

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 13th November 2019 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), D Lamont (DL),
A Cooper (AC), M Booth (MB), P Bignell (PB), P Harrison (PH), P Hood (Pho)

Apologies:

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 0

53. APOLOGIES FOR ABSENCE –

54. DECLARATIONS OF INTEREST - NONE

55. TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 9th OCTOBER 2019 previously circulated

56. AMENDMENTS TO PREVIOUS APPLICATIONS

- i) [P18/S0854/FUL](#) 49 London Road Wheatley OX33 1YJ. Subdivision of existing garden to provide plot. Erection of new detached 4 Bed chalet bungalow dwelling. Provision of 3 off street parking spaces utilising existing highway access to Old London Road. Secure cycle storage and bin enclosures. **No objections but wish comments to be taken into account**

11/04/18- No objections but wish comments to be taken into account. The committee agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety. Also, the committee would like to see that the risk of flooding is fully taken into consideration and work to improve the culvert is carried out.

30/11/18- Application amendment (no.2): amplified by Letter from Water Resource Assoc. LLP dated 28 November 2018.

05/12/18- Copy provided to Roger Bettess (Chair- Flood Advisory Group)

12/12/18- No objections to amendment (no.2), but we still agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety.

28/10/2019- amendment (no. 4) amplified by Flood Risk Assessment 2nd Addendum October 2019

13/11/2019- No objections to amendment (no.4), but we still agree with the points raised by Highways regarding the necessity of visibility splays and the impractical parking arrangements which increase risk to highway safety.

For-8

Against-0

Abstain-0

57. NEW PLANNING APPLICATIONS

- i) [P19/S3171/HH](#) 51 London Road Wheatley
Demolition of existing ground floor rear extension. Erection of new ground floor rear extension, gabled porch and roof alterations including provision of dormer windows and roof lights

21/10/2019- amendment (no. 1), Amended plans and applicant email received 16-10-2019 to increase internal garage dimension to meet minimum standard.

04/10/2019- Amended by drwgn0 B10 102A to increase cill height of rooflights to 1.7m and obscure glaze rear dormer window.

13/11/2019- FULLY SUPPORTS

For-8

Against-0

Abstain-0

- ii) [P19/S3053/FUL](#) The Plough Inn 132 London Road Wheatley Oxford
Change of Use from public house (Use Class A3) to joint use public house, shop and office - for builders merchants (Use Class sui generis)
13/11/2019- OBJECTS- to this application for the following reasons:
The Committee were conflicted with this application.
They want more information about the viability of the property as a pub.
They wish to support local businesses, but would not want to see a public house disappear without ensuring that all considerations have been made. Viability information will allow a more informative decision to be made.
For-3 Against-4 Abstain-2
- 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 Abstain-0**
- iv) [P19/S3437/HH](#) 23 London Road Wheatley
Variation of conditions 2 (approved plans) & 3 (materials) of application P17/S3191/HH
Proposed demolition of existing conservatory and erection of rear single storey extension with Internal alterations and external refurbishment.
13/11/2019- FULLY SUPPORTS
For-8 Against-0 Abstain-0
- v) [P19/S3314/HH](#) 58 High Street Wheatley
Loft dormer construction amendment to original planning application
13/11/2019- FULLY SUPPORTS
For-8 Against-0 Abstain-0

58. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P19/S2828/HH](#) Bookend House 92 Kelham Hall Drive Wheatley OX33 1YB
Single-storey extension to rear and side; loft conversion with rear facing dormer; additional window to south west elevation first floor; internal alterations.
09/10/2019- FULLY SUPPORTS
31/10/2019- GRANTED
- ii) [P19/S2747/FUL](#) Industrial Estate London Road Wheatley
Proposed dry store
09/10/2019- FULLY SUPPORTS
17/10/2019- GRANTED
- iii) [P19/S2230/HH](#) 12 Howe Close Wheatley Oxford
Conversion of existing integral garage to provide habitable space.
14/08/2019- OBJECTS to this application for the following reasons: the existing plans submitted do not reflect the actual existing structure, as detailed by web comments from 14 Howe Close- No 2 storey extension at rear. The existing drawings need to be corrected before the application can be considered.
23/09/2019- Amendment No.1- dated 16/09/2019, corrected plans
09/10/2019- FULLY SUPPORTS
17/10/2019- GRANTED

- iv) [P19/S2540/HH](#) Coombe Lodge Ladder Hill Wheatley
Construction of two new dormer windows and dormers to each side elevation, and the extension of the chimney
11/09/2019- FULLY SUPPORTS
07/10/2019- GRANTED
- v) [P19/S2839/HH](#) 73 High Street Wheatley OX33 1XT
Demolition of existing conservatory. Erection of replacement single storey extension and rendering of existing property.
09/10/2019- FULLY SUPPORTS
24/10/2019- GRANTED
- vi) [P19/S2845/LB](#) 19 Crown Road Wheatley
Repairs to bulging section of masonry at ground floor level on the south elevation; repairs to decayed window joinery; replacement of decayed window/door joinery; repairs to bee damaged masonry; removal of cement based mortar pointing to the west elevation at high level and replacement with lime-based material; repairs to existing carriageway gate posts, beams and gates.
09/10/2019- FULLY SUPPORTS
21/10/2019- GRANTED
- vii) [P19/S2832/HH](#) 8 Farm Close Lane Wheatley
Construction of a traditional sun room
09/10/2019- has NO OBJECTIONS to this application
06/11/2019- GRANTED
- viii) [P18/S3781/O](#) 31 Acremead Road Wheatley OX33 1NZ
Demolish existing dwelling and construction of 5 new dwelling houses with new private access drive.
12/12/2018- OBJECTS- to this application for the following reasons:
1. Amenity consideration:
i) Overlooking
ii) Over-development
iii) Character of area
2. Traffic generation, parking and safety
13/03/2019- Amendment No.1- As amended by drawing no.18-019-F-001 C received 30-03-2019
Demolish existing dwelling and construction of 4 detached dwelling houses with new private access drive.
10/04/2019- Strongly objects to the application for the following reasons:

