

Wheatley Parish Council

Planning Committee Meeting Minutes

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

Present: Cllrs Bell (RB) (Chair), A Cooper (AC), Harding (RH), P Hood (PHo), P Willmott (PW), P Harrison (PH), P Bignell (PB)

Officer: A Richards, L Collinson, Assistant Clerks to the Parish Council

63. APOLOGIES FOR ABSENCE – D Lamont (DL)

64. DECLARATIONS OF INTEREST – NONE

65. MINUTES OF THE PREVIOUS MEETING HELD ON 10th OCTOBER 2018 previously circulated and signed as a true record of the meeting.

66. UPDATE ON MEETING HELD ON 10th OCTOBER 2018

- i) 8 Church Road and 4 Station Road. SODC Planning Committee 16th October 2018. RB and DL attended the meeting.

4 Station Rd - RB and SODC Cllr Toby Newman (who had stepped down as chair of the SODC planning committee for this application) spoke against. The first proposal from the committee was to refuse the application, 2 voted in favour and 3 voted against but the other councillors abstained. A second proposal for acceptance had the same result. The application was approved.

8 Church Rd – RB recapped on the issues with the location of the dwelling within the site and the feeling that councillors and neighbours had been misled regarding the dimensions on the amended plans between the wall and the dwelling. RB spoke against the application as did the neighbour from 17 Church Rd. After a brief discussion the application was approved.

67. AMENDMENTS TO PREVIOUS APPLICATIONS

- i) [P17/S4254/O](#) Oxford Brookes University Waterperry Road Holton OX33 1HX.
Amendment: No. 1 - dated 12th October 2018. **Proposal :** Outline planning application, with all matters reserved for subsequent approval except details of vehicular access, for demolition of all existing structures and redevelopment of the site with up to 500 dwellings and associated works including; engineering operations, including site clearance, remediation, remodelling and deposition of inert fill material arising from demolition on site; installation of new and modification of existing services and utilities; construction of foul and surface water drainage systems, including SuDS; creation of noise mitigation bund and fencing; creation of public open space, leisure, sport and recreation facilities including equipped play areas; ecological mitigation works; construction of a building for community/sport use and associated car parking; construction of internal estate roads, private drives and other highways infrastructure and construction of pedestrian footpaths. (As amended by plans received 12 October 2018, and amplified by additional arboricultural, biodiversity, design and access information received 12 October 2018, and amplified by EIA addendum received 12 October 2018.

The chair/clerk actioned a reply as the deadline for consultation was before planning committee date. This was an **objection** with exactly the same comments as with the original

application because the concerns of the planning committee have not been addressed at all by this amendment application.

The application will come before the SODC planning committee on 28th November. WPC is on the consultation list and will be represented by councillors. DL has said he will attend. PB, Pho and RH indicated that they would also like to attend and will liaise with DL regarding who will speak within the allocated 5 minutes.

There was intense discussion, with members of the committee expressing grave concern regarding the overwhelming burden on the infrastructure of Wheatley resulting from this application as well as impact on the road safety of school children at Wheatley Park School.

RB emphasised that this was outline planning permission only, if it was granted, the land may be sold to developers who would have to submit a very detailed application. WPC would then have the opportunity to insist on sustainable infrastructure for the village.

68. NEW PLANNING APPLICATIONS

- i) [P18/S3174/FUL](#) 85 Littleworth Road Wheatley OX33 1NW. Demolition of existing dwelling; erection two detached dwellings with associated parking; new vehicular access.

The previous application P18/S2189/FUL had been withdrawn and the new application is a block modern design attempting to mitigate previous high ridge lines. The committee noted comments from several neighbours that were on the SODC planning portal.

RH had concerns that the design was now less acceptable than before and the ridge lines were still too high on the west side. After further discussion, PHo proposed that the committee should **object** for the same reasons as the first application and also that the dwellings are out of character with the other properties in the road. This was seconded by PB. This was unanimous in favour.

