**North Hinksey Parish Council**

Mrs Helen Broughton, Locum Clerk to the Parish Council Tel: 07832966859
E-mail: clerk@northhinksey-pc.gov.uk Parish Office, First Floor, 5 Church Way, Botley, Oxford OX29TH

**Minutes of a meeting of the Planning Committee held
at 8pm on Thursday 9th December 2021 in the Seacourt Hall**

 **and via video conference**

**Present:** Cllr Rankin (Chairman), Cllrs Church, Dowie, Dykes and Kay

**In attendance:** Helen Broughton (Locum Clerk)

There were 6 members of the public present

1. **Apologies for Absence**: There were none
2. **Declarations of Interest:** There were none
3. **Minutes:** Minutes of the Planning Meeting held on 18th November 2021 were approved as a correct record.
4. **Questions from members of the public:** There were none
5. **Planning Issues:**

|  |
| --- |
| **a) New Applications:**  |
|

|  |  |  |  |
| --- | --- | --- | --- |
| [P21/V3216/FUL](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V3216/FUL) | 176 Westminster Way Oxford OX2 0LR | Change of use from a small 6-person HMO (C4) to large 7-bed HMO (sui-generis), with single-storey rear extension and dropped kerb | 10/12/21 |
| NHPC **objects** on the following grounds:* There is insufficient parking to incorporate 7 bedrooms
* Manoeuvring as illustrated will be dangerous and impractical to other road users
* There will be an impact on the neighbour’s amenities due to excessive noise and disturbance
* The site would be overdeveloped with a 7 bedroom property which has the capability of housing 14 people.

It is also **commented** that the property may end up being 8 bed HMO irrespective of planning decisions and that the Parish Council supports the District Councillors submission on restricting the number of tenants.  |
| [P21/V3213/HH](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V3213/HH) | 72 Westminster Way Oxford OX2 0LW | Demolition of existing garage and single storey rear element of the property, and the erection of a single storey rear and side extension | 12/12/21 |
| **Comment:** It is noted that bicycle storage is in back garden and cannot be easily accessed.  |
| [P21/V3288/SCR](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V3288/SCR) | Cumnor Solar Limited C/O Agent | Screening opinion request. [See cover letter.](https://www.dropbox.com/s/llel33ydgtd4aje/2021-11-23%20EIA%20Screening%20Cover%20Letter.pdf?dl=0) | Decision date 14/12/21 |
| **Comment:** NHPC would expect to see an environmental impact assessment for a project of this size.  |
| [P21/V3277/HH](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V3277/HH) | Stanton House Stanton Road Oxford OX2 9AY | Building a garage | 20/12/2021 |
| NHPC **objects** to this application as it has not overcome previous reasons for refusal by the District Council.  |
| [P21/V3182/FUL](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V3182/FUL) | 190 Westminster Way Oxford OX2 0LR | Two storey side and rear extensions, single storey rear extension, loft conversion with rear dormer, and conversion to 4 x 2-bed units with bin and bicycle storage. Extension to dropped kerb and the construction of four parking spaces. | 21/12/2021 |
| NHPC **objects** to this application the following grounds:* Overlooking and lack of privacy due to balconies at the rear
* Size and scale of the extension would dominate the original property
* Safety issues when exiting the car park to pedestrians and other road users due to site lines
* Insufficient parking for 4 x 2 bed units

**Comment:** there are concerns that there may be issues with insufficient capacity in the drainage system |
| [P21/V3327/HH](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V3327/HH) | 44 Hutchcomb Road North Hinksey Oxford OX2 9HL | Demolition of existing dormer and chimney stack to rear elevation. Erection of new dormer to rear elevation and minor alteration to first floor window of southern flank. | 22/12/2021 |
| No comments or objections. |
| **b) Amendments:** |

 |
|

|  |  |  |  |
| --- | --- | --- | --- |
| [P21/V2462/FUL](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=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. |  |

 |
| **Comment:** NHPC is pleased that the District Council is retaining existing trees. |
| **c) Discharge / variation of condition: None** |
| **d) Withdrawal: None** |
| **e) PDH/LDP: None** |
| **f) Decision notices:**  |
| **Ref** | **Address** | **Proposal** | **Decision** |
| P21/V2188/HH | 4 Chelsie House 104 West Way Botley Oxford OX2 9JU | Erection of a double garage. | Refused |
| [P21/V2775/HH](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P21/V2775/HH) | 82 Westminster Way Oxford OX2 0LP | Single storey rear extension | Approved |
| **h) Appeal decisions: None** |

1. **Any other planning matters:**
2. Other planning applications notified since agenda issued at Chairman/Committee discretion:

|  |
| --- |
| **Decision Notices** |
| **Ref** | **Address** | **Proposal** | **Decision** |
| [P21/V1705/HH](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P21/V1705/HH) | 3 Sweetmans Road Oxford OX2 9BA | 2 storey side and rear extension with single storey extension and porch to front. | Granted |

1. Information provided by District Councillor: This was noted
2. **Any Other Information:** There was none
3. **Date of Next Scheduled Meeting:** 13th January 2022 at 8pm

The meeting closed at 9.16pm