



Minutes of the Meeting of the Planning Committee

held on Thursday 18th June 2020 at 7.45pm via video conference

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

In attendance: Sharon Henley – Locum Clerk

1. **Apologies for Absence:** There were none.
2. **Declarations of Interest:** There were none.
3. **Approval of Draft Minutes of Planning Meeting on 28th May 2020:** Unanimously approved.
4. **Questions from members of the public:** None present.
5. **Planning Issues:**

a) New Applications:			
Ref	Address	Proposal	Comments
P19/V3207/HH	2 Hurst Rise Road Oxford OX2 9HQ	First floor extension to existing single-storey dwelling (Amendment to design as shown in submitted drawings 040E,041D, 021D and 022B)	NHPC do not consider that our original objections have been addressed. The Council agrees with VoWH pre-planning advice that the application would have an overbearing/overshadowing effect on neighbouring properties.
P20/V1132/FU L	186 Westminster Way, North Hinksey, Oxon OX2 0LR	Convert Existing brick/tiled roof separate garage into habitable purpose for full time rental and independent use	<p>NHPC would like to reinforce District Councillor Debby Hallett’s comments that the property is not considered large enough for habitation as a separate dwelling.</p> <p>The Council would like to reinforce design principals stated by other objectors, including the following principals stated in the Vale of White Horse Design Guide 2015 which are not adhered to:</p> <ul style="list-style-type: none"> • DG44 lack of appropriate parking • DG50 lack of cycle parking • DG54 – overlooking street development – the property has no clear forms of natural surveillance from buildings • DG55 – no clear boundary that defines public and private space • DG56 – main entrance does not face directly onto the street • DG64 – no demonstration of privacy with neighbouring properties

			<ul style="list-style-type: none"> • DG67 – lack of storage facilities – there are no design details for refuse and recycling storage • DG103 – not within the character of the local area and immediate neighbourhood in terms of building form, size, position within the plot and relationship to plot boundaries
P20/V1209/HH	Windrush, Vernon Avenue Oxford OX2 9AU	Insertion of circular gable window on front elevation, insertion of rooflights and internal alterations	NHPC has no objections but we would like to comment that we would not be supportive of the garage being turned into a separate accommodation.
LAPREM/1180 3/20	13 Westway Place Botley Oxford Oxfordshire OX2 9LJ	Premises Licence Application	No objection.
b) Discharge / variation of condition			
P20/V1267/DIS (relates to P18/V2070/FUL)	Minns Business Park West Way Botley OX2 0JB	Discharge of condition 4 (construction details) of application P18/V2070/FUL Installation of new footpath and bridge (tree and ecological reports submitted 2018-11-09 and amended plans submitted 2018-12-19)	Not subject to public consultation, drainage consult only.
P19/V1731/FULL	Botley Centre West Way Botley Oxford OX2 9LP	Discharge of condition 28 (travel plan) of application P19/V1731/FUL Variation of condition 2 - approved plans to application ref P19/V0416/FUL for internal and external changes to block B.	Not subject to public consultation, OCC single response only
c) Amendments. None			
d) Withdrawal			
Ref	Address	Proposal	
None			
e). PDH/LPD			
Ref	Address	Proposal	Planning Officer Comments
None			

f). Decision Notices.			
Ref	Address	Proposal	Decision
P20/V0482/FUL	Flat 4, Chelsie House, West Way, Botley	Change of use from residential dwelling (use class C3) to bed & breakfast accommodation (use class C1), including communal area and bike store, together with the demolition of the conservatory and construction of a single storey extension to the rear.	Granted
P20/V0841/HH	64 Yarnells Hill Oxford OX2 9BE	To create a garden studio and workroom at the end of the garden	Granted
g) Notices of appeal.			
h) Appeal Decisions.			

6. Any other planning matters:
Other planning applications notified since agenda issued at chair/committee discretion.

Ref	Address	Proposal	Comments
P20/V1156/FUL	Unit 10, Block C Westway Place Botley Oxford OX2 9LH	Installation of air conditioning condenser to the rear elevation.	Deadline 07/07/2020. Extension requested until after next Planning Committee 9 th July.
P20/V0959/A	Unit 13 West Way Place Botley Oxford	Fascia and projecting signs to front elevation and loading bay sign to side elevation	Granted
P20/V0648/FUL	9a Eynsham Road, Botley OX2 9BS	Demolition of the existing two storey, linked detached dwelling house with integral garage and the construction of a building to accommodate 5 x 2 bedroom flats	Granted

7. Any Other Information:

- a. **P20/V0921, Botley Centre, West Way, OX2 9LP, Demolition and redevelopment of existing buildings for new commercial floor space (Use Classes A1-A5 and B1a) at ground floor level, with development above comprising 150 residential dwellings (C3). Associated car parking and landscaping are also proposed:** District Cllr Hallett advised that the Planning Officer is awaiting a new landscape plan and viability assessment. The application is expected to go to Planning Committee in Sept 20.
- b. **Beds in Sheds:** A member of public had written to draw NHPC's attention to a one bedroom maisonette being advertised which was understood to contravene planning laws. The complaint had also been sent to VoWH Planning Enforcement. District Cllr Debby Hallett had offered to take this up with the enforcement officers and to Clerk to ask that she follow this up with them and that NHPC be advised on which planning laws the structure could be in contravention of.
- c. **Mace Building:** Cllr Hallett had emailed Cllr Kay to advise that she was speaking to the Board of Directors about lessening impact of large white building in the landscape.

8. Date of Next Scheduled Meeting: Thursday 9th July at 7.45pm.

There being no further business the meeting closed at 20.32 hours.