- ii) [P18/S3335/FUL](#) 2 Station Road Wheatley OX33 1ST. Variation of condition 2 - hours of operation on application ref P18/S1078/PRC Change of use from A1 shop to A3 Italian cafe/delicatessen (as amplified by additional kitchen extraction information received 09/05/2018). **Fully Supported.**
- iii) [P18/S3516/HH](#) 9 Biscoe Court Wheatley Oxford OX33 1YX. Demolition of existing conservatory and replacement with flat roofed sitting room, with attic conversion and construction of new dormer. **Fully Supported.**
- iv) [P18/S3499/AG](#) Castle Hill Farm Jackies Lane Wheatley OX33 1JQ. Open sided steel portal hay and straw storage building.
- The chair/clerk had actioned a reply as deadline for consultation was before planning committee date - considers that it is not necessary for the applicant to provide further details of the proposed work for approval.
- v) [P18/S3529/HH](#) 77 High Street Wheatley OX33 1XP. Large gable dormer to rear of house and two roof lights to front. **Fully Supported.**
- vi) [P18/S3636/HH](#) 14 Barlow Close Wheatley OX33 1NL. Revision of P18/S1597/HH to raise the proposed roof height. Single storey rear extension and conversion of rear section of garage into habitable accommodation. **Fully Supported.**
- vii) [P18/S3648/HH](#) 1 Old London Road Wheatley OX33 1YW. Internal modification and window change to dwelling, enlargement of existing garage to provide home gym and office.

Comments on the SODC planning portal from a neighbour were noted. After discussion the committee have **no objections** but wish the following comments to taken into account:

1. It was noted from that the applicant and neighbour have a land dispute which they will need to resolve legally.
2. Request that a condition is put in place for use as an annexe only and that it must not be sold as a separate dwelling.

69. PLANNING DECISIONS AND NOTIFICATIONS FROM SODC – NOTED

- i) [P18/S2609/HH](#) 11 Bell Lane Wheatley Oxford OX33 1XY. Demolish existing two storey rear extension and erect new two storey rear extension. Demolish existing porch and rebuild to match property. **Fully supported. GRANTED 08.10.18**
- ii) [P18/S1630/FUL](#) 8 Church Road Wheatley OX33 1NB. Erection of one new dwelling, amenity space, parking and associated access. Erection of one new dwelling, amenity space, parking and associated access. (As amended by revised drawings received 13th July proposing single storey dwelling with basement & amplified by plan ref 17-04-11 showing indicative curtilage of new dwelling and amended by plans 17-04-03B, 04B, 06C, 07C, 08C and 11A received on 27 September which increase the distance between the rear elevation of the proposed dwelling and boundary wall at the southern boundary of the site and widen the basement). **No objections but wish comments to be taken into account. GRANTED 19.10.18**
- iii) [P18/S3018/HH](#) 41 Old Road Wheatley OX33 1NU. Single storey front extension. **Fully supported. GRANTED 19.10.18**
- iv) [P18/S1070/HH](#) 4 Station Road Wheatley OX331ST. Alterations to raise building height to create an additional bedroom and garden area. **Objection. GRANTED 19.10.18**
- v) [P18/S3116/HH](#) 106 Kelham Hall Drive Wheatley OX33 1YB. Demolition of conservatory and new Single Storey Rear Extension. **Fully supported. GRANTED 31.10.18**
- vi) [P18/S2975/HH](#) 8 Elm Close Wheatley OX33 1UW. Single storey extensions at the side and rear (As amended by drawing no 18183.3 to correct neighbour property numbering). **Fully supported. GRANTED 25.10.18**

70. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION

- i) P18/S0138/LDP 7 Hillary Way Wheatley OX33 1UY. Correspondence with planning officer regarding concerns about installation of a fence to split the plot.

The previous application for a dwelling on the site was refused, the applicant then put in an application for a Certificate of Lawful Development of a large garage. WPC received a letter from the planning officer stating that she is 'unable to take any comments on the planning merits of the proposal into account'. RB had been in correspondence with the planning officer but as the application fell within the permitted development criteria it could proceed without the need for a planning application to be submitted.

Concerns from a neighbour and councillors regarding the installation of a fence to split the plot were passed to the planning officer and forwarded to the enforcement officer. The enforcement officer has said that if building work on the divided section of the wall starts then to contact her again and they will investigate.

The assistant clerk to contact planning to clarify the position regarding whether comments from the planning committee can be taken into account with permitted development as there seems to be a difference of opinion between the planning officer and the enforcement officer.

- ii) P18/S2391/FUL 134 London Road Wheatley OX33 1JH. Correspondence with planning officer to fully support this application as the Environmental Agency objection has been removed.

The planning officer explained that as the EA have removed their objection, the application can now be approved under the planning officer's delegated powers. RB/assistant clerk actioned a reply - that in light of the planning officer's explanation of the situation, the chair confirms that the planning committee remove its comment that the conditions of the EA should be met and is now fully supportive of this application.

71. ITEMS FOR INFORMATION – NOTED

- i) Holton Pavilion application plans available on SODC website.

72. DATE OF NEXT MEETING – WEDNESDAY 12th DECEMBER 2018 – NOTED

Meeting closed at 8.40pm