



# North Hinksey Parish Council



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## Minutes of a Meeting of the Planning Committee

held at 8pm on Thursday 8<sup>th</sup> April 2021 via video conference

Those Present: Cllr Rankin (Chairman) and Cllrs Dykes and Kay.

In Attendance: Sharon Henley, Clerk

Members of Public: 1

1. **Apologies for Absence:** Cllrs Allen and Dowie.
2. **Declarations of Interest:** There were none.
3. **Approval of Draft Minutes of Planning Meeting on 11<sup>th</sup> March 2021:** Unanimously approved.
4. **Questions from members of the public:** There were none.
5. **Planning Issues:**

### a) New Applications:

Ref	Address	Proposal
<a href="#">P21/V0510/HH</a>	Tudor House 21 Hurst Rise Road Oxford OX2 9HE	Patio extension
<b>Comments</b>		
No comments and no objections.		

Ref	Address	Proposal
<a href="#">P21/V0582/FUL</a>	22 North Hinksey Lane North Hinksey Village Oxford OX2 0NA	Variation of condition 2 (approved plans) on application P20/V2978/FUL Replacement of existing ancillary residential outbuilding.
<b>Comments</b>		
No comments and no objections.		

Ref	Address	Proposal
<a href="#">P21/V0585/HH</a>	42 Yarnells Hill Oxford OX2 9BE	Demolition of single storey side garage and erection of two storey side extension and loft conversion, to include provision of dormer windows.
<b>Comments</b>		
It appears that at least part of garage is being retained but this requires clarification. The garage looks as if it is being narrowed by the addition of a second skin.		

Ref	Address	Proposal
<a href="#">P21/V0483/HH</a>	Stanton House Stanton Road Oxford OX2 9AY	Single storey garage
<b>Comments</b>		
No comments and no objections.		

<b>b) Discharge / variation of condition:</b>		
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>
<a href="#">P21/V0517/DI</a> <a href="#">S</a>	20 Eynsham Road Botley OX2 9BP	Discharge Conditions(s) 3 - access, 6 - landscaping, 7 - arboricultural method statement, 8 - materials schedule, 10 - surface water drainage and 11 - foul water drainage of P20/V2959/FUL Variation of Condition 2 (approved plans) on application P19/V3180/FUL to amend reference pf drawing numbers to those submitted with this application. Proposed provision of 6 new flats comprising 3x2 bed and 3x1 bed, self contained units, with access to refuse and cycle stores, off-street car parking and both private and communal amenity space.
<b>Comments</b>		
Deadline passed. NHPC were not consultees.		

<b>Ref</b>	<b>Address</b>	<b>Proposal</b>
<a href="#">P21/V0642/DI</a> <a href="#">S</a>	Land adjoining no 16 Yarnells Road North Hinksey Oxford Oxfordshire OX2 0JY	Discharge of conditions 3 Access in Accord. With Specified Plan (F), 5 Tree Protection, 8 Slab Levels & 9 Boundary Details on planning application P17/V0205/FUL Erection of a 3 bedroom bungalow and access drive. Relating to P17/V0205/FUL.
<b>Comments</b>		
No public consultation.		

<b>c) Amendments: None</b>		
<b>d) Withdrawal: None</b>		
<b>e) PDH/LDP:</b>		
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>
<a href="#">P21/V0623/LD</a> <a href="#">P</a>	176 Westminster Way Oxford OX2 0LR	Certificate of lawfulness for proposed use, for the conversion from a residential dwelling (use-class C3) to a small House in Multiple Occupation (HMO) (use-class C4) accommodating a maximum of 6 people.
<b>Comments</b>		
Objection - The proposal shows no parking amenity demonstrated on the plans. Approval was previously gained in order to extend a family home to the rear of the property. In our opinion the original application was put forward in a way that was misleading to the local authority in order to gain approval.		

