



# North Hinksey Parish Council



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## Minutes of a meeting of the Planning Committee held at 8pm on Thursday 13<sup>th</sup> January 2022 in the Seacourt Hall and via video conference

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

**In attendance:** Linda Morrison Allsopp (Clerk to the Parish Council)

There were 4 members of the public present via video conference.

1. **Apologies for Absence:** Cllr Church

2. **Declarations of Interest:** Cllr Dowie, 2 Seacourt Road and 6 Hazel Rd (non pecuniary).

3. **Minutes:** Minutes of the Planning Meeting held on 9<sup>th</sup> December 2021 were approved as a correct record.

4. **Questions from members of the public:** There were none.

5. **Planning Issues:**

### a) New Applications:

<a href="#">P21/V3380/LB</a>	Ferry Cottage, 7 North Hinksey Lane, Oxford OX2 0NA	Refurbishment and extension to Grade II Listed cottage with associated external works and the removal of existing C20th extension, by virtue of additional structural repairs to the cottage. Extension.	14/01/2022
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**Comment:** NHPC support the comments of the conservation officer and pass no further comment.

<a href="#">P21/V3398/A</a>	26 West Way Square Oxford OX2 9TJ	Erection of 1 x illuminated fascia sign Extension	14/01/2022
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**Comment:** no comment or objections.

<a href="#">P21/V3430/FUL</a>	Oxford Lawn Tennis Club North Hinksey Lane North Hinksey Village Oxford OX2 0NA	Installation of 3 no. padel tennis courts with lighting and all other associated works and operations.	23/01/2022
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**Comment:** no comment or objections.

<a href="#">P21/V2746/HH</a>	The Forresters 54 Hurst Rise Road Oxford OX2 9HQ	Extensions & Alterations to Existing Dwelling & New Garage Annexe Building (updated tree plan and ecology report received 3 November 2021) (Amended plans and information received 23 December 2021)	16/01/2022
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**Comment:** NHPC appreciate that their objections on some issues re size of the garage and the mature trees have been addressed but there may still be issues/objections around badger's setts and ground water. NHPC feel that the drainage assessment does not currently meet the full requirements of Policy UT1 in the North Hinksey Parish Neighbourhood Plan in respect of groundwater, the relevant section of which reads as follows:

**(3) Groundwater Flood Risk.**

Development proposals within the 'Zone of Potential Groundwater Flood Risk' identified on Map F.2 in Appendix F that are likely to have an adverse impact on groundwater levels (i.e. through excavation) will need to consider the recommendations of the North Hinksey Groundwater Assessment (July 2017). A fully detailed drainage assessment must be submitted with any relevant planning application which will need to address the following:

(a) A minimum of 3–6 months of groundwater level monitoring (minimum of 3 boreholes within the site to confirm groundwater depths and establish groundwater flow directions), including monitoring seasonal groundwater fluctuations during the dry and wet season. Groundwater monitoring information can be augmented or replaced by local Environmental Agency groundwater level monitoring information, if found to exist;

(b) Groundwater monitoring information should be used to investigate whether or not maximum groundwater levels will come into contact with the proposed development. If so, dewatering requirements during the construction phase should be evaluated and an impact assessment undertaken to identify any risk to local properties in the area, and include identification of any necessary mitigation measures.

Should this application be approved, we would request that a condition is placed such that the garage annexe building could not subsequently be used as a separate dwelling

<a href="#">P21/V3536/HH</a>	6 Hazel Road Oxford OX2 9LF	Single storey rear extension and detached ancillary annex.	26/01/2022
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**Comment:** no comment or objections.

**b) Amendments:**

<a href="#">P21/V2542/FUL</a>	4 Stanley Close North Hinksey Oxford OX2 0LB	Change of use to Sui Generis HMO including extensions Amended by Revised Parking Plan 29/11/2021.	15/1/2022
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**Comment:** NHPC commented previously on lack of parking spaces – Highway Officer recommends 4 spaces and NHPC supports this position. NHPC have previously raised this issue and continue their objections.

<a href="#">P21/V2462/FUL</a>	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	Not given
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**Comment:** NHPC is concerned about potential damage to tree roots and we support the comments of the Forestry Officer and would like the cable routing revised.

