

Wheatley Parish Council

Planning Committee Meeting Minutes

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

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Sercombe (AS), P Bignell (PB), R Harding (RH)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

359.	APOLOGIES FOR ABSENCE – Cllr A Cooper (AC),
360.	DECLARATIONS OF INTEREST-
361.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th JUNE 2022 previously circulated and signed as a true record of the meeting.
362.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P22/S1905/HH 62 Farm Close Road OX33 1XJ Demolition of existing separate garage and erection of two-storey side extension, with new pedestrian access into garden from footpath. 08/06/2022- RESPONSE For- 6 Against- 0 Abstain- 0 We can't see any material planning issues. We do feel the extension could be overbearing and dark to the footpath. We suggest if the applicant hipped the roof on the footpath side this will help.</p> <p>Note the new access is over Wheatley Parish Council land, so permission will be needed, and a legal agreement made at the cost of the applicant. In addition, permission for scaffolding will be needed on the public footpath. We request access is still maintained as this is a busy footpath and lighting may be needed while scaffolding is in place. 23/06/2022- amendment (no. 1), amended ownership certificates and amended plans to set-back extension and remove side elevation windows received 23 June 2022.</p> <p>13/07/2022- RESPONSE For- 5 Against- 0 Abstain- 0 Same response as before</p>
363.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P22/S2042/HH 58 Littleworth Littleworth Oxfordshire Proposed loft conversion, new dormer and terrace at the rear. Merging side annexe with the main house, internal & external alterations to suit and new roof lights to be added. 13/07/2022- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>ii) P22/S2208/HH 7 Simons Close Wheatley Single storey side link extension 13/07/2022- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>iii) P22/S2360/HH 13 Miller Road Wheatley Erection of first floor side extension. 13/07/2022- SUPPORT For- 5 Against- 0 Abstain- 0</p>

	<p>iv) P22/S2293/FUL 1, 3 and 5 Park Hill Wheatley Variation of conditions: 5 (Landscaping Scheme), 6 (Landscape Management Plan) & 7 (Arboricultural Method Statement) on application P21/S1174/FUL. Section 73 application for variation of Condition 2 approved plans on planning application P19/S4482/FUL - 1. Internal reconfiguration of the approved first floor residents lounge and dining area; 2. Internal reconfiguration on first floor to replace approved bedrooms 64 and 65 with a residents Lounge 2; 3. Addition of external balcony on first floor facing Park Hill, adjacent to Stair Core 3; 4. Incidental changes to the fenestration associated with the changes described under points 1-3. 13/07/2022- SUPPORT For- 5 Against- 0 Abstain- 0</p> <p>v) P20/S0049/FUL 67 Church Road Wheatley The conversion of the existing dwelling into two, one bedroom flats through the demolition of the existing single storey extension and the addition of a part single storey, part two storey extension and associated landscaping 12/02/2020- FULLY SUPPORTS For- 6 Against- 0 Abstain- 0 02/03/2020- GRANTED P22/S2405/FUL 67 Church Road Wheatley Variation of conditions 2 (approved plans) & 9 (RE20 - Restriction on Use of Roof as Balcony) on planning application P20/S2234/FUL-new window and new roof terrace on second floor. The conversion of the existing dwelling into two, two bedroom flats through the demolition of the existing single storey extension and the addition of a part single storey, part two storey extension and associated landscaping. 13/07/2022- OBJECTS For- 5 Against- 0 Abstain- 0 We agree that the privacy of adjacent dwellings will be impacted and should be protected in accordance with policies D4 and H4 of the South Oxfordshire Local Plan.</p>
364.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) 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 03/05/2022- GRANTED</p> <p>ii) P20/S3719/RM 31 Acremead Road Wheatley Reserved matters application following Outline Approval P18/S3781/O for details of the access, appearance, landscaping layout and scale. Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive. 08/06/2022- APPEAL ALLOWED & RESERVED MATTERS APPROVED 06/07/2022- P22/S2358/DIS Discharge of Conditions 3(Tree Protection) 4(Construction Traffic Management) 5(Levels) 7(Schedule of Materials)8(Landscaping Scheme) 9(Boundary walls & fences) 10(Vehicular access improvements and vis splays) 11(Turning Area & Car Parking) 12(Foul and surface water drainage works) on planning application P18/S3781/O & APP/Q3115/W/21/3284171 Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive. (outline planning application with all matters reserved). INFORMATION ONLY</p>

