



North Hinksey Parish Council



Mrs Sharon Henley, Clerk to the Parish Council

Tel: 07494 054581

E-mail: clerk@northhinksey-pc.gov.uk

Parish Office, First Floor, 5 Church Way, Botley, Oxford OX2 9TH

Minutes of a Meeting of the Planning Committee held at 8pm on Thursday 1st July 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: 0

1. **Apologies for Absence:** Cllrs Dowie and Church
2. **Declarations of Interest:** There were none.
3. **Approval of Draft Minutes of Planning Meeting on 17th June 2021:** APPROVED.
4. **Questions from members of the public:** There were none.
5. **Planning Issues:**

a) New Applications:

Ref	Address	Proposal
P21/V1705/HH	3 Sweetmans Road Oxford OX2 9BA	2 storey side and rear extension with single storey extension and porch to front.
Comments		
The Council objects in terms of insufficient parking. We would also comment that we have concerns that this property may become an HMO and request that any planning approval contains conditions to prevent this from happening.		

Ref	Address	Proposal
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
Comments		
The Council has no objections if this is an extension to a family home. However, we have serious concerns that we will see a subsequent application for a change of use to an HMO. We do not feel that this is an appropriate location for a large HMO. This applicant has a history of multiple applications in quick succession to initially extend a house and then subsequently requesting change of use to an HMO.		

b) Discharge / variation of condition: None

c) Amendments: None

d) Withdrawal: None

e) PDH/LDP: None

f) Decision notices:		
Ref	Address	Proposal
P21/V0470/HH	15 Yarnells Road North Hinksey Oxford OX2 0JY	Construction of detached single garage
Decision		
Approved		
Ref	Address	Proposal
P21/V0483/HH	Stanton House Stanton Road Oxford OX2 9AY	Single storey garage
Decision		
Refused		
Ref	Address	Proposal
P21/V0769/HH	4 Stanley Close North Hinksey Oxford OX2 0LB	The demolition of existing garage and the erection of a two-storey side extension and single-storey rear extension.
Decision		
Approved		

h) Appeal decisions: None

6. **Any other planning matters:**

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

Discharge of Consent		
Ref	Address	Proposal
P21/V1758/DIS	15 Cumnor Hill Oxford OX2 9EY	Discharge of Conditions 3 (Landscape Details) 4 (Surface Water Drainage Detail) 5 (Foul Water Drainage Detail) 7 (Materials) on planning application P21/V1011/FUL. (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 8 2 bed flats, improved vehicular access, 8 resident car parking spaces, 16 covered cycle parking spaces and covered refuse/ recycling store.)
Comments		
Not subject to public consultation.		

Decision notices:		
Ref	Address	Proposal
P21/V0856/HH	30 Hurst Rise Road Oxford OX2 9HQ	Proposed Garage conversion including small front extension to garage to provide shower room and gym. New entrance porch and changes to front door entry
Decision		

Approved

Ref	Address	Proposal
P21/V1107/HH	106 Westminster Way Oxford OX2 0LP	Conversion of existing attached garage into a bedroom. Raising garage flat roof & bricking up openings. Internal alterations to form an en-suite bathroom. Installation of rooflight into main roof. Construction of new garage.

Decision

Approved

Withdrawals

Ref	Address	Proposal
P21/V1352/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 dormer windows, to create a loft conversion. 4m deep single storey, flat roofed, rear extension to full width of existing property

(b) Information provided by District Councillor.

The DC had discussed the application for 4 Stanley Close with the Vale Planning Dept. The call-in was refused but our DC representative was unfortunately not informed.

7. **Any Other Information:** The Committee noted that Oxford City were preparing to review their Local Plan in preparation for the Local Plan 2040 and asked the Clerk to circulate the email to all councillors as an agenda item for 5th August Council meeting.
8. **Date of Next Scheduled Meeting:** 8pm on Thursday 29th July 2021 in the Seacourt Hall for Committee members. Attendance arrangements for members of the public tbc according to current government guidelines.

There being no further business the meeting closed at 20.49 hours.