

# **NORTH HINKSEY PARISH COUNCIL**

## **MINUTES OF THE PLANNING COMMITTEE, HELD ON THURSDAY 12<sup>th</sup> DECEMBER 2019, AT 7.00PM, IN THE NEW SEACOURT HALL, 2<sup>nd</sup> FLOOR GRANT THORNTON BUILDING, BOTLEY.**

**Present:** The Chairman, Councillor A Rankin and Councillors, A Dykes, Kaye and M Dowie.

Others present: C A Ryde (Clerk), 7 members of the public and Councillor Potter.

1. **APOLOGIES FOR ABSENCE:** None

2. **MINUTES.** Agreed.

3. **DECLARATIONS OF INTEREST:** None.

4. **PLANNING ISSUES.**

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

**P19/V3112/FUL:** 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. **OBJECT** for the following reasons:

Councilors heard and considered comments from members of the public present and objected because the development was;

- seen as an over development of the site in terms of its scale and massing,
- the design was out of character with the area and
- did not meet design guidance DG63, DG11.1; Local plan part 2 section 23 and elements of the emerging NHPC Neighbourhood plan including Policies HS1 and HS2 and the North Hinksey Parish Character Assessment.

NHPC Councilors also understood that there were potential overlooking issues and that concerns had been expressed as to whether the scale and sizing shown on the plans submitted with the planning application; were accurate.

**P19/V3096/A** (Advertisement Consent): Botley Centre West Way Botley Oxford OX2 9LP Installation of 4 fascia signs. **No Objections.**

**P19/V2953;** Site adjacent to Louie Memorial Field and Matthew Arnold School (MAS): Conversion of existing barn to single family dwelling.

Councillors noted that while this development fell within the Cumnor Parish Council Boundary, the access road and development impacted on both MAS and the Louie Memorial Field. The latter had been the subject of many recent independent surveys as part of the successful Planning application for a replacement Louie Memorial Pavilion.

As a result; Councillors **OBJECTED** to this application; endorsing the Vale of White Horse DC Planners pre application advice and comments. Councillors considered it to be an inappropriate development as it

- conflicted with the purpose of the Green Belt,
- Presented significant access and egress issues down a very narrow derelict and overgrown lane.
- did not consider the impact on wild life corridors, Hydrology issues as raised in the Neighbourhood Plan commissioned July 2017 groundwater survey and the 2009 NHPC survey of the SSI Fen. The latter advised care be taken with any planned land use change and the proposed development was seen as being in the middle of the Fen, Hydrology catchment area.

- Did not assess the impact on trees and other vegetation on land owned by North Hinksey Parish Council and Matthew Arnold School along the northern length of the access road.

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

**c). Amendments.** None.

**d). Withdrawal.** None.

**e). PDH/LPD.** Councillors Received and noted the following:

**P19/V3166/LDP: 53 Montagu Road Botley Oxford OX2 9AQ** CERTIFICATE OF LAWFUL DEVELOPMENT. *For information only as the planning officer is unable to take comments from NHPC.* Certificate of Lawful Use for the proposed loft conversion to form 1no. rear dormer and hip-to-gable conversion and insertion of 2no. Roof lights to front roof slope in association with conversion of the roof space to living accommodation. The loft conversion will have a bedroom and en suite bathroom.

**f). Decision Notices;** Councillors received and noted the following:

**P19/V2307/HH:** 5 Hurst Rise Road Oxford OX2 9HE; Single-storey side and rear. **Granted.**

**P19/V2414/A:** Seacourt Tower, Homebase Ltd West Way Oxford OX2 0JJ.

New B & Q external wall mounted and free-standing parking signage (nonilluminated and illuminated) **Granted**

**P19/V2427/FUL:** B&Q Oxford Botley Road Seacourt Tower Retail Park West Way.

2 canopies to the builder's yard and goods entrance. **Granted.**

**P19/V2377/HH:** Courtenay House Stanton Road OXFORD OX2 9AY

Retrospective planning permission for single storey staff rest room to main house. **Granted.**

**P19/V1512/FUL:** 5 Toynbee Close North Hinksey Oxford OX2 9HW Erection of a new building containing 2no. x 2-bedroom flats to the rear of 5, Toynbee Close, demolition of car port and outbuilding to facilitate access from Toynbee Close with provision of parking with bin and cycle stores. Demolition of existing house and erection of 2 stores building containing 1-3 bedroom flat and 2-1-bedroom flats parking, bin & cycles stores (plans received 30th August 2019 & 7th October 2019). **REFUSED.**

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

**h). Appeal Decisions.** None.

**5. ANY OTHER PLANNING MATTERS.**

The Committee agreed to authorise The Clerk to request an extension to the consultation period for any planning application received over the Christmas period where a decision was requested before the Committee met on 9<sup>th</sup> January 2020.

**6. ANY OTHER INFORMATION:** None.

**7. DATE OF NEXT SCHEDULED MEETING:** 9/01/2020 @7.45PM