This amended application has not addressed any of the previous concerns raised by both residents, Wheatley Parish Council and External Agencies. All of which have again raised major objections to this amended application.
Below are the reasons for objection from Wheatley Parish Council:
1. Amenity consideration:
i) Overlooking- due to the height of the buildings in an area which is mainly bungalows. This would cause a negative impact on the neighbours.
ii) Over-development- still over developed, cramming in four properties on a plot which cannot sustain them, following SODC guidance on parking spacing numbers, visitor spaces, amenity space per plot
iii) Character of area- existing buildings around the development are bungalows and this proposed development is not in keeping with the character of the area.
2. Traffic generation, parking and safety- Highways issues raised previously have not been addressed, entrance, onsite parking, visitor parking.
3. External Agencies, none of their raised comments have been dealt with.

4. If any future application was made it would need to be for two possibly three bungalows to allow them to be in keeping with the surrounding properties, and to abide by the External Agencies concerns.
 07/08/2019- Amendment (no. 2), As amplified by Ecology Survey received 23 July 2019
 23/09/2019- SODC Planning Committee meeting- Toby Newman to attend
 30/09/2019- A Site visit is being planned by SODC Planning Committee on 04/11/2019 before their next meeting on 06/11/2019.
 09/10/2019- TN to attend SODC Planning Committee meeting on 06/11/2019
08/11/2019- GRANTED

59. TO RECEIVE UPDATE ON SODC LOCAL PLAN

NO UPDATE

60. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) [P15/S12121/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 (TW) have been emailed on 30/08/2019 to ask if there is a covenant maintaining pedestrian access into the Spinney.
 09/09/2019- Reply from TW who were thinking it was the access from London Road so clarification has been sent and awaiting a response.

04/11/2019- Chased TW for a response

- ii) Cullum House (Sheltered Housing), Ambrose Rise, Wheatley
 23/09/2019- Proposal to demolish and rebuild, a new scheme for age 55+ group. No planning application at present, just notification from SOHA about the proposal in case we receive queries from residents and their families. The contact from SOHA is available to take these queries.
 Is it advisable to meet with SOHA to discuss the plans before anything is submitted?
18/10/2019- Emailed SOHA contact to arrange a meeting to discuss plans etc., she will talk to a colleague about timescales etc. and come back to us.

- iii) [P17/S4254/O](#) Oxford Brookes University Waterperry Road Holton OX33 1HX.
Amendment : No. 1 - dated 12th October 2018.
Proposal : Outline planning application, with all matters reserved for subsequent approval except details of vehicular access, for demolition of all existing structures and redevelopment of the site with up to 500 dwellings and associated works including; engineering operations, including site clearance, remediation, remodelling and deposition of inert fill material arising from demolition on site; installation of new and modification of existing services and utilities; construction of foul and surface water drainage systems, including SuDS; creation of noise mitigation bund and fencing; creation of public open space, leisure, sport and recreation facilities including equipped play areas; ecological mitigation works; construction of a building for community/sport use and associated car parking; construction of internal estate roads, private drives and other highways infrastructure and construction of pedestrian footpaths.
 (As amended by plans received 12 October 2018, and amplified by additional arboricultural, biodiversity, design and access information received 12 October 2018, and amplified by EIA addendum received 12 October 2018. Objection. (Chair/clerk actioned reply as deadline for consultation was before planning committee date).
 SODC Planning Committee Meeting held on the 28/11/18 rejected the 500 dwellings, after Wheatley PC and Holton PC raised their concerns, and are now awaiting to see if an appeal will be raised.

13/12/2018- OUTLINE PLANNING PERMISSION IS REFUSED.

09/05/2019- Letter from Avison Young advising a proposal to amend application to remove the provision of the retail unit, before they appeal the refusal. No notification from SODC received as yet.

09/07/2019- Appeal received advising representations must be received by 5th August 2019.

10/07/2019- Toby Newman to draft a letter of response and to circulate to councillors for amendment/ approval for submission.- nothing submitted

05/10/2019- Appeal Public Inquiry date 22nd Oct- 1st Nov.

09/10/2019- TN and DL to attend the Public Inquiry, along with Roy Gordon.

05/10/2019- Appeal Public Inquiry date 22nd Oct- 1st Nov.

61. **ITEMS FOR INFORMATION**

62. **DATE OF NEXT MEETING – WEDNESDAY 11th DECEMBER 2019, 7.30PM**

MEETING CLOSED AT 8.25 PM