

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON WEDNESDAY 13th DECEMBER 2017

PRESENT: P Bignell, A Cooper, R Harding, P Harrison, P Hood, D Lamont (Vice-Chairman), P Willmott

OFFICER: The Assistant Clerk

78. APOLOGIES FOR ABSENCE – Cllr R Bell

79. DECLARATIONS OF INTEREST – None

80. MINUTES OF THE PREVIOUS MEETING HELD ON 8th NOVEMBER 2017 which had been circulated previously were signed as a correct and accurate record.

81. UPDATE ON MEETING HELD ON 8th NOVEMBER 2017 - NONE

82. AMENDMENTS TO PREVIOUS APPLICATIONS

i) [P17/S3593/FUL](#) 1, 3 and 5 Park Hill Wheatley OX33 1ND. Demolition of three residential dwellings and the construction of a new 75 bed care home facility (Use Class C2). **Amendment No. 1** – dated 29th November 2017: As per Noise and Odour Report received on 29th November 2017 – **For information only**. Paperwork received also included an email with a copy of the response from the care home provider addressing comments from the Oxfordshire Clinical Commissioning Group (OCCG).

During the discussion, concern was expressed about the noise and volume of traffic that would be using the care home entrance, as well as the impact this traffic will have on the safety of schoolchildren crossing the entrance on their way to the zebra crossing. However, it was acknowledged that the zebra crossing could not be relocated to the other side of the entrance due to the close proximity of the bus stop.

It was reported that Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application.

There was also continued concern about the impact of the care home on the services provided by Morland House Surgery.

Action: Cllr Hood to draft a letter to the Practice Manager on behalf of the Planning Committee and to liaise with the Patient Participation Group at Morland House.

It was suggested that other care homes in the area run by the provider could be visited by councillors to assess the local impact.

83. NEW PLANNING APPLICATIONS

i) [P17/S3913/HH](#) 54 Beech Road Wheatley OXFORD OX33 1UR. Proposed garage conversion. **Recommend Approval.**

ii) [P17/S3915/FUL](#) 40 Church Road Wheatley OX33 1NB. Variation of condition 04 of planning permission P16/S3522/FUL to remove the requirement for sound insulation. New entrance door, new boiler and shower extracts. Change of use from B1 to A2. **Recommend Approval.**

84. PLANNING DECISIONS AND NOTIFICATIONS – NOTED

i) [P17/S3460/FUL](#) Land to rear of 79 High Street Wheatley OXFORD OX33 1XP
Change of use from business B1 to residential C3 on partly constructed building. **Recommend Refusal WITHDRAWN 21.11.17**

85. CORRESPONDENCE – NONE

86. ITEMS FOR INFORMATION

i) Cllr Lamont has written to Taylor Wimpey regarding their 'feedback' leaflet about a possible new development in Old London Road. He has stated in the letter that the proposed site is in the green belt and is not supported by SODC. It does not form part of their local plan and is contrary to the proposals of the Wheatley Neighbourhood Plan. No planning application has been made for this site.

87. DATE OF NEXT MEETING – WEDNESDAY 10TH JANUARY 2017 – NOTED

The Meeting closed at 8pm