley
Change of use of property.
09/12/2019- Queried understanding of why a change of use is being applied for when it was not requested for use as an office previously so it is already registered as a residential property.
10/12/2019- Case Officer confirms it is confusing and it appears that the applicant just wants to confirm lawful use as a dwelling.
11/12/2019- No information to provide
16/04/2020- WITHDRAWN

- iii) [P20/S1176/LDP](#) 31 Barlow Close Wheatley
Garage conversion to habitable room with new windows replacing existing garage doors and new porch. Internal remodelling.
INFORMATION ONLY

- iv) Wok One, 79 High Street- changed into 2 cottages to be known as 79 and 79A High Street and change of use of former proposed office building to 1 residential dwelling to be known as 79B High Street, Wheatley, Oxford, OX33 1XP
INFORMATION ONLY

- v) [P20/S1357/DIS](#) 7 Hillary Way Wheatley
Discharge of Condition 3 (Material Details) of application P19/S1009/FUL
INFORMATION ONLY

- vi) Email from SODC Planning dated 29th April 2020 updating the planning services process during the ongoing Covid-19 outbreak

- vii) [P19/S4680/FUL](#) Waterperry Power Land and Buildings Lying to the South East of Roman Road Wheatley
Construction and operation of an urban reserve 4MW micro power generation plant and associated equipment
12/02/2020- OBJECTS for the following reasons:
It's contrary to SODC climate emergency policy, burns fossil fuel and creates Co2 emissions. We would like the comment from Roger Bettess to be taken into account if this application is approved.
For- 0 Against- 6 Abstain-0
12/05/2020- WITHDRAWN APPLICATION

122. DATE OF NEXT MEETING – WEDNESDAY 10th JUNE 2020, 7.30PM- TBC

MEETING CLOSED AT 10.26AM