

# Wheatley Parish Council

## Planning Committee Meeting Minutes

**Wednesday 14<sup>th</sup> July 2021 in the Merry Bells Coffee Room at 7.30pm**

**Present:** T Newman (TN) (Chair), P Bignell (PB), A Sercombe (AS), C Coxon (CC), A Cooper (AC)

**Officer:** L Collinson- Assistant Clerk to the Parish Council

**Members of the public: 3**

<b>257.</b>	<b>APOLOGIES FOR ABSENCE</b> P Willmott (PW) (Vice Chair), R Harding (RH),
<b>258.</b>	<b>DECLARATIONS OF INTEREST</b> Item 259 i) & 262 vii) Cllr Bignell
<b>259.</b>	<b>TO RECEIVE MINUTES AND ACTIONS FROM MEETING HELD ON 9<sup>th</sup> JUNE 2021</b> previously circulated and signed as a true record of the meeting.
<b>260.</b>	<b>AMENDMENTS TO PREVIOUS APPLICATIONS</b>  i) <a href="#">P20/S3719/RM</a> 31 Arcemead Road Wheatley Amendment (no. 4) As amended by plans received on 21 June which show bird and bat boxes on the elevations and an increased turning head.  <b>14/07/2021- OBJECTS, as per previous objections made</b> <b>For- 5                  Against- 0                  Abstain- 0</b>
<b>261.</b>	<b>NEW PLANNING APPLICATIONS</b>  i) <a href="#">P21/S2524/FUL</a> Greystocks 1B Windmill Lane Wheatley Alterations to existing side extension to create a 1 bedroom dwellinghouse <b>14/07/2021- SUPPORTS</b> <b>For- 5                  Against- 0                  Abstain- 0</b>  ii) <a href="#">P21/S2578/HH</a> 28 Keydale Road Wheatley Single storey front extension containing porch, toilet and bedroom <b>14/07/2021- SUPPORTS</b> <b>For- 5                  Against- 0                  Abstain- 0</b>  iii) <a href="#">P21/S2818/HH</a> 37b Church Road Wheatley Oxfordshire Proposed porch <b>14/07/2021- SUPPORTS</b> <b>For- 5                  Against- 0                  Abstain- 0</b>
<b>262.</b>	<b>PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED</b>  i) <a href="#">P21/S1891/HH</a> 9 Miller Road Wheatley Single storey rear extension and addition of dormer to front roof. 09/06/2021- SUPPORTS For- 6                  Against- 0                  Abstain- 0 <b>15/06/2021- GRANTED</b>  ii) <a href="#">P21/S1749/HH</a> 5 Elm Close Wheatley Removal of detached garage and erection of side and rear single-storey extension 09/06/2021- SUPPORTS For- 6                  Against- 0                  Abstain- 0 <b>18/06/2021- GRANTED</b>  iii) <a href="#">P21/S2007/HH</a> 26 Hillary Way Wheatley Single storey rear and side extensions 09/06/2021- SUPPORTS For- 6                  Against- 0                  Abstain- 0 <b>18/06/2021- GRANTED</b>

	<p>v) <a href="#">P21/S2303/FUL</a> 85 Littleworth Road Wheatley  Variation of conditions 2 (approved plans) and 4 (obscure glazing) on planning application P20/S4776/FUL - Unit 1 and 2 - Internal layout changed. No change to position of external walls and overall floor areas. Unit 1 and 2 - Re-positioning of windows and change to glazing type. Demolition of existing dwelling and garage and erection of 2 detached two storey dwellings with associated car parking. Alterations to access from Littleworth Road  09/06/2021- SUPPORTS  For- 6                      Against- 0                      Abstain- 0  <b>29/06/2021- GRANTED</b></p>
263.	<p><b>CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION</b></p> <p>i) <a href="#">P15/S2121/FUL</a> 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). <b>Recommend Approval</b></p> <p><b><u>The Spinney access</u></b>  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.  11/11/2020- Ast Clerk to email Sam Townley to see if a meeting can be arranged to progress this case forward.  09/06/2021- Confirmed for Ast Clerk to make contact to arrange a meeting to discuss access.  <b>13/07/2021- No reply as yet to email sent to Sam on 29/06/2021</b>  <b>14/07/2021- Ast Clerk also reported garden waste which has been dumped in the Spinney by a resident to Chamonix, however it has come to light they are no more and so the new management company will be contacted.</b></p> <p>ii) 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.  20/04/2021- Enforcement Team have confirmed a case has been opened to investigate if planning permission is needed.  08/06/2021- Ast Clerk emailed the Enforcement Team for an update  09/06/2021- Advised there is a 'backlog of cases and we will be advised once the case has been looked at'.  <b>13/07/2021- Chased Enforcement team for an update.</b>  <b>14/07/2021- Public participation asked Planning Committee if communication can be made to businesses before SODC are contacted for advice. The Committee agreed that a level of communication could take place but also that this is not always possible dependant on the circumstances of the case. Public were also advised that the Planning Team offer pre-planning advice, however there may be a cost associated with this, where as the Parish Council may be able to offer assistance without incurring any cost.</b></p> <p>iii) As Wheatley has a Conservation Area, businesses may need Planning Permission for signage which may need renewing every 5 years. SODC do not police this but do enforce fines. To ensure consistency and that business owners understand their responsibilities further work needs to be completed to understand who needs to apply for new permission and who may be exempt. There is a suggestion of a working party to progress this forward.  <b>14/07/2021- Further investigations to take place.</b></p>

iv) Crown Rd properties have removed boundary walls to create more off-street parking. As they sit in the Conservation Area can this be done without planning permission. Ast Clerk to investigate and report back.

