

# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 13<sup>th</sup> June 2018 in the Parish Office at 7.30pm

**Present:** Cllrs Bell (RB), P Bignell (PB), Cooper (AC), Harrison (PH), Lamont (DL).

**Officer:** Assistant Clerk to the Parish Council

**Also present:** 3 members of the public

### 11. ELECTION OF CHAIR

It was unanimously agreed that Cllr Bell continue as chair.

### 12. ELECTION OF VICE- CHAIR

It was unanimously agreed that Cllr Willmott (in his absence and with his agreement) be vice-chair.

### 13. APOLOGIES FOR ABSENCE – Cllr Willmott

### 14. DECLARATIONS OF INTEREST - NONE

**15. MINUTES OF THE PREVIOUS MEETING HELD ON 9<sup>th</sup> MAY 2018** previously circulated and signed as a true record of the meeting.

### 16. UPDATE ON MEETING HELD ON 9<sup>th</sup> MAY 2018

i) Street naming of the Beechcroft (The Railway) development has been confirmed by SODC as 'The Sidings'. Noted.

ii) Park Hill development site – report of felled tree. After enquiries, this was not a tree with a TPO. No further action required.

### 17. AMENDMENTS TO PREVIOUS APPLICATIONS

i) [P18/S1773/DIS](#) The Railway Hotel 24 Station Road Wheatley OX33 1ST. Discharge of conditions 5 - cycle parking facilities and 7 - Travel Information Pack on application ref. P17/S1865/FUL Demolition of the former Railway Inn and the creation of 16 retirement dwellings for people aged 55 and over, repositioning of vehicular and pedestrian access into the site and associated open space and landscaping. **For Information Only. Noted.**

Copies of the Construction Traffic Management Plan were distributed to members for information and to provide a basis for monitoring the traffic situation around the development.

### 18. NEW PLANNING APPLICATIONS

i) [P18/S1597/HH](#) 14 Barlow Close Wheatley OX33 1NL. Single storey rear extension and conversion of rear section of garage into habitable accommodation. There were no comments from neighbours. **Fully supported.**

ii) [P18/S1630/FUL](#) 8 Church Road Wheatley OX33 1NB. Erection of one new dwelling, amenity space, parking and associated access.

It was noted that comments from the SODC conservation officer had yet to be submitted, as the development is in the conservation area. After initial discussion, there were mixed views from members regarding the modern design of the building and concerns about the impact that the building would have on neighbouring properties in the High Street.

The representative of the agent gave background information on the pre-application discussion with SODC. The neighbour from 17 High Street expressed concern regarding the positioning of the development along with the roof height levels and also regarding the impact on the structure and integrity of the retaining wall. The neighbour from The Old Parsonage agreed with these comments and also had concerns regarding reduction in light, a window in the development overlooking his garden and the impact on the root system of the tree with a TPO close to the boundary. PB asked the agent if they had considered changing the orientation of the building but this had not been discussed at the pre-application stage.

DL proposed: **objection to this application for the following reasons:**

1. The unknown impact on the root structure of the tree with a TPO
2. The positioning of the building within the site in relation to neighbouring properties
3. The lack of consideration that the development is within the conservation area, the bulk of which is to the south of Church Rd.
4. Overbearing on neighbouring properties
5. Concern regarding the integrity and structure of the retaining wall.

This was seconded by PH. A vote was taken with 4 in favour, 1 abstention. The vote was carried.

iii) [P18/S1474/HH](#) 5 Littleworth Road Wheatley OX33 1NW. Single storey rear extension. There were no comments from neighbours. **Fully supported.**

iv) [P18/S1764/HH](#) 19 Roman Road Wheatley OX33 1UX. Two storey side extension. Front extension to enlarge kitchen and first floor bedroom. Enlarge entrance area. **Fully supported.**

v) [P18/S1743/FUL](#) 19 Roman Road Wheatley OX33 1UX. Two storey, two bedroom dwelling with parking space with access from Leyshon Road.

AC raised concerns regarding the location of an overhead electricity cable in the development site which would have to be relocated, possibly to the the footpath going into the recreation ground which is owned by the parish council. **No objections to this application but wish the comments regarding further information about the repositioning of the cable to be taken into account.**

vi) [P18/S1821/PDH](#) 4 Ambrose Rise Wheatley OX33 1YE. Single storey rear extension Depth 5.2m Height 4m Height to eaves 3m. **For Information Only. Noted.**

## 19. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC - NOTED

i) **P18/S0862/LDP** 7 Coopers Close Littleworth OX33 1UA. Single storey rear extension. (As amended by drawing no.s 100A, 103A and 104A to remove garage conversion received on 16 April 2018) and to include ground floor side elevation window (as clarified in email received on 20 April 2018). **Certificate of Lawful Use or Development 30.04.18**

ii) **P18/S0868/HH** 8 Fairfax Gate Holton OX33 1QE. Erection of single storey rear extension. **No objections. GRANTED 03.05.18**

iii) **P18/S0756/LDP** 25 Littleworth Littleworth OX33 1TP. Garage Building. **Certificate of Lawful Use or Development 03.05.18**

iv) **P18/S0922/FUL** The Coal Depot London Road Wheatley OX33 1JG. Proposed open sided store for building and horticultural materials and fuel together with integral staff rest room and toilet accommodation. **No objections. GRANTED 03.05.18**

v) **P18/S1120/HH** 10 Acremead Road Wheatley OX33 1NZ. Extension to the side, conservatory to the rear and to re-roof the property. **Fully supported. GRANTED 21.05.18**

vi) **P18/S1078/PRC** 2 Station Road Wheatley OX33 1ST. Change of use from A1 shop to A3 Italian cafe/delicatessen. **Certificate of Lawful Use or Development 23.05.18**

## **20. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION**

i) Street lighting request for the footpath between Church Rd (opposite The Sun) and the High St (delegated by full council at the May meeting). After discussion, no further action is to be taken.

## **21. ITEMS FOR INFORMATION - NOTED**

i) South Oxfordshire Local Plan Review <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/emerging-local-plan>

## **22. DATE OF NEXT MEETING – WEDNESDAY 11<sup>th</sup> JULY 2018**

Meeting closed 8.40pm