

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 14th February 2018 in the Parish Office at 7.30pm

Present: Cllrs Bell (RB) (Chair), P Bignell (PB), Cooper (AC), Harding (RH), Hood (Pho), Lamont (DL), Willmott (PW).

Officer: Michelle Legg, Clerk to the Parish Council (Clerk)

Members of the public: 1

88. APOLOGIES FOR ABSENCE – Cllr Harrison

89. DECLARATIONS OF INTEREST - none

90. MINUTES OF THE PREVIOUS MEETING HELD ON 10th JANUARY 2017 previously circulated and signed as a true record of the meeting.

91. UPDATE ON MEETING HELD ON 10th JANUARY 2017

i) Further information from residents at 19 & 22 Templars Close (a clause in their deeds requires permission from the Parish Council to build a shed in their back garden).

Cllr Bell had visited the residents. The committee were satisfied and were in agreement for the shed to be approved. **Clerk to write to the residents.**

92. AMENDMENTS TO PREVIOUS APPLICATIONS

i) [P16/S2080/FUL](#) Maidenhead Aquatics 57 London Road Wheatley OX33 1YJ. **Amendment No.2** Construction of extension 149m2 in area to north east elevation of existing property. (As amplified by Flood Risk Assessment dated May 2017 and amended by drawings accompanying e-mail from agent received 16 January 2018 showing the position of the culvert). **This has since been granted by SODC 7 Feb 2018.**

93. NEW PLANNING APPLICATIONS

i) [P17/S4468/FUL](#) 35 Park Hill Wheatley OX33 1NE. Engineering works in excess of those relating to planning approval P15/S0603/FUL. Kevin Murray was invited to discuss his concerns. The committee noted the lack of full engineering plans. **No Strong Views** but ask that SODC officers ensure that the engineering works are safe and secure for the property and neighbouring properties with no detrimental effect to biodiversity and ecology.

ii) [P17/S4306/LB](#) Hill House Shotover Estate Wheatley OX33 1QN. Replacement of existing window with doorway on the west (rear) elevation. **No Strong Views** pending the conservation officer's report.

iii) [P18/S0240/LB](#) for development work at 99 High Street Wheatley. **Recommend Approval** subject to SODC Conservation Officer approval.

iv) [P18/S0138/LDP](#) 7 Hillary Way Wheatley OX33 1UY. Construction of new garage with attached store, with highway access to rear of property. This application is still being investigated by SODC listed under LDP. No response required as currently a LDP.

v) [P18/S0393/HH](#), 7 Barlow Close Wheatley. First floor side extension. **Recommend Approval.**

94. APPEAL DECISION FROM THE PLANNING INSPECTORATE

i) [P17/S1336/FUL](#) 79 High Street Wheatley OX33 1XP. Conversion of former Chinese takeaway into two self-contained one bedroom dwellings. Appeal Ref: [APP/Q3115/W/17/3184619](#) **Appeal allowed and planning permission granted.**

95. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC

i) [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 GRANTED 04.01.18**

ii) [P17/S1865/FUL](#), for development work at The Railway Hotel 24 Station Road Wheatley, At the SODC Planning committee on Wednesday 7th February 2018 the committee failed to reach a decision. A site visit will now take place, date and time TBC.

iii) [P17/S3593/FUL](#) 1,3,5 Park Hill, Wheatley OX33 1ND, **application has been withdrawn.**

iv) [P17/S4377/FUL](#) 85 Littleworth Road Wheatley OX33 1NW Demolition of existing dwelling and garage; erection replacement dwelling and integral garage (as amended by drwg nos. 1118.1B and 1118.6C to increase internal length of integral garage received on 25/01/2018). **Recommend Approval (subject to removal of highways objection) GRANTED Tuesday 30th January 2018**

v) [P17/S4334/HH](#) 56 Beech Road Wheatley OX33 1UR Demolition of the existing garage and construction of 2-storey side extension. **Recommended Approval GRANTED 02.02.18**

96. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

i) Correspondence from 19 & 22 Templars Close (see agenda item 4i) – dealt with earlier in the meeting

ii) To consider request to remove covenant on 19 Roman Road. DL updated the committee on the request from Stocker and Co. DL to liaise with Stocker and Co re indemnification by owners.

iii) Oxford Brookes Development – Since the last full council meeting the parish council has been granted official consultee status for Oxford Brookes.

A formal response from the parish council has already been sent. The committee agreed for the SODC consultation form to be completed **Recommend Refusal.**

97. ITEMS FOR INFORMATION

i) Recent OALC planning training – Clerk and attendees fed back their views on the training. Clerk to circulate the notes to all.

ii) 1, 3, 5 Park Hill, additional properties surrounding the site have been approached by developers.

98. DATE OF NEXT MEETING – WEDNESDAY 14th MARCH 2018