<b>c) Discharge / variation of condition: None</b>			
<b>d) Withdrawal: None</b>			
<b>e) PDH/LDP:</b>			
<a href="#">P21/V3448/LDP</a>	95 Turner Drive Oxford OX2 9GX	Proposed loft conversion with flat roof dormer to the rear elevation and velux window to the front elevation.	Decision date 17/2/2022
<b>Comment:</b> Duly noted			
<b>f) Decision notices:</b>			
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
<a href="#">P21/V3002/HH</a>	52 Hurst Rise Road Oxford OX2	Replacement garage with home office over.	Approved
<a href="#">P21/V3015/LD P</a>	Ardmore Stanton Road Oxford OX2 9AY	Single storey (2.5mts height) detached outbuilding to use as home office. No altered access required. Location and details as shown on enclosed application plans	Approved
<a href="#">P21/V3098/LD P</a>	14 Lime Road Oxford OX2 9EG	Demolish existing garage. Erect slightly larger single storey outbuilding on same plot.	Approved
<b>h) Appeal decisions: None</b>			

## 6. Any other planning matters:

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

<b>New Applications</b>			
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>	<b>Deadline</b>
<a href="#">Planning Application P22/V0013/FUL (whitehorsedc.gov.uk)</a>	2 Seacourt Road Oxford	side extension to first floor; dormer roof extension	
<b>Comment:</b> Objections –			
<ol style="list-style-type: none"> <li>NHPC feels that the upper storey extensions are dominating the original building, against the Vale of White Horse Design Guide.</li> <li>NHPC feels that the addition of the upper storey windows will introduce an unacceptable overlooking aspect and encroach on the privacy of the residents of Poplar Road.</li> </ol>			
<a href="#">Planning Application P21/V3535/HH (whitehorsedc.gov.uk)</a>	15 Montagu Road Oxford	Ground floor extension to provide larger kitchen and ground floor WC, access to the rear of the property has	

		been retained via a pathway to the side and rear of the extension and the rear access to the property has been moved back to ensure a level access to the property where as at present the access is via steps.	
<b>Comment:</b> No objections or comments			
<a href="#">Planning Application P21/V3523/HH (whitehorsedc.gov.uk)</a>	28 Laburnum Road Oxford	Proposed single storey rear extension	
<b>Comment:</b> No objections or comments			
<a href="#">Planning Application P21/V3511/FUL (whitehorsedc.gov.uk)</a>	Ardmore Stanton Road Oxford	Replacement dwelling, part retaining flanking walls and part reusing existing footprint. General renovation works and alteration of adjacent existing hardstands and landscaping. Construction of carport.	
<b>Comment:</b> NHPC request an extension to the 4 <sup>th</sup> of February			
<a href="#">P22/V0014/HH</a>	7 Finmore Road Oxford	Double storey side extension, ground floor rear extension, loft conversion, additional parking space and driveway works.	
<b>Comment:</b> NHPC request an extension to the 4 <sup>th</sup> of February			
LAPREM/16234/22	Appleberry Ltd, Unit 8 Oxford Storage Ltd, Hinksey Business Centre, North Hinksey Lane, Oxford, OX2 0NR	The applicant is an online retailer of high-end spirits with a nationwide reach. The purpose of this application is to facilitate the logistics network in the region with small distribution hub, the capacity is limited but will allow sufficient stock to be held and picked for orders	
<b>Comment:</b> NHPC has no overall objections but strongly suggest deliveries and collections are limited so that none are during anti social hours.			
<b>Amendments</b>			
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>	<b>Deadline</b>
<a href="#">Planning Application P21/V0244/HH (whitehorsedc.gov.uk)</a>	2 Hurst Rise Road Oxford	As amended by plans received 6 January 2022.	
<b>Comment:</b> No objections or comments			

<a href="#">Planning Application P06/V1554 (whitehosedc.gov.uk)</a>	3 Chestnut Road Botley Oxford Oxon OX2 9EA	Demolition of existing single storey, flat roofed extension. Erection of a single storey, pitched roof extension.	
<b>Comment:</b> No objections or comments			
<b>Decision Notices</b>			
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
<a href="#">Planning Application P21/V3448/LDP (whitehorsedc.gov.uk)</a>	95 Turner Drive Oxford	Proposed loft conversion with flat roof dormer to the rear elevation and velux window to the front elevation.	Approved

(b) Information provided by District Councillor: This was noted

**7. Any Other Information:** Cllr Dowie provided the following information.

P21/V3288/SCR - DECISION Vale of White Horse District Council decided that an Environmental Impact Statement was not required. VWHDC do not (VWHDC) consider that there is potential for significant environmental effects and all issues are of local significance.

Correspondence from a parishioner re lack of lighting along Willow Walk (14 December 2021). Most of Willow Walk is outside of North Hinksey Parish. Councillor Church was following up the enquiry.

Correspondence from a Parishioner concerning permission to fit an EVP to his house (06 January 2022). The house is owned by Sovereign Housing. Councillor Church was following up the enquiry.

**8. Date of Next Scheduled Meeting:** 3rd February 2022 at 8pm

The meeting closed at 10.00 pm