



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 13th August 2025 in the Parish Office at 7.30pm

Present:

T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Sercombe (AS), A Cooper (AC), Cllr L Thomas (LVT), A Shepherd (ASh),

Officer:

L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

34.	APOLOGIES FOR ABSENCE- None
35.	DECLARATIONS OF INTEREST- None
36.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 9th JULY 2025 previously circulated and signed as a true record of the meeting.
37.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P25/S1285/FUL 33 Roman Road Wheatley Oxfordshire Demolition of existing single storey outbuildings and the erection of a two-storey, two-bedroom dwelling with associated off-street car parking provision, cycle parking and bin storage and amenity space provision. 14/05/2025- OBJECT For- 5 Against- 0 Abstain- 0 Cllr Newman response submitted 17/07/2025- amendment (no. 1), As amended and amplified by plans and information received 15 July 2025. 13/08/2025- OBJECT For- 6 Against- 0 Abstain- 0 Cllr Newman to draft a response</p>
38.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P25/S2135/HH 21A Kellys Road Wheatley Proposed outbuilding (storage, a home gym, and a small office) 13/08/2025- OBJECT For- 6 Against- 0 Abstain- 0 Cllr Newman to draft a response</p> <p>ii) P25/S2247/HH 1 Westfield Road Wheatley OX33 1NG Replacement/upgrading of all windows and rear doors. 13/08/2025- SUPPORT For- 6 Against- 0 Abstain- 0</p>
39.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</p> <p>i) P25/S1802/LDP 65 Beech Road Wheatley Oxford Permitted development proposal for a single-storey rear and single-storey side extension to semi-detached dwelling INFORMATION ONLY 10/07/2025- GRANTED</p> <p>ii) P25/S1749/LB 82 High Street Wheatley Installation of semi-permanent flood barriers to four doors to the rear of the property 09/07/2025- SUPPORT For- 4 Against- 0 Abstain- 0 22/07/2025- GRANTED</p> <p>iii) P23/S1407/RM Oxford Brookes University Waterperry Road Holton OX33 1HX Reserved Matters application for the erection of 447 dwellings, including affordable housing together with sports facilities, associated infrastructure, internal roads, car parking, public open space and landscaping, pursuant to Outline Planning Permission P17/S4254/O 11/12/2024- SUPPORT For- 4 Against- 0 Abstain- 0 31/07/2025- GRANTED</p>

Signed:

Date:

	<p>iv) P24/S2799/HH 15 Beech Road Wheatley Demolition of garage and conservatory. Erection of single storey rear extension with side store and ramped approach 09/10/2024- SUPPORT For- 3 Against- 0 Abstain- 1 18/10/2024- GRANTED 08/07/2025- P25/S1905/S73 Variation of Condition 2 (approved plans) on P24/S2799/HH after discussion with Thames Water it has been apparent that the approved shed to the site of the extension would be better moved back to clear the public sewer. 09/07/2025- SUPPORT For- 4 Against- 0 Abstain- 0 07/08/2025- GRANTED</p>
40.	WHEATLEY NEIGHBOURHOOD PLAN i) Working Group met 23/07/2025. Set out way to look at land use. Agreed to speak with Holton to increase/ decrease Holton in the plan. Next meeting Weds 20 th August 2025.
41.	CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION- NONE
42.	<p>ITEMS FOR INFORMATION</p> <p>i) 09/07/2025- P25/S1884/DIS, 1 Cullum Road Wheatley Discharge of condition(s) 6 (cycle parking) and 9 (biodiversity enhancements) on application P23/S2641/FUL (Erection of single storey, two-bedroom, detached bungalow). INFORMATION ONLY</p> <p>ii) 22/07/2025- Erection of 1 new residential dwelling to be numbered: 21A Kellys Road, Wheatley, OXFORD OX33 1NT INFORMATION ONLY</p> <p>iii) P24/S2783/FUL Land South of London Road Wheatley Hybrid planning application to include: a Full planning application for the erection of 63 dwellings, associated infrastructure, access and landscaping; and an Outline planning application for employment floorspace, that may include use class C2 residential care home, and landscape and associated infrastructure, with all matters reserved apart from access. 09/10/2024- SUPPORT 22/07/2025- amendment (no. 3), Additional information received 17 July 2025 (response to OCC Highways) 08/08/2025- amendment (no. 4, Amended plan and information received 5 August 2025 (Landscape Officer- Open Space provision, breeding bird Ast) 12/08/2025- amendment (no. 4) Amended & additional information received 11 August 2025 (Highway works, Site Access)</p>
	DATE OF NEXT MEETING – WEDNESDAY 10th SEPTEMBER 2025, 7.30PM
43.	MEETING CLOSED AT 7:54PM

Signed:

Date: