



North Hinksey Parish Council



Mrs Sharon Henley, Clerk to the Parish Council

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Minutes of a Meeting of the Planning Committee held at 8pm on Thursday 17th June 2021 in the Seacourt Hall and via video conference

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

In Attendance: Sharon Henley, Clerk

Members of Public: 3

1. **Apologies for Absence:** Cllr Church and Dowie.
2. **Declarations of Interest:** Cllr Rankin declared a non-pecuniary interest in 6 Yarnells Road as the applicants were known to him.
3. **Approval of Draft Minutes of Planning Meeting on 27th May 2021:** Approved.
4. **Questions from members of the public:** There were none.
5. **Planning Issues:**

a) New Applications:		
Ref	Address	Proposal
P21/V1436/HH	West Cottage Harcourt Hill Oxford OX2 9AS	New full width 6m deep single storey rear extension and a 2 storey rear extension, to form a new closet wing and a new separate 2 car garage plus studio/workshop attached with accommodation in roof space.
Comments		
No comments and no objections.		

Ref	Address	Proposal
P21/V1343/FUL	176 Westminster Way Oxford OX2 0LR	Change of use from a small 6-person HMO (C4) to large 8-bed HMO (sui-generis), a single-storey rear extension and dropped kerb
Comments		
<p>The Council objects primarily due to the impact on the neighbour's amenities including noise, light pollution and disturbance.</p> <p>There is insufficient parking to incorporate 8 bedrooms and no access is available to the rear of the property for upkeep and maintenance.</p> <p>We anticipate that there will probably be a significant impact on the sewerage.</p> <p>There is overcapacity of the site with an 8 bedrooms property which has the capability of housing 16 people.</p>		

Ref	Address	Proposal
P21/V1386/FUL	Oxford Rugby Football Club North Hinksey	To supply and install new lighting to one of the clubs pitches situated adjacent to their existing floodlit pitch. The proposal

	Lane North Hinksey Village Oxford OX2 0NA	consists of 6no 15m masts each fitted with modern LED fittings with cowls
Comments		
No comments and no objections.		

Ref	Address	Proposal
P21/V1466/HH	Willows 5 Harcourt Hill Oxford Oxfordshire OX2 9AS	Single storey side/rear extension. To enlarge existing kitchen to create a new family area & additional storage.
Comments		
No comments and no objections.		

Ref	Address	Proposal
P21/V1538/HH	3 Crabtree Road Oxford OX2 9DU	Construction of new single storey rear extension. Replacement of garage to side of house.
Comments		
No comments and no objections.		

b) Discharge / variation of condition: None
c) Amendments: None
d) Withdrawal: None
e) PDH/LDP: None
f) Decision notices:

Ref	Address	Proposal
P21/V0585/HH	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. (Amendment to design shown on 002 Rev 1)

Decision
Approved

Ref	Address	Proposal
P21/V1013/HH	23 Cumnor Rise Road Oxford OX2 9HD	Demolition of redundant brick flue to rear of dwelling; removal of roofs to existing Garage and Carport. Erection of single-storey extension to rear of dwelling, with associated alterations to the fenestration and external finish of the existing extension to the North flank. Erection of porch structure to front elevation (encompassing existing canopy). Addition of flat roofs to existing Garage and Carport and over-cladding of the existing structures. Addition of roof light to new Garage roof. Extension of, and alteration to, the existing raised terrace to the rear of the dwelling.

Decision
Approved

6. Any other planning matters:

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

New Applications:		
Ref	Address	Proposal
P21/V1594/HH	52 Hurst Rise Road Oxford OX2 9HQ	Replacement garage with home office over
Comments		
No comments and no objections.		

Ref	Address	Proposal
P21/V1607/HH	40 Hutchcomb Road North Hinksey Oxford OX2 9HL	Proposed loft conversion
Comments		
No comments and no objections.		

Ref	Address	Proposal
P21/V1666/HH	6 Yarnells Road North Hinksey Oxford OX2 0JY	Rear extension
Comments		
No comments and no objections.		

Appeals		
Ref	Address	Proposal
P20/V3257/FUL APPEAL APP/V3120/W/ 21/3270765	Gateways Harcourt Hill Oxford OX2 9AS	Replace existing dwelling and erect additional dwelling and garage in the rear garden
Notes		
Council previously submitted comments on the application.		

Decision notices:		
Ref	Address	Proposal
P21/V0791/HH	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)
Decision		
Approved		
Ref	Address	Proposal
P21/V1011/FUL	15 Cumnor Hill Oxford OX2 9EY	Variation of condition 2 (approved plans) on planning application P18/V1886/FUL and as amended by non-

		material amendment P21/V0604/NM - addition of first floor balconies to the rear; omission of timber cladding to rear flat roof element and the addition of a mono-pitch roof to the entrance porch. Demolition of existing dwelling. Construction of 2.5 storey building containing 9 flats (7 x 2bed and 2 x 1Bed), improved vehicular access, 9 resident car parking spaces, 2 visitor car parking spaces, 26 covered cycle parking spaces and covered refuse/ recycling store.
Decision		
Approved		
Decision notices:		
Ref	Address	Proposal
P21/V1018/FUL	32 Lime Road Oxford OX2 9EG	Change of use from a small HMO (use-class C4) to a large 7-bed Sui Generis HMO, associated hardstanding and creation of a dropped kerb.
Decision		
Approved		
Ref	Address	Proposal
P21/V0947/HH	47 Raleigh Park Road North Hinksey Oxford OX2 9AZ	Single storey extension
Decision		
Approved		
Ref	Address	Proposal
P21/V1161/HH	1 Tilbury Lane Oxford OX2 9NB	Removal of existing garage/workshop and external recreation area and construction of enlarged workshop/utility and external recreation area (Additional plan rec 1 June 2021)
Decision		
Approved		

(b) Information provided by District Councillor.

7. **Any Other Information:** Oxfordshire County Council Planning Consultation on the Local List of Information Requirements for validation of planning and related applications Reference LL.0073/21. The Clerk to circulate the consultation to Planning Committee and the consultation to be included on the next agenda if members wish to comment.
8. **Date of Next Scheduled Meeting:** Meeting scheduled for Thursday 8th July 2021 in the Seacourt Hall. Cllr Rankin proposed to bring this forward one week to Thursday 1st July to ensure the Clerk was available and this was Approved. Members of the public to attend via Zoom.

There being no further business the meeting closed at 20.40 hours.