



North Hinksey Parish Council



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

Minutes of the Meeting of the Planning Committee

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

Those Present: Cllr A Rankin (Chairman), M Dowie, A Dykes & D Kay

In Attendance: Sharon Henley, Clerk

Members of Public: 3 (part of meeting)

1. **Apologies for Absence:** Cllr Pauline Allen
2. **Declarations of Interest:** Cllr Rankin declared a non-pecuniary interest in both 5 Toynbee Close and The Willows as he knew the neighbours of both properties.
3. **Approval of Draft Minutes of Planning Meeting on 13th August 2020:** These were approved with the agreed amendment of the date of the next meeting being changed to 3rd Sept.
4. **Questions from members of the public:** None.
5. **Planning Issues:**

a) New Applications:		
Ref	Address	Proposal
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
Comments Response: The Council questions whether the amount of parking is sufficient for the amount of homes and also think the layout needs some revision as it creates a pedestrian safety issue. Objects: The Council objects on grounds of over-development of the plot which contributes to the over-bearing aspect on the neighbours at number 6.		
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
Comments Response: There is a lack of detail in the plans submitted. Support: The Council is encouraged to see the application shows the frontage of the property blends in better than previous applications. Object: Over-development of the plot and a lack of parking. It was agreed to ask Cllr Debby Hallett to call in the application as the Council does not consider that it has sufficient information and has objections.		

b) Discharge / variation of condition			
Ref	Address	Proposal	
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	
Comments - 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

Ref	Address	Proposal	Comments
P20/V2050/HH	25 Yarnells Hill Oxford OX2 9BD	Erection of front porch	No objections.
P20/V2112/DIS	34 North Hinksey Lane Oxford OX2 0LY	Discharge of condition 14(Lighting) on P19/V3252/FUL. (Variation of condition 2 (drawings) - change to house plans on application ref. P16/V2166/FUL for residential development (demolish existing house and erect three dwellings with access from North Hinksey Lane, parking, garages and other works)	Not subject to public consultation - noted
P20/V1495/HH	Holm Lodge Harcourt Hill Oxford	Install an electric wooden gate at the entrance to the drive. The entrance way is approximately 4 metres wide. The sides of the gate and supporting pillars will be around 2 metres tall and the height will slope upwards to around 2.5 metres at the centre of the gate. The gate will be painted dark blue	No objection.

P20/V2100/PDH	22 Sycamore Road Botley Oxford OX2 9EJ	Rear flat roof extension to form family room and WC. Depth 4.0m Height 2.8m Height to eaves 2.5m	NHPC listed as consultee but no notification received. The Clerk to check if this is permitted development and whether the Council can comment. If so, to request an extension until the next meeting.
f) Decision notices			
Ref	Address	Proposal	Decision
P20/V1582/HH	42 Hurst Rise Road Oxford	Partial build over existing ground floor, insertion of new door and window openings	Granted - noted

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.

The Committee discussed the above consultation at length and agreed on draft responses to all 35 questions. In addition it was agreed to include a summary statement.

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>

Due to the length of the meeting it was agreed that Cllr Kay would create a draft response to circulate to the Planning Committee following the meeting. This to be discussed via email with a final draft for presentation at the Council meeting.

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>

Cllr Kay to review the above consultation and circulate a draft response, as per item 2.

7. Any Other Information: There was none.

8. Date of Next Scheduled Meeting: Thursday 24th September at 7.45pm.

There being no further business the meeting closed at 22.09 hours.