



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 13th December 2023 in the Parish Office at 6.30pm

Present:

T Newman (TN) (Chair), A Sercombe (AS), A Cooper (AC)

Officer:

L Collinson- Assistant Clerk to the Parish Council

Members of the public: 4

58.	APOLOGIES FOR ABSENCE - P Willmott (PW) (Vice Chair), A Shepherd (ASh)
59.	DECLARATIONS OF INTEREST- NONE
60.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 8th NOVEMBER 2023 previously circulated and signed as a true record of the meeting.
61.	<p>AMENDMENTS TO PREVIOUS APPLICATIONS</p> <p>i) P23/S3156/HH 2 Westfield Road Wheatley Extend existing decking area, together with open-air lean-to glazed roof over. Fit external timber boarding in accordance with previous permission P17/S1451/HH 11/10/2023- SUPPORT For- 5 Against- 0 Abstain- 0 28/11/2023- GRANTED 14/11/2023- amendment (no. 1), As amended by drwgnos 23 QWWO EX01 A and 23 QWWO PL101 A to enlarge extent of timber cladding received on 10 November 2023. 13/12/2023- SUPPORT For- 3 Against- 0 Abstain- 0</p>
62.	<p>NEW PLANNING APPLICATIONS</p> <p>i) P23/S3709/HH The Paddocks Ladder Hill Wheatley Erection of new detached garage building 13/12/2023- OBJECT For- 3 Against- 0 Abstain- 0 Inappropriate development in the Greenbelt, and is contrary to the design guide in the Wheatley Neighbourhood Plan. Out of character for area as adjacent to the road and forward of the building line. We would look more favourably if sited closer to the house.</p> <p>ii) P23/S3038/LDP 21 High Street Wheatley Construction of a timber garden shed/summer house in the back yard of the property. INFORMATION ONLY 17/11/2023- P23/S3859/HH 21 High Street Wheatley Construction of timber garden shed/summer house in the back yard of the property, with a base template of 3m x 2m and maximum height at the eaves of approximately 2.5m 13/12/2023- SUPPORT For- 3 Against- 0 Abstain- 0</p> <p>iii) P22/S3344/HH 95 Old Road Wheatley Proposed removal of the detached garage and the erection of a front extension and carport. Alterations to the front elevation 29/09/2022 amendment (no. 1) Amended by plans received 21 September 2022 12/10/2022- SUPPORT For- 4 Against- 0 Abstain-0 02/11/2022- GRANTED 29/11/2022- P22/S4225/LDP Extensions to the original detached dwelling and rear dormer extension. INFORMATION ONLY- 16/12/2022- Withdrawn 21/11/2023- P23/S3918/HH 95 Old Road Wheatley Removal of the detached garage, rear conservatory, and side lean-to store and the erection of a storey+half extension, a single-storey rear extension and a rear facing dormer window 13/12/2023- SUPPORT For- 3 Against- 0 Abstain- 0</p>

	<p>iv) P23/S4034/HH & P23/S4035/LB The Manor House 26 High Street Wheatley Internal renovations and reordering to improve internal circulation and to remove inappropriate 1940s alterations 13/12/2023- SUPPORT For- 3 Against- 0 Abstain- 0</p>
63.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC</p> <p>i) P23/S3305/HH 1 Barlow Close Wheatley Single storey rear kitchen extension 08/11/2023- SUPPORT For- 3 Against- 0 Abstain- 0 22/11/2023- GRANTED</p> <p>ii) P23/S3326/HH 11 Roman Road Wheatley Erection of front extension to existing dwelling 08/11/2023- SUPPORT For- 3 Against- 0 Abstain- 0 27/11/2023- GRANTED</p> <p>i) P23/S3156/HH 2 Westfield Road Wheatley Extend existing decking area, together with open-air lean-to glazed roof over. Fit external timber boarding in accordance with previous permission P17/S1451/HH 11/10/2023- SUPPORT For- 5 Against- 0 Abstain- 0 28/11/2023- GRANTED</p>
64.	<p>WHEATLEY NEIGHBOURHOOD PLAN</p> <p>i) Referendum results from 23/11/2023. 512 Yes, 72 No, 16.39% turnout, majority in favour. ii) Next steps to be discussed- awaiting approval from SODC. iii) Lagan Homes (Miss Tombs Field) would like to arrange a meeting mid Jan 2024 to discuss initial intros and the site future. A meeting will be arranged with Cllrs.</p>
65.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>iii) P23/S2641/FUL 1 Cullum Road Wheatley Proposed erection of single storey, two bedroom, detached bungalow 13/09/2023- OBJECT For- 4 Against- 0 Abstain- 1 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. 07/12/2023- amendment (no. 1), As amended by drwgn0 GA.03 rev 06 received on 27/11/2023 13/12/2023- OBJECT For- 3 Against- 0 Abstain- 0 Previous objections still stand Please note- Cullum House has now been demolished and so comments will not be received from any residents there.</p>

66.	<p>ITEMS FOR INFORMATION</p> <p>i) Park Hill Care Home Development. Mud on pavement. Confirmed daily Road Sweeper in attendance to reduce mud coming down the hill in the rain.</p> <p>ii) 18/11/2023- P23/S3916/DIS Gas-Powered Electricity Generation Plant, Old London Road, Wheatley, OXFORD OX33 1DW. Discharge of Condition 6 (Surface Water Drainage Scheme) on P22/S0589/FUL. (Variation of conditions 2 (approved plans), 5 (landscape scheme), 6(surface water drainage) and 7(Construction Traffic Management Plan) on application P19/S3220/FUL. To make further amendments to the layout and provide further information. (As clarified by drainage calculation received 22 June 2022)). (Installation of a synchronous gas-powered standby generation facility, ancillary infrastructure and equipment and access). INFORMATION ONLY</p> <p>iii) 29/11/2023- 1, 3 and 5 Park Hill Wheatley. New engineer assigned case and investigating carriageway bus stop, but Holloway Bus Stop has been installed.</p>
67.	DATE OF NEXT MEETING – WEDNESDAY 10th JANUARY 2023, 7.30PM
	MEETING CLOSED AT 7.00PM