

Wheatley Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE COUNCIL HELD IN THE PARISH OFFICE ON TUESDAY 19th SEPTEMBER 2017

PRESENT: Cllrs R Bell (Chairman), P Bignell, R Harding, D Lamont

OFFICER: The Assistant Clerk

ALSO PRESENT: 2 members of the public

46. APOLOGIES FOR ABSENCE – Cllr I Roberts

47. ELECTION OF VICE-CHAIRMAN

Following the resignation of Cllr Stephens, Cllr Bell proposed Cllr Lamont as Vice-Chairman. This was seconded by Cllr Harding. There being no further nominations Cllr Lamont was duly elected Vice-Chairman.

48. DECLARATIONS OF INTEREST – NONE

49. MINUTES OF THE PREVIOUS MEETING HELD ON 23rd AUGUST 2017 which had been circulated previously were signed as a correct and accurate record.

50. UPDATE ON MEETING HELD ON 23rd AUGUST 2017– NONE

51. AMENDMENTS TO PREVIOUS APPLICATIONS

i) **P17/S1865/FUL** The Railway Hotel 24 Station Road Wheatley OX33 1ST. **Amendment No.3 dated 21st August.** Demolition of the former Railway Inn and the creation of 16 retirement dwellings for people aged 55 and over, repositioning of vehicular and pedestrian access into the site and associated open space and landscaping. (As amplified by Addendum Briefing Note Bat Survey accompanying e-mail from agent received 14 July 2017 and drawings amending design accompanying letter from agent dated 2 August 2017) and drawings accompanying email from agent received 21 August 2017 showing revised bin storage and zebra crossing).

The consultation deadline had passed before this meeting and could not be extended further. Response by the chair/assistant clerk was sent on behalf of the committee on 11.09.17. Whilst the Planning Committee welcomes the amendments proposed, it is felt the concerns of the committee have not been addressed, particularly the overdeveloped and overbearing three storey building and impact this will have on its immediate neighbour. There is also concern regarding the cramped form of the residences and the inadequate parking spaces allocated to them. Therefore the committee continues to **Recommend Refusal**.

ii) **P17/S2409/FUL** 4A Farm Close Road Wheatley OX33 1UQ. **Amendment No. 1 dated 25th August 2017.** Side extension to existing flatted block to provide two 2-bed flats. (4 flats in total). Provision of 3 off street parking spaces with new highway access, (extant) secure cycle storage and bin enclosures (as amended by plans received 25 August 2017 reconfiguring openings on front and side elevations and providing a streetscene plan).

The neighbours adjacent to the development are still concerned that, due to the orientation of their building, their outlook would continue to be cramped and oppressive and their concerns also remained that this is an overdevelopment of the site and would further increase the parking impact on that stretch of the road.

The committee noted the alternations made to the design but felt nothing significant had changed and it didn't overcome the impact on the immediate neighbourhood. Therefore the committee continues to **Recommend Refusal**.

Reason: By reason of the distance between neighbouring habitable rooms and the flank walls of the development, and the imposing height of the addition, the development would result in an enclosed and oppressive relationship with numbers 6A, 6B, 8A and 8B and compromise the outlook of neighbouring occupants. Having regard to the neighbouring block's orientation, the siting of the development would create a contrived and cramped relationship with adjacent properties detrimental to the character of the area. The development is contrary to saved policies D1 and D4 of the adopted South Oxfordshire Local Plan, and the South Oxfordshire Design Guide 2016.

52. NEW PLANNING APPLICATIONS

i) **P17/S3094/FUL** 85 Littleworth Rd, Wheatley, OX331NW. Demolition of existing dwelling and garage; erection replacement dwelling and garage. The committee noted comments from a neighbour on the SODC website. **Recommend Approval**.

ii) **P17/S2761/FUL** Hill Top Ladder Hill Wheatley OX33 1HY Proposed conversion of existing garage to provide annex accommodation. **Recommend Approval** on the condition that this development is not to be let or sold off and should be used by immediate family members only.

iii) **P17/S3191/HH** 23 London Road Wheatley OX33 1YJ. Proposed demolition of existing conservatory and erection of rear single storey extension with internal alterations and external refurbishment. **Recommend Approval**.

53. PLANNING DECISIONS AND NOTIFICATIONS – NONE

54. CORRESPONDENCE – NOTED

i) Email from SODC confirming the numbering of Flats 1 and 2 at 93 High St (above the Post Office)

ii) Consultation from SODC on the [Revised Draft Section 106 Planning Obligations, Supplementary Planning Document \(SPD\) and Community Infrastructure Levy \(CIL\) Regulation 123 list](#). Deadline is 5pm on Wednesday 11th October.

55. ITEMS FOR INFORMATION– NONE

56. DATE OF NEXT MEETING – TUESDAY 10TH OCTOBER 2017 – NOTED

The Meeting closed at 8.10pm