



Minutes of a meeting of the Planning Committee held on Thursday 9th July 2020 at 7.45pm via video conference

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

In attendance: Mrs. H Broughton – Locum Clerk and 3 members of the public

1. **Apologies for Absence:** There were none
2. **Declarations of Interest:** There were none
3. **Approval of Draft Minutes of Planning Meeting on 18th June 2020:** Unanimously approved
4. **Questions from members of the public:** No questions were raised
5. **Planning Issues:**

a) New Applications:		
Ref	Address	Proposal
P20/V1156/FUL	Unit 10, Block C Westway Place Botley Oxford OX2 9LH	Installation of air conditioning condenser to the rear elevation.
Comment: NHPC requests that it be a condition of approval that the air conditioning condenser only operates during pharmacy hours as specified in the design and access statement.		
P20/V1392/FUL	69 Yarnells Hill Oxford OX2 9BG	Replacement of a single dwelling house with five dwelling houses.
<p>NHSPC is supportive of comments made by the Friends of Raleigh Park and objects to this application on the following grounds:</p> <p>Replacing a single dwelling with five houses on this private road in this semi-rural location represents an over development of the plot.</p> <p>The development would result in overlooking on the eastern boundary for the property below.</p> <p>There are concerns regarding sewage capacity as the main drains are insufficient at the top of the site and it would be difficult for the proposed properties to access them.</p> <p>The proposed access is on an already dangerous junction and will only exacerbate safety issues.</p> <p>The rear (eastern) boundary of the plot is a wildlife corridor, which should be respected. NHPC requests that an ecological study is undertaken.</p>		

The Design & Access Statement states that the existing boundary treatments remain. It is requested that any development of this plot contains conditions which dictate that the boundary treatments will not be altered detrimentally from their current state.

It must be noted that the drawing 006 (both original & amended) fails to show a garage. The amended drawing 007 is titled for Plots 1 & 4 yet is labelled as Plot 5.

NHPC also requests that the owners of the private road adjoining the plot be consulted regarding the application.

P20/V1403/FUL	Field End Harcourt Hill Oxford	Variation of condition 2 (approved plans) of application P18/V2968/FUL-Minor amendment to the drainage layout and Minor amendment to the site plan and planting layout. Demolition of existing buildings. Erection of 2 dwellings and external works.
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No objections

P20/V1446/FUL	5 Toynbee Close North Hinksey Oxford	Variation of condition 2 (approved plans) of application P20/V0301/FUL-Infill the proposed balcony at first floor level to provide an enlarged internal plan area to the kitchen/living space, and provide a Juliette balcony, bin collection point has been moved and car parking slightly revised. Erection of a new building containing 2no. x 2-bedroom flats to the rear of 5 Toynbee Close with associated parking, bin and cycle stores. Demolition of carport and outbuilding to facilitate access to the rear and provision of parking, bin and cycles stores for existing dwelling house as per P16/V3039/FUL
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No objections

b) Discharge / variation of condition

P19/V2482/DIS	Botley Centre West Way Botley Oxford	Development work - Amended contaminated land report dated 10 June 2020
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No objections

c) Amendments: None

d) Withdrawal

Ref	Address	Proposal
None		

e) PDH/LDP

Ref	Address	Proposal

P20/V1073/LDP	10 Chestnut Road Oxford OX2 9EA	Certificate of Lawful use for a loft conversion to provide additional accommodation. The works will include extending the hipped roof out to form a gable end and construction of a rear dormer, as well as fenestration alterations.
No objections		

f) Decision notices			
Ref	Address	Proposal	Decision
P20/V0443/HH	49 Turner Drive Oxford OX2 9GX	The construction of a single storey, mono-pitched front extension measuring 1 metre in depth. Canopy to be maintained over front door (as amended by plans received on the 28th May 2020).	Granted
P20/V1036/FUL	Black Horse House, Wallbrook Court North Hinksey Lane Oxford	Minor external alterations namely: - replacement windows to match the existing - replacement of canopy over front door - replacement front door - removal of some ventilation grilles in the external walls and provision of new grilles/cowls to the roof - slightly increasing the foot print of the existing plant compound, and changing the enclosure from honeycombe brickwork to aluminium louvres - replacement condenser units - provision of one new small light fitting by the front door - replacing 2no existing fire escape doors - removal of existing satellite dish	Granted
P20/V0744/A	11 West Way Square Botley Oxfordshire	4 no. fascias with trough lights over, and 2 no. projecting signs	Granted

g) Notices of appeal: none

h) Appeal decisions: none

6. Any other planning matters:

District Cllr Debby Hallett had reported that the development at 54 Hurst Rise Road is unlikely to go ahead. Permission expires in September.

A District Council planning officer had advised that, despite objections from NHPC to application P20/V0765/A - Botley Centre West Way Botley Oxford OX2 9LP, he would be recommending the application for approval. Amended plans have been received depicting the signage as reduced in size

and his view was that the signage is now proportionate in size for its intended use and are not out of character.

7. Any Other Information:

Cllr Dowie asked if there was an update on the "Beds in Sheds" previously received. District Cllr Debby Hallett had informed NHPC that an enforcement file had been opened to investigate an alleged material change of use to create an independent unit of accommodation without planning permission. This would be investigated as soon as time allowed.

Cllr Dowie raised an issue regarding the North Hinksey Lane junction with Yarnells Road where the homeowner has filled the corner of the grass kerb with stone resulting in car parking up to the footpath. Cllr Dowie would raise the issue with the District Council Planning Officer, copying in District Cllr Debby Hallett.

8. Date of Next Scheduled Meeting: Thursday 23rd July at 7.45pm.

The meeting closed at 9.05pm