



North Hinksey Parish Council



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Minutes of a Meeting of the Planning Committee held at 8pm on Thursday 29th July 2021 in the Seacourt Hall and via video conference

Those Present: Cllr Rankin (Chairman), Cllrs Dykes, Dowie and Berrett. Cllr Kay attended in a non-voting capacity via Zoom

In Attendance: Helen Broughton, Clerk

Members of Public: 2 members of the public

1. **Apologies for Absence:** Cllrs Church and Kay
2. **Declarations of Interest:** Cllr Dowie non-pecuniary interest in application P21/V1871/HH and Cllr Rankin non-pecuniary interest in application P21/V1962/FUL
3. **Approval of Draft Minutes of Planning Meeting on 1st July 2021:** Approved
4. **Questions from members of the public:** There were none
5. **Planning Issues:**

a) New Applications:			
Ref	Address	Proposal	Comments Deadline
<u>P21/V1801/HH</u>	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.	Extension to 30/7/2021
Comments			
The Council supports the removal of the 20 th Century extension and structural roof works but has concerns regarding the design of this modern extension and if it will be in character for the village location.			
<u>P21/V1796/LB</u>	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.	29/7/21 Extension requested
Comments			
No comment and no objections.			

<u>P21/V1937/HH</u>	Crest House Vernon Avenue Oxford OX2 9AU	New window openings in the flank elevations and construction of glass balustrading to enclose a roof terrace	06/08/2021
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Comments

No comment and no objections.

<u>P21/V1813/HH</u>	St Hilarion Harcourt Hill Oxford OX2 9AS	Single storey oak framed detached garage	06/08/2021
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Comments

No comment and no objections.

<u>P21/V1871/HH</u>	29 North Hinksey Lane North Hinksey Village Oxford OX2 0NA	Addition of external rendered insulation to main part of property. Rear first floor window alterations. Loft conversion.	05/08/2021
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Comments

No comment and no objections.

<u>P21/V1981/HH</u>	44 Crabtree Road Oxford	Proposed single storey rear extension & proposed 2 storey side extension.	11/08/2021
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Comments

The Council has no objection to the footprint of the extension although has concerns that there may be loss of quality of light to the neighbouring property at number 42.

<u>P21/V1993/HH</u>	6 Hazel Road Oxford OX2 9LF	Single storey rear extension and detached ancillary annex.	13/08/2021
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Comments

The Council has no objections but would not wish to see this annex being used as a separate dwelling.

<u>P21/V1983/PDH</u>	29 Cope Close Oxford OX2 9AJ	Rear extension Depth: 4.50m Height: 3.80m Height to eaves 2.20m	12/08/2021
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Comments

No comment and no objections.

b) Discharge / variation of condition

<u>P21/V1919/DIS</u>	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	
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Comments

The Clerk to contact the planning authority to comment that this could be considered an amendment rather than a discharge of conditions.

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			
No comment.			

c) Amendments: None

<u>P21/V1962/FUL</u>	The Willows 4 Yarnells Road North Hinksey Oxford OX2 0JY	Variation of condition 2 (Approved plans) to enhance the internal spaces for all flats in application P20/V1781/FUL. Demolition the existing house and construction with a replacement building to provide 6 x 2 bedroom flats, with associated parking and amenity space.	12/8/2021
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Comments
No comment or objections.

<u>P20/V2298/FUL</u>	Land at Yarnells Hill, Oxford	Erection of three detached dwellings, including access and landscaping.	05/08/2021
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Comments
The Chair to draft an objection strengthening the objection made by the Council in October 2020 which would be circulated prior sending to the planning authority.

d) Withdrawal: None

e) PDH/LDP

<u>P21/V1909/LDP</u>	43 West Way Oxford OX2 0JE	Loft conversion with dormer roof extension	13/08/2021
<u>P21/V1902/LDP</u>	4 Stanley Close North Hinksey Oxford OX2 0LB	Change of use of dwelling (C3) to a small-HMO (C4)	30/07/2021
<u>P21/V1957/LDP</u>	21 Montagu Road Oxford OX2 9AH	Replacement of UPVC windows and doors with Anthracite grey Aluminium. New Loft extension including dormer to rear, raising hip to Gable and Velux rooflights	10/08/2021

f) Decision notices:

Ref	Address	Proposal	Decision
P21/V1107/HH	106 Westminster Way Oxford	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.	Approved
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.	Approved
P21/V0483/HH	Stanton House Stanton Road Oxford OX2 9AY	Single storey garage	Refused
P21/V0403/HH	19 Arthray Road Oxford OX2 9AA	Two storey side & rear extension to provide enlarged living space	Approved
<u>P21/V0470/HH</u>	15 Yarnells Road North Hinksey Oxford OX2 0JY	Construction of detached single garage	Approved
h) Appeal decisions: None			

6. Any other planning matters:

- (a) Other planning applications notified since agenda issued at Chairman/Committee discretion:
One application to be considered at the next meeting.
- (b) Information provided by District Councillor – noted.

7. Any Other Information: The availability of printed copies of the Neighbourhood Plan was questioned. Cllr Kay stated that NHPC still await the final version of the Plan from the Vale before copies can be printed.

8. Date of Next Scheduled Meeting: 8pm on Thursday 19th August 2021 in the Seacourt Hall for Committee members. Attendance arrangements for members of the public tbc according to current government guidelines.

The meeting closed at 9.54