

# **NORTH HINKSEY PARISH COUNCIL**

## **MINUTES OF THE PLANNING COMMITTEE, HELD ON THURSDAY 13TH FEBRUARY 2020, AT 7.45PM, IN THE NEW SEACOURT HALL, 2<sup>nd</sup> FLOOR GRANT THORNTON BUILDING, BOTLEY.**

**Present:** The Chairman, Councillor Rankin and Councillors, Dykes, Dowie and Allen.  
**Others present:** C A Ryde (Clerk) and 1 member of the public.

1. **APOLOGIES FOR ABSENCE:** Councillor Kay
2. **DECLARATIONS OF INTEREST:** Councillor Rankin declared a non-pecuniary interest in **P20/V0301** by virtue of neighbouring the property.
3. **MINUTES. AGREED.**
4. **PLANNING ISSUES.**

**a). Applications for Consideration for North Hinksey.**

**P20/V0301/FUL:** 5 Toynbee Close, North Hinksey, Oxford, OX29HW. Erection of 2 No ,2-bedroom flats to the rear of 5 Toynbee Close with associated parking, bin and cycle stores. Demolition of car port and outbuilding to facilitate Access to the rear and provision of parking, bin and cycle stores for existing dwelling house as per P16/V3039/FUL.

While NHPC had no objections to this proposal; it passed the following comments to the Planning Authority:

The NHPC Planning Committee were made aware and sympathized with concerns raised by neighbors about the access route to the rear of the site and the need for the retention of planting, trees and fencing at the site boundaries.

The Committee also recommended that the existing conditions should be re imposed. It also observed that the garage due for demolition, formed a solid boundary and felt that this should be replaced by a solid fence or garden wall of equivalent height : 1.8m.

**b). Discharge / variation of condition.** None.

**c). Amendments.**

The following amendment was received and noted.

**P19/V2554/FUL:** Field End Harcourt Hill Oxford, OX2 9AS

Minor Amendment: No. 3 - dated 29th January 2020 Proposal: Variation of condition 2 (approved plans) of application P18/V2968/FUL. (As amended by plans received on 11 December 2019, additional plans and documentation received on 2 January 2020, amended plans received on 27 January 2020 and additional plans received on 29 January 2020). Demolition of existing buildings. Erection of 2 dwellings and external works.

*For information only, no comments from NHPC required.*

**d). Withdrawal.**

The following withdrawal was received and noted.

**P19/V3112/:** Gateways Harcourt Hill Oxford OX2 9AS; Construction of a new 6-bedroom house, double garage with all associated walls, fences and drive and paths. Form new access onto Stanton Road.

**e). PDH/LPD.** None.

**f). Decision Notices**

The following decision notices were received and noted.

**P19/V2546/FUL:** Botley WI Hall North Hinksey Lane Botley Oxford OX2 0LT Application proposal, including any amendments: Construction of single storey extension to provide disabled WC facilities, additional meeting space and storage, **GRANTED.**

**P19/V3193/HH:** 106E West Way Botley Oxford OX2 9JU; Erection of outbuilding to be used as a home office

**GRANTED.**

**P19/V1875/HH:** 87 Hurst Rise Road Oxford OX2 9HF

*Variation of Condition 2* of P19/V0682/HH - proposed basement construction. (As per additional info received 18 December 2019).

Front single, side and rear two-storey extensions. (As amended by plan numbers 3148/P01F, 3148/P0: 3148/BP, 3148/P02C - reducing the size of the extension, changes to windows and roof design received June 2019) to allow construction of a basement. **GRANTED.**

**P19/V3193/HH** 106E West Way, Botley, Oxford, OX2 9JU. **GRANTED.**

Planning officers' comments as follows were noted

The planning officer noted that NHPC had submitted comments that it is considered that the proposed outbuilding was overdevelopment of the plot and contrary to the removal of permitted development rights as part of a previous planning permission (P16/V1470/FUL). In this case, the purpose of removing permitted development rights was to allow the Local Planning Authority to retain control and thoroughly assess any further development to prevent a cluttered appearance or an overdevelopment of the site, including large outbuildings being constructed up to half the size of the rear garden. However, this does not prevent an application being submitted for consideration in the future.

The submitted plans show that the proposed outbuilding will measure approximately 5.87m in length by 2.49m in width with a maximum height of 2.69m. Officers consider this size to represent that of a domestic scale outbuilding which does not compete with or overwhelm the main dwelling. In addition, adequate amenity space for the dwelling will remain within the main garden area located to the north-east of the plot. It is therefore considered that the proposed outbuilding complies with policy CP37 of the adopted Local Plan 2031 Part 1 and the advice contained within the council's adopted Design Guide.

For the reasons outlined above, the application will be recommended for approval under delegated powers. The town council will receive notification of the decision in the normal way and a copy of the delegated report will be available on the website.

**P19/V3096/A:** Botley Centre West Way Botley Oxford OX2 9LP; Installation of 4 fascia signs. **GRANTED.**

**g). Notices of Appeal.** None.

**h). Appeal Decisions.**

The following appeal decision was received and noted.

**Appeal Ref: APP/V3120/W/19/3240576:** 32 Lime Road, Oxford OX2 9EG; **Dismissed.**

## **5. ANY OTHER PLANNING MATTERS.**

## **6. ANY OTHER INFORMATION.**

The following information was received and noted.

Planning Committee Notification discussed at 29/01/2020 VWHDC Planning Committee  
Location: Tilbury Fields Off Bushy Close Botley Oxford OX2 9SH Proposal: Retrospective application to regularise public realm works in connection with applications P07/V0741/O and P13/V0817/RM, including changes to approved roads and footpaths, parking areas, hard and soft landscaping, boundaries, recycling storage facilities, vehicle access prevention to Tilbury Lane, and surface water drainage. (As amended by plans and information received 19 June 2019 and 5 August 2019) Application reference: P19/V0023/FUL.

## **7. DATE OF NEXT SCHEDULED MEETING:** 12/03/2020