



Wheatley Parish Council

Planning Committee Meeting Minutes

Wednesday 14th June 2023 in the Parish Office at 7.30pm

Present: T Newman (TN) (Chair), P Willmott (PW) (Vice Chair), A Sercombe (AS), A Cooper (AC), A Shepherd (ASh)

Officer: L Collinson- Assistant Clerk to the Parish Council

Members of the public: 2

1.	APOLOGIES FOR ABSENCE – A Cooper (AC),
2.	ELECTION OF CHAIRMAN FOR PLANNING COMMITTEE- Cllr Sercombe & Cllr Willmott voted Cllr Newman who accepted
3.	ELECTION OF VICE-CHAIRMAN FOR PLANNING COMMITTEE- Cllr Newman & Cllr Sercombe voted Cllr Willmott who accepted
4.	AGREEMENT OF TERMS OF REFERENCE FOR PLANNING COMMITTEE- Agreed, no changes made
5.	DECLARATIONS OF INTEREST- 8i) Cllr Sercombe & Cllr Shepherd live in Elton Crescent but are not neighbours to the applicant nor do they know them.
6.	TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 3rd MAY 2023 previously circulated and signed as a true record of the meeting.
7.	AMENDMENTS TO PREVIOUS APPLICATIONS- NONE
8.	NEW PLANNING APPLICATIONS i) P23/S1449/HH 11 Elton Crescent Wheatley Single storey front extension. 14/06/2023- SUPPORT For- 4 Against- 0 Abstain- 0 ii) P22/S4308/HH & P22/S4309/LB 90 High Street Wheatley Proposed demolition of existing single storey extension and prefabricated detached garage. Erection of new single storey extension to rear of house. 11/01/2023- SUPPORT For- 7 Against- 0 Abstain- 0 Comments: Reversing out onto the road will be dangerous, as mentioned in the preplanning advice by the Highways Officer, and so we would like this point to be reiterated. Due to the location of the property on the High St it is important that a Construction Management plan is produced and adhered to, to minimise disruption. 24/02/2023- Amendment (no 1)- new plans dated 24/02/2023 08/03/2023- SUPPORT For- 6 Against- 0 Abstain- 0 Clarification is needed regarding the detached garden cabin and if it will be used as a commercial premises. Due to the location of the property on the High St it is important that a Construction Management plan is produced and adhered to, to minimise disruption. 30/03/2023- GRANTED 25/05/2023- P23/S1759/LB 90 High Street Wheatley Vary condition 2 on application P22/S4309/LB (Proposed demolition of existing single storey extension and prefabricated detached garage. Erection of new single storey extension to rear of house) - Change of french doors and brick wall and windows either side to french doors and full glass paned panels on either side. 14/06/2023- SUPPORT For- 4 Against- 0 Abstain- 0 iii) P23/S1713/HH 16 Fairfax Gate Holton Single storey rear extension to provide enlarged kitchen/ diner and utility room 14/06/2023- SUPPORT For- 4 Against- 0 Abstain- 0

	<p>iv) P23/S1604/HH 27 London Road Wheatley OX33 1YJ Single storey rear extension and raised roof loft conversion 14/06/2023- SUPPORT For- 4 Against- 0 Abstain- 0</p> <p>v) 10/05/2023- P23/S1563/HH The Paddocks Ladder Hill Wheatley Proposed single storey extension and internal alterations to detached single storey dwelling ('The Garden Rooms') to the west of the main dwelling house at 'The Paddocks' 14/06/2023- SUPPORT For- 4 Against- 0 Abstain- 0</p>
9.	<p>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</p> <p>i) P23/S0973/HH 56 Littleworth Littleworth Proposed rear extension. 03/05/2023- SUPPORT For- 7 Against- 0 Abstain- 0 16/05/2023- GRANTED</p> <p>ii) P23/S0929/HH The Rays 69 Old Road Wheatley Erection of a dormer window 12/04/2023- SUPPORT For- 5 Against- 0 Abstain- 0 05/05/2023- GRANTED</p> <p>iii) P23/S1415/HH & P23/S1416/LB, for development work at the following location: The Manor House 26 High Street Wheatley Oxford Installation of one BG EVT77G 7.4w tethered 7.5m Type 2 WiFi EV Charger on the outbuilding/office to the right of the drive alongside the Manor House, plus installation of ancillary equipment. 03/05/2023- SUPPORT For- 7 Against- 0 Abstain- 0 30/05/2023- GRANTED</p>
10.	<p>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</p> <p>i) Demolition of property known as: 31 Acremead Road, Wheatley, OXFORD OX33 1NZ and erection of 4 new residential dwellings to be street named and numbered: 1 to 4 Fowlers Close, Wheatley, OXFORD</p>
11.	<p>ITEMS FOR INFORMATION</p> <p>i) P23/S1682/LDP 26 Westfield Road Wheatley Proposed loft conversion with rooflights and erection of porch to a detached dwelling. INFORMATION ONLY</p> <p>ii) 21/04/2023-P23/S1312/DIS Land adjacent to Windmill Lane Wheatley Discharge of conditions 4 (Sustainable Design), 7 (Tree Protection), 8 (Surface water drainage works) & 10 (Foul Drainage) in application P22/S4535/S73. (S73 application to vary condition 2 (Approved plans) under application reference number P20/S4157/FUL - to make amendments to the approved scheme). INFORMATION ONLY</p> <p>iii) P23/S1893/LDE 4 Littleworth Road Wheatley Use of building (annexe) as dwellinghouse INFORMATION ONLY 14/06/2023- SUPPORT- if off street parking spaces are removed from the annex it will put additional pressure on an area which already has parking issues.</p>

	<p>iv) P22/S4244/HH 29 Old Road Wheatley Residential alterations and the erection of a new replacement garage with associated landscaping. New vehicular access. 14/12/2022- SUPPORT For- 7 Against- 0 Abstain- 0 Agree with Rights of Way to ensure footpath is kept clear at all times. 05/01/2023- GRANTED 03/05/2023- P23/S1524/DIS 29 Old Road Wheatley Oxford Discharge of condition 8(Surface Water Drainage) on application P22/S4244/HH. (Residential alterations and the erection of a new replacement garage with associated landscaping. New vehicular access). INFORMATION ONLY 22/05/2023- amendment (no. 1), on application P23/S1524/DIS: 29 Old Road Wheatley As clarified by additional drainage info received on 19 May 2023 INFORMATION ONLY</p> <p>v) 2 members of the public attended meeting to discuss below planning application. No action needed from WPC Cllr's, signposted to SODC planning team and District Cllr Alexandrine Kantor.</p> <p>P22/S3415/FUL 81 High Street Wheatley Replacement of extract flue system with the new extract flue system and add new fresh air intake duct system. 14/12/2022- SUPPORT For- 7 Against- 0 Abstain- 0 Note the comments from Env Protection Team for concerns of noise and would like these to be considered. 04/01/2023- GRANTED 20/12/2022- amendment (no. 1) 81 High Street Wheatley As amplified by Noise Assessment received 20 December 2022 INFORMATION ONLY</p>
12.	DATE OF NEXT MEETING – WEDNESDAY 12th JULY 2023, 7.30PM
	MEETING CLOSED AT 8.07PM