



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 19th August 2021 in the Seacourt Hall and via video conference

Present: Cllr Rankin (Chairperson), Cllrs Dykes and Kay

In attendance: Mrs H Broughton (Locum Clerk attending virtually)

Members of the public: none

1. **Apologies for Absence:** Cllr Dowie and Cllr Church
2. **Declarations of Interest:** There were none
3. **Minutes of Planning Meeting on 29th July 2021:** Approved
4. **Questions from members of the public:** None
5. **Planning Issues:**

a) New Applications:			
Ref	Address	Proposal	Comments Deadline
P21/V1705/HH	3 Sweetmans Road Oxford OX2 9BA	2 storey side and rear extension with single storey extension and porch to front	20/8/2021
The Council's previous objections have not been addressed and therefore stand.			
P21/V0097/FUL	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 rec 2 Feb 2021)	Appeal. PC previously objected.
The Council's previous objection stands.			
P21/V2262/HH	7 Finmore Road Oxford OX2 9AE	Planning permission is sought for a two-storey side extension, ground floor rear extension with roof terrace, and dormer window to rear.	3/9/2021
The Council objects as the balustrading is out of character.			
P21/V2020/FUL	Land at 31 West Way Oxford OX2 0JE	Partial demolition of existing building and redevelopment of the site to provide new residential accommodation in two blocks, including car parking and landscaping.	3/9/2021
NHPC object to this application as it goes against Policy EE3 in North Hinksey's Neighbourhood Plan. This application intends to use land designated as business use and turn it into residential use. NHPC also think that it is not appropriate for new residential units in an area that has proven air pollution.			

b) Discharge / variation of condition			
P21/V2165/DIS	Botley Centre West Way Square Oxford	Discharge of condition 9 in application P20/V0921/FUL. Demolition and redevelopment of existing buildings for new commercial floorspace (Use Classes A1-A5 and B1a) at ground floor level, with development above comprising 150 residential dwellings (C3). Associated car parking and landscaping are also proposed	26/08/2021
P21/V1919/DIS	Minns Business Park West Way Botley OX2 0JB	Discharge of condition 3 (Landscape details) in application P18/V2070/FUL. Installation of new footpath and bridge	
It was noted that the Council has previously commented that this could be considered an amendment rather than a discharge of conditions			
c) Amendments:			
P21/V1343/FUL - NHI	176 Westminster Way Oxford OX2 0LR	Change of use from a small 6-person HMO (C4) to large 8-bed HMO (sui-generis), and a single-storey rear extension (Amended plans rec 2 August 2021)	extension to 20/8/21 given
The amendments do not address the Council's original objections which still stand.			
d) Withdrawal: None			
e) PDH/LDP			
P21/V2010/LDP	82 Westminster Way Oxford OX2 0LP	Hip-to-gable raise and creation of a rear facing dormer with Juliet balcony and front facing flush velux windows, to create a loft conversion.	20/08/2021
f) Decision notices:			
Ref	Address	Proposal	Decision
P21/V1607/HH	40 Hutchcomb Road North Hinksey Oxford OX2 9HL	Proposed loft conversion	Granted
P21/V1666/HH	6 Yarnells Road North Hinksey Oxford OX2 0JY	Rear extension	Granted
h) Appeal decisions: None			

6. Any other planning matters:

(a) Planning applications notified since agenda issued at Chairman/Committee discretion:

New Applications			
Ref	Address	Proposal	Deadline

P21/V2188/HH	4 Chelsie House 104 West Way Botley Oxford OX2 9JU	Erection of a double garage.	07/09/2021
No comment or objections			
P21/V2309/FUL	3A Cumnor Hill Oxford OX2 9EU	Change of use from small HMO to two dwellings	08/09/2021
No comment or objections			
P21/V2187/FUL	The Willows 4 Yarnells Road North Hinksey Oxford OX2 0JY	Demolition the existing house and construction with a replacement building to provide 6 x 2 bedroom and 1 x 2 bedroom flats, with associated parking and amenity space.	09/09/2021
No comment or objections			
Decision Notices			
Ref	Address	Proposal	Decision
P21/V1796/LB	Ferry Cottage 7 North Hinksey Lane North Hinksey Village Oxford	Refurbishment and extension to Grade II Listed cottage with associated external works and the removal of existing C20th extension.	Approved
P21/V1801/HH	Ferry Cottage 7 North Hinksey Lane North Hinksey Village Oxford OX2 0NA	Refurbishment and extension to Grade II Listed cottage with associated external works and the removal of existing C20th extension.	Granted
P21/V1703/HH	36 Westminster Way Oxford OX2 0LW	Demolition of an existing attached garage and single storey rear element of the property, and erection of a two-storey side extension and single-storey rear extension	Approved

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

7. Any Other Information: There was none

8. Date of Next Scheduled Meeting: 2nd September 2021 at 8pm

Closed 8.27pm