<p>iii) P20/S4003/FUL Cullum House Ambrose Rise Wheatley Demolish block of 13 bedsits and erect block of 12 affordable flats 09/12/2020- OBJECT For- 6 Against- 0 Abstain- 0 03/03/2022- amendment (no. 2)- Amended & Additional Information received 1 March 2022 09/03/2022- SUPPORT For- 3 Against- 2 Abstain- 0 09/06/2022- GRANTED</p> <p>iv) P22/S1393/HH 92 High Street Wheatley Proposed demolition of existing rear extensions and erection of a single storey rear and side extension 11/05/2022- SUPPORT For- 6 Against- 0 Abstain- 0 19/05/2022- amendment (no. 1), As amplified by Flood Risk Assessment received 2022-05-18 INFORMATION ONLY 10/06/2022- GRANTED</p> <p>v) 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 11/05/2022- amendment (no. 1) As amended by plans received 10th May 2022, set back and bat & bird box. 08/06/2022- OBJECTS For- 5 Against- 0 Abstain- 0 Same reasons as before 25/05/2022- SODC Planning Committee 08/06/2022, emailed to TN & PW. 10/08/2022- GRANTED</p> <p>vi) 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 14/06/2022- GRANTED</p> <p>vii) P22/S1595/HH 24 Old London Road Wheatley Conversion of integral store to habitable accommodation 11/05/2022- SUPPORT For- 6 Against- 0 Abstain- 0 16/06/2022- GRANTED</p> <p>viii) P22/S1661/HH & P22/S1851/LB 100 High Street Wheatley Single storey rear extension to replace the existing timber frame garden room. 08/06/2022- SUPPORT For- 5 Against- 0 Abstain- 0 20/06/2022- GRANTED</p>
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	<p>ix) P22/S1212/HH 29 Acremead Road Wheatley Remove current hedges and bushes surrounding corner plot property, and replace with 2m tall fence 11/05/2022- OBJECTS For- 5 Against- 0 Abstain- 1 Support Highways comments 31/05/2022- amendment (no. 1) As amended by plans received 31 May 2022 08/06/2022- SUPPORT For- 5 Against- 0 Abstain- 0 Note application states 2m fence, plans state 1.8m 27/06/2022- GRANTED</p> <p>x) 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 20/04/2022- amendment (no. 1) Amended plans received 15 April 2022 to reduce depth of rear extension, and to extend red line area to enable visibility splays for access. 11/05/2022- OBJECTS For- 5 Against- 0 Abstain- 1 For same reasons as before 20/06/2022- SODC Planning Committee 29/06/2022, emailed to TN & PW. 01/07/2022- REFUSED</p>
365.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) Cullum House. 23/06/2022- Email from Cllr Kantor to SODC Housing Team raising WPC's concern of change of use from social to affordable housing. They have forwarded it on to the Head of Development at SOHA and we are awaiting a response.</p>
366.	<p>ITEMS FOR INFORMATION</p> <p>i) Design Code document from the Wheatley Neighbourhood Plan. Cllrs to familiarise themselves with the content, see link.</p> <p>ii) P19/S2814/FUL 2A Littleworth Littleworth OX33 1TR Erection of dwelling with associated access and landscaping works 09/10/2019- OBJECTS 05/11/2020- Appeal decision, APP/Q3115/W/20/3255382, APPEAL ALLOWED & PLANNING PERMISSION GRANTED. 07/06/2022- amendment (no. 6), As amplified by additional plans and information received 7 June 2022- gas membrane dpm. INFORMATION ONLY 07/07/2022- P21/S4475/DIS As amplified by information received 07-07-2022- ground contamination measures INFORMATION ONLY</p> <p>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 14/02/2020- GRANTED 23/06/2022- amendment (no. 1), As clarified by drainage calculation received 22 June 2022. INFORMATION ONLY</p>
367.	<p>DATE OF NEXT MEETING – WEDNESDAY 10th AUGUST 2022, 7.30PM</p>
	<p>MEETING CLOSED AT 7.56PM</p>