



# Wheatley Parish Council

## Planning Committee Meeting Minutes

Wednesday 13<sup>th</sup> September 2023 in the Parish Office at 7.30pm

**Present:**

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

**Officer:**

L Collinson- Assistant Clerk to the Parish Council

**Members of the public: 0**

31.	<b>APOLOGIES FOR ABSENCE - NONE</b>
32.	<b>DECLARATIONS OF INTEREST- NONE</b>
33.	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 9<sup>th</sup> AUGUST 2023</b> previously circulated and signed as a true record of the meeting.
34.	<p><b>AMENDMENTS TO PREVIOUS APPLICATIONS</b></p> <p>i) <a href="#">P23/S1604/HH</a> 27 London Road Wheatley OX33 1YJ Single storey rear extension and raised roof loft conversion 14/06/2023- SUPPORT For- 4                      Against- 0                      Abstain- 0 <b>30/08/2023- amendment (no. 1)</b>, as amended by drwgnos 09052391 v1a, 17032302-1 Rev 2a and 17032302-2 Rev 2a received on 29 August 2023 <b>13/09/2023- SUPPORT</b> <b>For- 5                      Against- 0                      Abstain- 0</b></p>
35.	<p><b>NEW PLANNING APPLICATIONS</b></p> <p>i) <a href="#">P23/S2641/FUL</a> 1 Cullum Road Wheatley Proposed erection of single storey, two bedroom, detached bungalow <b>13/09/2023- OBJECT</b> <b>For- 4                      Against- 0                      Abstain- 1</b> 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. In addition, WPC are extremely concerned that the parking shown on the proposal's block plan is not achievable and therefore future residents will park on the street. This will create even more pressure on an area which is currently plagued by over-parking and dangerous parking.</p>
36.	<p><b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</b></p> <p>i) <a href="#">P23/S2298/HH</a> 5 Cullum Road Wheatley Proposed single storey rear extension with internal alterations. <b>09/08/2023- SUPPORT</b> For- 4                      Against- 0                      Abstain- 0 <b>21/08/2023- GRANTED</b></p>
37.	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</b></p> <p>i) <a href="#">P22/S4234/HH</a> 12 Elm Close Wheatley Removal of existing roof with new raised roof and rear dormer and front porch 14/12/2022- SUPPORT For- 7                      Against- 0                      Abstain- 0 <b>23/03/2023- REFUSED</b> <b>18/08/2023- APPEAL, deadline for submissions 12/09/2023</b> <b>13/09/2023- Previously confirmed no further comments to add</b></p>

	<p>ii) Licensing Team- The Sun Inn, 5 Church Street, Wheatley Applications for various street traders to trade, one at a time, at the Oak Taverns premise, The Sun Inn, 5 Church Street, Wheatley, Monday to Sunday, 12:00 to 21:00, the consultation end date for which is 02 October 2023. 06/09/2023- Emailed Licensing Team to advise the address is incorrect it is Church Road, not Church Street. <b>13/09/2023- Wheatley Parish Council wish to support local businesses, and therefore The Sun Pub and Food Traders, and hope the licences can be approved as needed.</b></p> <p>iii) <a href="#">P19/S4482/FUL</a> 1, 3 and 5 Park Hill Wheatley Wheatley Parish Council are disappointed that their S106 comments for the bus stop on Park Hill to be upgraded to a pull in bus stop were ignored and a bus shelter on Holloway has been approved instead, which we object to, and would like the pull in reconsidered as part of this process. 13/07/2021- Email from OCC Transport Planner confirming review taking place to consider a layby bus stop on Park Hill. 15/09/21- Chased, 03/08/22- Chased, 11/11/2022- Chased, 29/06/23- Chased 22/08/23- Chased 12/09/2023- Advised scheme being reallocated as engineer has left and will be in contact ASAP.</p>
38.	<p><b>ITEMS FOR INFORMATION</b></p> <p>i) <a href="#">P23/S1948/HH</a> 95 Old Road Wheatley Removal of the detached garage, rear conservatory, and side lean-to store and the erection of a one and a half storey extension, a single-storey rear extension and a rear facing dormer window. <b>12/07/2023- OBJECT</b> <b>For- 4                      Against- 0                      Abstain- 0</b> We feel the following factors support our objection:</p> <ul style="list-style-type: none"> <li>- Overlooking</li> <li>- Over-developed</li> <li>- Scale and bulk resulting in loss of light.</li> </ul> <p>We also believe the neighbours comments from 93 to be considered and recommend a sunshade survey for different times of the year. <b>01/08/2023- WITHDRAWN</b> <b>04/08/2023- <a href="#">P23/S2610/PDS</a> 95 Old Road Wheatley</b> Enlargement of a dwellinghouse by construction of an additional storey <b>09/08/2023-</b> Agreed for a site visit to take place before a response can be submitted by the 25<sup>th</sup> August 2023 deadline. <b>22/08/2023- SUPPORT</b></p>
39.	<b>DATE OF NEXT MEETING – WEDNESDAY 11<sup>th</sup> OCTOBER 2023, 7.30PM</b>
	<b>MEETING CLOSED AT 7.58PM</b>