



North Hinksey Parish Council



Mrs Helen Broughton, Locum Clerk to the Parish Council

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Minutes of a meeting of the Planning Committee held at 8pm on Thursday 2nd September 2021 in the Seacourt Hall and via video conference

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

In Attendance: Helen Broughton, Clerk .

Members of Public: 0 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 19th August 2021:** Approved
4. **Questions from members of the public:** There were none
5. **Planning Issues:**

a) New Applications:

Ref	Address	Proposal	Comments Deadline
P21/V2329/HH	34 Beech Road Botley Oxford OX2 9EE	Proposed single storey rear extension, loft conversion with rear flat roof dormer, home office/storage outbuilding in rear garden and proposed paving to create additional parking at the front of the property	11/09/2021
Comments: NHPC would like to see gap, for maintenance, between the outbuilding in the garden and the property's boundaries. If permission is granted, NHPC would not want to see the rear outbuilding becoming a separate dwelling.			
P21/V2400/LDP	36 Westminster Way Oxford OX2 0LW	Certificate of lawfulness for proposed use or development for 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.	13/09/2021
Objection: NHPC objects to this application for change of use. There is no identified parking amenity. NHPC does not see how an appropriate amount of parking can be identified for the accommodation proposed.			

b) Discharge / variation of condition: None

c) Amendments: None			
d) Withdrawal: None			
e) PDH/LDP: None			
f) Decision notices:			
Ref	Address	Proposal	Decision
P21/V1466/HH	Willows 5 Harcourt Hill Oxford Oxfordshire	Single storey side/rear extension. To enlarge existing kitchen to create a new family area & additional storage.	Approved
P21/V1871/HH	29 North Hinksey Lane North Hinksey Village Oxford OX2 0NA	Addition of external rendered insulation to main part of property. Rear first floor window alterations. Loft conversion.	Approved
h) Appeal decisions: None			

6. Any other planning matters:

(a) Other planning applications notified since agenda issued at Chairman/Committee discretion

P21/V2462/FUL	West Way Junction of North Hinksey Lane Oxford OX2 0JH	Installation of a 20m monopole, 12 no. antenna, 4 no. equipment cabinets, alongside the relocation of 1 no. existing equipment cabinet and the removal of the existing 15m monopole, 3 no. equipment cabinets and development ancillary thereto.	23/09/2021
No comment or objections			
P21/V2365/LDE	23 Hutchcomb Road North Hinksey Oxford Oxfordshire OX2 9HL	Use (for more than 4 years) as a separate unit of accommodation (dwelling) as a flat roof single storey side dwelling separate from the main dwelling.	30/09/2021
<p>Objection:</p> <p>NHPC objects to this application due to:</p> <ul style="list-style-type: none"> • The lack of parking amenity for a separate dwelling. • The position of the accommodation to the highway presents a danger to traffic, being on a bend opposite a junction. • There appears to be no bathroom facilities identified on the plans. 			

It was agreed to contact the District Council, copying in the County Councillor and District Councillor, to suggest that dimensions be included in planning applications to enable the Planning Committee to make a judgement on the scale of applications.

(b) Information provided by District Councillor: noted.

7. **Any Other Information:** A pre-consultation letter had been circulated on a proposed upgrade to an existing radio base station installation at Laburnum Road. It was agreed to discuss a possible response at the next Council meeting to give time for councillors to review the documentation.

8. **Date of Next Scheduled Meeting:** 23rd September 2021 at 8pm