



North Hinksey Parish Council



Mrs Sharon Henley, Clerk to the Parish Council

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Seacourt Hall, 3 Church Way, Botley, Oxford OX2 9TH

A Meeting of the Planning Committee

will be held on Thursday 3rd September 2020 at 8.00pm via video conference

Follow the passing of the Coronavirus Act 2020 (c.7), Councils are unable to meet in person during the COVID emergency. This meeting will be therefore be held online via the Zoom video conferencing system.

To view the meeting from a computer, tablet or smartphone, use this link:

<https://us02web.zoom.us/j/83927814898?pwd=bnVCdDZyZmJLWmJzaCt6MEduWTBKZz09>

Alternatively go to the zoom website (zoom.us), click 'join a meeting', and enter:

Meeting ID: 839 2781 4898

Meeting Password: 131366

Allow a few minutes to download and open the Zoom application if you have not used Zoom before. You do not need to register with Zoom to join a meeting.

Sharon Henley, Clerk/RFO

27th August 2020

AGENDA

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. Approval of Draft Minutes of Planning Meeting on 13th August 2020**
- 4. Questions from members of the public**
- 5. Planning Issues:**

a) New Applications:			
Ref	Address	Proposal	Comments Deadline
P20/V1781/FUL	The Willows 4 Yarnells Road North Hinksey Oxford	Demolition of the existing house and construction with a replacement building to provide 6 x 2 bedroom flats, with associated parking and amenity space	Extension granted to 4 th Sept
P20/V1698/FUL	5 Toynbee Close North Hinksey Oxford OX2 9HW	Extend existing bungalow to form 1 no. 2 bed unit and 2 no. 1 bed units	13 th Sept 2020
b) Discharge / variation of condition			
Ref	Address	Proposal	Comments Deadline
P20/V1904/DIS	75 Laburnum Road Oxford	Discharge of condition 7 (surface water and foul water drainage) of application P20/V0469/FUL Variation of condition 2 - Approved Plans to application P19/V0538/FUL for a 1 meter single storey rear extension to Flat 01 & 02, 1 meter single storey side extension to Flat 02, front porch, updated fenestration together with changes to the bin store at the front. Partial demolish and internal alterations for the existing house and new construction into four number 2 bedroom (4 person) flats over ground floor, first floor and loft, together with 4 parking positions, bicycle stores, refuse and recycle stores, hard and soft landscaping and associated site works	Not subject to public consultation
c) Amendments: none			
d) Withdrawal:			
Ref	Address	Proposal	
P20/V1392/FUL	69 Yarnells Hill Oxford OX2 9BG	Replacement of a single dwelling house with five dwelling houses.	

e) PDH/LDP - none			
f) Decision notices			
Ref	Address	Proposal	Decision
P20/V1472/FUL	Wytham Court, Savills (UK) Ltd 11 West Way Oxford	Proposed bike storage to provide 16 bike spaces framed by two planter bike locks. A new footpath would connect the car park to the pavement and the business signage would be relocated.	Granted
P20/V1522/A	Unit 1 Westway Place Chapel Way Botley Oxford	4 no. internally illuminated fascia sign, 1 no. internally illuminated projecting sign, 1 no. non illuminated external delivery area panel	Granted
g) Notices of appeal: None			
h) Appeal decisions:			
Ref	Address	Details Comment	
APP/V3120/D/19/3243832 appeal relating to P19/V0184/HH	51 Yarnells Hill, Oxford OX2 9BE	Retrospective Planning Application submission for the rear patio carried out during the works of the approved front and rear extension and internal reorganisation of 51 Yarnell's Hill (application No. P17/V2719/HH)	
Details of Decision			
Split appeal decision. Appeal is Dismissed: Raised level of the strip of ground situated between the patio and the site's northern boundary which was carried out during the works of the approved front and rear extension (application No. P17/V2719/HH), and the proposed erection of a timber fence on the northern boundary at a height of 1.8 metres from the rising ground level. Appeal is allowed: Rear patio, and the amendments to the rear extension approved by planning permission P17/V2719/HH, and the insertion of a first floor, en-suite window in the rear elevation of the dwelling, and planning permission is granted for the rear patio, and the amendments to the rear extension approved by planning permission P17/V2719/HH, and the insertion of a first floor, en-suite window in the rear elevation of the dwelling at 51 Yarnells Hill, Oxford OX2 9BE in accordance with the terms of the application, Ref P19/V0184/HH, dated 17 January 2019 .			

6. Any other planning matters:

- i) Other planning applications notified since agenda issued at chair/committee discretion
- ii) To consider and agree responses to the government planning consultations for recommendation to the full Council meeting on 10th September:

(1) Changes to the current planning system

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

The four main proposals are:

- Revisions to the standard method for assessing local housing need, which as well as being a proposal to change guidance in the short term has relevance to proposals for land supply reforms set out in *Planning for the Future*
- Securing of First Homes, sold at a discounted market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system. This was consulted on in February and they are now asking about the detail
- Temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units to support SME builders; in designated rural areas it is proposed to maintain the current threshold;
- Extending the current Permission in Principle to major housing-led development so landowners and developers now have a fast route to secure the principle of development for housing on sites without having to work up detailed plans first.

(2) Planning for the future, White Paper

MHCLG has issued a White Paper, Planning for the future, making very radical proposals for the current planning system. <https://www.local.gov.uk/housing-backlog-more-million-homes-planning-permission-not-yet-built>

(3) Transparency and Competition: Data and Land control

This call for evidence sets out proposals to increase transparency of contractual arrangements used to exercise control over the buying or selling of land. The Government's intention is to improve the ability of local communities to play an informed role in the development of their neighbourhoods and support its efforts to encourage more companies to enter the house building market. It is also seeking views on the design of the policy and evidence on the impacts of the policy. More information here:

<https://www.gov.uk/government/consultations/transparency-and-competition-a-call-for-evidence-on-data-on-land-control>

7. Any Other Information:

8. Date of Next Scheduled Meeting: Thursday 13th August at 7.45pm.