18/06/2021- Confirmation received from the Planning Team that walls under 1m in a Conservation area can be removed without Planning Permission.

[Click to see Planning Portal information](#)

14/07/2021- Committee agreed that it is a shame that walls are being taken down which are part of the character of the village. Cllr TN to investigate if the Neighbourhood Plan can be adapted to make such actions policy to retain village assets.

v) [P21/S0004/FUL](#) Ponylands Ladder Hill Wheatley

Removal of Existing Outbuildings and Erection of Detached Dwelling with Access, Parking and Associated Works

10/02/2021- OBJECT

For- 5                      Against- 0                      Abstain- 1

Wheatley Parish Council object to this application for the following reasons: It is the Parish Council's opinion that the principle of a new dwelling on this site is not acceptable on green belt and housing policy grounds because the site is not within the built up limits of the village. The filling of the existing gap would be harmful to the openness of the green belt as it would consolidate the linear development along the upper part of Ladder Hill. There are no special circumstances to outweigh the harm by reason of inappropriateness. In addition, the application site is not highlighted in the Wheatley Neighbourhood Plan as a Greenbelt area for construction and is contrary to policy (section 5.4 & HL2V). Wheatley Parish Council would welcome the applicant to provide further information on this. We would also like it noted that this is an animal corridor, and has archaeological interest due to Roman Burials.

Copied Alexandrine Kantor into reply to request support in calling this application in for the next SODC Planning Committee Meeting.

11/02/2021 Amendment (no. 1) As amplified by Energy Statement dated February 2021

24/02/2021 Amendment (no. 2) As amplified by SAP calculations received 22 February 2021

25/02/2021- REFUSED

**16/06/2021- APPEAL, deadline for submissions 19/07/2021**

**14/07/2021- Ast Clerk to submit Cllr TN's comment for submission.**

vi) Communication from a member of the public of concerns of traffic on Westfield Rd & Kiln Lane, size and speed of vehicles.

14/07/2021- Cllr TN meet the member of the public on site to discuss concerns. Ast Clerk will investigate overgrown hedges.

vii) Amendment (no. 3) [P20/S3719/RM](#) 31 Acremead Road Wheatley

As amended by set of plans received on 3 June 2021

**09/06/2021- OBJECTS**

**For- 5                      Against- 0                      Abstain- 0**

1. Amenity consideration:

i) Overlooking- due to the height of the buildings in an area which is mainly bungalows. This would cause a negative impact on the neighbours.

ii) Over-development- still over developed, cramming in four properties on a plot which cannot sustain them, following SODC guidance on parking spacing numbers, visitor spaces, amenity space per plot

iii) Character of area- existing buildings around the development are bungalows and this proposed development is not in keeping with the character of the area.

2. Traffic generation, parking and safety- Highways issues raised previously have not been addressed, entrance, onsite parking, visitor parking. Turning points within the site appear very tight with some properties having back to back parking.

**09/07/2021- Letter received from SODC Planning Committee to advise the Planning Committee will consider the application on the 20<sup>th</sup> July, response needed by 16<sup>th</sup> July 12pm.**

**14/07/2021- Cllr TN to attend meeting virtually, Ast Clerk to send confirmation of attendance.**

	<p>viii) Park Hill Highways work (bus stop), Ast Clerk to chase email sent by Clerk on 15/02/2021. 21/04/2021- Meeting held at site with Clerk and TN in attendance. Follow up email received by Romio. Ast Clerk to make contact with Nicola Smith- Planning Officer, who oversaw the S106 agreement.</p> <p><b>24/05/2021- Response from Case Officer who advises to make contact with the Transport Development Control (TDC) Team to ask for the S106 agreement to be amended.</b></p> <p><b>13/07/2021- Response from TDC Team who are reviewing requirements and will update accordingly.</b></p>
<b>264.</b>	<p><b>ITEMS FOR INFORMATION-</b></p> <p>i) Cinnamons, High Street. Environmental Health investigating several complaints of nuisance smells coming from the premises. Case no. 185983.</p> <p>25/06/2021- Advised by a member of the public that the business will be submitting a planning application to alter the existing extraction system in line with the Environmental Health departments investigation.</p>
<b>265.</b>	<b>DATE OF NEXT MEETING – WEDNESDAY 11<sup>th</sup> AUGUST 2021, 7.30PM</b>
	<b>MEETING CLOSED AT 20:55PM</b>