<b>f) Decision notices:</b>		
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>
<a href="#">P20/V3294/H</a> <a href="#">H</a>	17 Yarnells Hill Oxford OX2 9BD	Garden Office
<b>Decision</b>		
Approved		

Ref	Address	Proposal
<a href="#">P21/V0042/H</a> <a href="#">H</a>	43 Cedar Road Oxford OX2 9ED	Rear Single Storey Extension
<b>Decision</b>		
Approved		

Ref	Address	Proposal
<a href="#">P20/V3259/H</a> <a href="#">H</a>	46 Laburnum Road Oxford OX2 9EN	Single storey rear and side extension, top floor loft conversion. Amendment for: As amplified by plan of proposed car parking received 2nd February 2021
<b>Decision</b>		
Approved		

Ref	Address	Proposal
<a href="#">P21/V0097/FU</a> <a href="#">L</a>	32 Lime Road Oxford OX2 9EG	Change of use from a small HMO (use-class C4) to a large 9-bed Sui Generis HMO, associated hardstanding and creation of a dropped kerb. Amended site plan to include existing car parking received 2 February 2021
<b>Decision</b>		
Refused		

Ref	Address	Proposal
<a href="#">P21/V0407/LD</a> <a href="#">P</a>	6 Seacourt Road Oxford OX2 9LD	Formation of habitable room in roofspace with rear dormer and gable build up
<b>Decision</b>		
Approved		

**h) Appeal decisions:** None

**6. Any other planning matters:**

- 1) Other planning applications notified since agenda issued at Chairman/Committee discretion. The following were considered.

New Applications		
Ref	Address	Proposal
<a href="#">P21/V0769/HH</a>	4 Stanley Close North Hinksey Oxford OX2 0LB	The demolition of existing garage and the erection of a two-storey side extension and single-storey rear extension.
<b>Comments</b>		
The Council does not believe this to be an honest application. From the plans submitted this appears to be an HMO and we object on the grounds of insufficient parking amenity.		

Ref	Address	Proposal
<a href="#">P21/V0705/HH</a>	38 Arthray Road Botley Oxford Oxfordshire OX2 9AB	Demolish garage, proposed single storey lean-to rear extension extended to side for house entrance.
<b>Comments</b>		
No comments and no objections.		

Ref	Address	Proposal
<a href="#">P21/V0725/HH</a>	9 Cumnor Hill Oxford Oxfordshire OX2 9EU	Part demolition of front porch structure & erection of two storey front extension.
<b>Comments</b>		
No comments and no objections.		

Ref	Address	Proposal
<a href="#">P21/V0791/HH</a>	24 Crabtree Road North Hinksey Oxford Oxon OX2 9DT	Demolition of Existing Single Storey Extension Replacement Full Width Single Storey Rear Extension Basement Room GRP Flat Roof Slimline Box Window (Timber Clad)
<b>Comments</b>		
No comments and no objections.		

Discharge of Consent		
Ref	Address	Proposal
<a href="#">P21/V0739/DIS</a> related to <a href="#">P19/V0023/FUL</a>	Tilbury Fields off Bushy Close Botley Oxford OX2 9SH	Discharge of condition 3(drainage) on application P19/V0023/FUL. (Retrospective application to regularise public realm works in connection with applications P07/V0741/O and P13/V0817/RM, including changes to approved roads and footpaths, parking areas, hard and soft landscaping, boundaries, recycling storage facilities, vehicle access prevention to Tilbury Lane, and surface water drainage).
<b>Status</b>		
Not subject to public consultation.		

Ref	Address	Proposal
<a href="#">P21/V0829/DIS</a> related to P20/V1781/FUL	The Willows 4 Yarnells Road North Hinksey Oxford OX2 0JY	Discharge of conditions - 6 (Boundary Details), 7 (unique pre-commencement) & 8 (unique general) in application P20/V1781/FUL. Demolition the existing house and construction with a replacement building to provide 6 x 2 bedroom flats, with associated parking and amenity space.
<b>Status</b>		
Not subject to public consultation.		

LDP		
Ref	Address	Proposal
<a href="#">P21/V0710/LDP</a>	31 Chestnut Road Botley Oxford Oxfordshire OX2 9EA	Proposed conversion of hip roof to gable roof to increase the south-facing roof elevation for solar panels. 3 Velux roof lights to be installed to allow heat to escape from the loft during summer.
<b>Comments</b>		
NHPC are consultees. No comments and no objections.		

Withdrawal		
Ref	Address	Proposal
<a href="#">P21/V0441/LDP</a>	47 Raleigh Park Road North Hinksey Oxford OX2 9AZ	Single storey extension

- 2) Information provided by District Councillor. The Chairman reviewed the information provided.
- 3) CIL Notice of submission for examination and modifications to draft charging schedule. To consider response by NHPC. Following discussion it was decided not to submit any comments.

7. **Any Other Information:** Renumbering of new property 33 Sycamore Road. This was noted.

8. **Date of Next Scheduled Meeting:** Thursday 29<sup>th</sup> April 2021 at 8.00pm via video conference.

There being no further business the meeting closed at 21.14 hours.