

Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 14th April 2021 in the Parish Office & via Teams at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Cooper (AC), M Booth (MB), P Bignell (PB), C Coxon (CC),

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 1

224.	APOLOGIES FOR ABSENCE - D Lamont (DL),
225.	DECLARATIONS OF INTEREST – NONE
226.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 10th MARCH 2021 previously circulated and signed as a true record of the meeting. Assistant Clerk pp signature on behalf of Cllr Newman.
227.	AMENDMENTS TO PREVIOUS APPLICATIONS i) P21/S0479/FUL Our Lady Of Lourdes Chapel Crown Road Wheatley Oxford The proposed development is to refurbish the existing single storey Rectory Lodge, internal alterations to form a 1 bed dwelling. Demolition of the existing single skin brickwork and flatroof porch and the construction of a new cavity wall, flat roof Porch (with coat and shoe) store. The removal of UPVC windows and the installation of Aluminium faced timber casement windows to match the existing fenestration 10/03/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 15/03/2021- amendment (no. 1) As amended by plan received 12th March 2021 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 ii) P21/S0563/FUL Land Adjacent to Wheatley Windmill Windmill Lane Wheatley OX33 1TA Erection of agricultural style storage building to house bulky items owned by the Wheatley Windmill Preservation Society, historical milling and agricultural machinery in connection with the Wheatley Windmill. In addition to creation of access off Windmill Lane. 10/03/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 Fundamental to supporting an historic landmark/ building in the village 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 TN has also emailed the Highways Officer his objection to the recommendation of widening Windmill Lane. iii) P21/S0176/DIS 1, 3 and 5 Park Hill Wheatley 09/03/2021- amendment (no. 1) As amplified by drainage information received 9th March 2021 INFORMATION ONLY
228.	NEW PLANNING APPLICATIONS i) P21/S1041/HH 29 Elton Crescent Wheatley OX33 1UZ Porch and single storey side extension to provide increased storage and larger kitchen 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 ii) P21/S1155/HH 17 High Street Wheatley Erection of a Conservatory 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 Noted- Happy to see materials are in keeping with current ones.

	<p>iii) P21/S1371/HH 25 Beech Road Wheatley Erection of a single storey side and rear extension and to remove the tiling on the front of the dwelling and replace it with a rendered finish. Extension to also have a rendered finish. Removal of a detached garage located on the western elevation to make room for the extension 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0</p> <p>iv) P21/S1159/HH 76 Church Road Wheatley Demolition of the existing conservatory, the erection of a single storey rear extension and a single storey porch extension 14/04/2021- SUPPORTS For- 6 Against- 0 Abstain- 0</p>
229.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P21/S0188/FUL Memorial Gardens High Street Wheatley Erection of an interpretation lectern 10/02/2021- SUPPORT For- 6 Against- 0 Abstain- 0 22/03/2021- GRANTED</p> <p>ii) P21/S0299/HH 6 Farm Close Lane Wheatley Variation of condition 2 on applications P20/S3807/HH and P20/S3808/LB. Removal of canopy at rear, replacement doors and windows (part), replacement of exposed oak lintels and replacement of canopy at front. 10/03/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 17/03/2021- GRANTED (HH) 12/04/2021- GRANTED (LB)</p> <p>iii) P21/S0420/HH 26 Acremead Road Wheatley Oxfor Front extension to create porch 10/03/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 25/03/2021- GRANTED</p> <p>iv) P21/S0293/HH 19 Kellys Road Wheatley Proposed single storey extension to south elevation, increasing the existing footprint by 37 square metres to provide a larger kitchen and living room on the ground floor. The extension's flat roof is to finish in line with the eaves of the existing pitched roof. The flat roof will be insulated and finished with a light grey GRP covering. The flat roof area of the extension will be used to form a balcony area with access provided from the existing bedroom via a dormer door. Obscure glass panel screens at a 2 metre height will be provided to both the east and west sides of the balcony for privacy 10/03/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 Please ensure glass on sides of balcony are obscured, as shown on plans, as neighbour is concerned with overlooking 29/03/2021- GRANTED</p> <p>v) P21/S0615/LDE Archdale Cottage (26A) & Juggins Cottage (26B) 26 High Street Wheatley Archdale Cottage (26A, High Street) and its immediate neighbour Juggins Cottage (26B, High Street) were converted into habitable residences in 2001/2 pursuant to a planning permission granted on 7th December 2020 (P00/N0791). The permission granted was for use as holiday lettings. Both cottages were later let as separate permanent dwellings. Permission to allow cottages to be used as residential dwellings instead of holiday lets INFORMATION ONLY BUT RELEVANT INFORMATION CAN BE PROVIDED FOR CONSIDERATION 10/03/2021- SUPPORTS For- 6 Against- 0 Abstain- 0 Wish parking to continue to be off-street and in front of the cottages 09/04/2021- GRANTED</p>

230.	TO RECEIVE UPDATE ON SODC LOCAL PLAN- No update
231.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) P15/S2121/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 have been emailed on 30/08/2019 to ask if there is a covenant maintaining pedestrian access into the Spinney. 18/02/2020- Emailed Sam Townley- Community Safety Officer at SODC to understand the investigation / decision completed. Reply received. 11/03/2020- A response will be sent to SODC to arrange a meeting to discuss the process used and future options available to open the access up again for public safety. To action once COVID-19 procedures allow. 14/04/2021- Ast Clerk to email Sam Townley to see if a meeting can be arranged to progress this case forward.</p> <p>ii) Flooding in Littleworth- as discussed at Full Council meeting 1st March 2021. Investigations to be initiated and raised with Enforcement Team as appropriate. TN to provide a report.</p> <p>iii) Park Hill Highways work (bus stop), Ast Clerk to chase email sent by Clerk on 15/02/2021. Email sent 07/04/2021, no response as yet. Will chase after the Easter holidays in case he is on leave.</p> <p>iv) Identity Hair have moved into the Stable Block in the Merry Bells carpark. A sign has been placed on the building which may need planning permission due to being in the Conservation Area. Ast Clerk will investigate.</p>
232.	<p>ITEMS FOR INFORMATION-</p> <p>i) The Annexe, Hill Top, Ladder Hill, address registered. INFORMATION ONLY</p> <p>ii) P21/S0649/LDP 49 London Road Wheatley Demolition of existing garage, subsequent erection of garden building to provide garage and attached gym and games room INFORMATION ONLY 18/03/2021- WITHDRAWN</p> <p>iii) 41 Church Road- Tree Preservation Order (TPO) 08/12/2020- No objection, no reply needed 23/03/2021- TPO confirmed</p> <p>v) 57 Crown Rd (not 26)- concern raised by member of the public of address being used as a building yard. Investigations to be initiated and raised with Enforcement Team as appropriate. Police have been in attendance on separate matters, and items (skip/ trailer) have been moved from Council grass area.</p>
233.	DATE OF NEXT MEETING – WEDNESDAY 5th MAY 2021, 7.30PM- VIA TEAMS
MEETING CLOSED AT 20.10 PM	