



# North Hinksey Parish Council



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## Minutes of a meeting of the Planning Committee held at 8pm on Thursday 28<sup>th</sup> October 2021 in the Seacourt Hall and via video conference

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

**In attendance:** Cllrs Potter, Berrett and Mrs H Broughton (Locum Clerk)

Mr Keogh, Mr Lindsay and Mr Morgan from Solar 2 attended virtually.

There were 2 members of the public

1. **Apologies for Absence:** Cllr Dykes.
2. **Declarations of Interest:** Cllr Dowie declared a non-pecuniary interest in no 52 Hurst Rise Road.
3. **Approval of Draft Minutes:** Minutes of the meeting held on 7<sup>th</sup> October 2021 were agreed as a correct record.
4. **Questions from members of the public:** There were none.
5. **Presentation from Solar2 on a proposed solar farm**

Mr Patrick Keogh, Project Manager from Solar2, and Neil Lindsay, Land and Development Director, gave a presentation on early investigations for a possible solar farm on Cumnor Hill. ([Link to presentation](#)). Consultation with the community was discussed and a Parish Council liaison group, composed of members of North Hinksey and Cumnor Parish Councils suggested. A full public consultation would be taking place and all feedback considered before plans were finalised.

Questions were asked by Councillors and members of the public. It was confirmed that the panels were high enough from the ground to enable sheep to graze. One of the main concerns raised was the visual impact of the panels and loss of visual amenity. A detailed visual and landscape assessment would be undertaken, and screening put in place.

Cllr Church offered to arrange a visit to the nearest solar farm to demonstrate how it works and can support biodiversity.

Cllr Rankin thanked members of Solar2 for the presentation which would be shared. A communication process would be agreed.

### 6. Planning Issues:

a) New Applications:			
<a href="#">P21/V2746/HH</a>	The Forresters 54 Hurst Rise Road Oxford OX2 9HQ	Extensions & Alterations to Existing Dwelling & New Garage Annexe Building	Extension granted until 29/10/2021

North Hinksey Parish Council **objects** to the proposed New Garage Annexe Building outbuilding. Its size will result in loss of amenity to neighbours due to overlooking and overshadowing / loss of light. It is also possibly in contravention of the Design Guide, section 10 that states that the outbuilding should not compete with the main dwelling.

The Council also wishes to **comment** that it has the following concerns:

This property is in the Zone of Potential Groundwater Flood Risk, as identified in Policy UT1 of the adopted North Hinksey Parish Neighbourhood Plan. As such, the requirements of that Policy, and recommendations of the North Hinksey Groundwater Assessment (July 2017) be adhered to, and a detailed drainage assessment should be submitted prior to the approval of this application.

There are mature trees in the immediate vicinity which may be adversely affected. This will need further investigation.

We understand that there may be a badger sett in the immediate vicinity. That will need further investigation.

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/V2775/HH</a>	82 Westminster Way Oxford OX2 0LP	Single storey rear extension	Extension requested 28/10/2021
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No objections or comments

<a href="#">P21/V2901/HH</a>	46 North Hinksey Lane Oxford OX2 0LY	Proposed single storey side and rear extensions, part first floor rear extension, hip-to-gable loft conversion with dormer window. Widening of existing driveway.	05/11/2021
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No comments or objections

**b) Discharge / variation of condition: None**

**c) Amendments:**

<a href="#">P21/V1705/HH</a>	3 Sweetmans Road Oxford OX2 9BA	2 storey side and rear extension with single storey extension and porch to front.(amendment to side extension as shown on drawing 1c received 14 October 2021)	01/11/2021
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The Council's previous objections have not been addressed and therefore still stand.

**d) Withdrawal: None**

**e) PDH/LDP: None**

**f) Decision notices:**

Ref	Address	Proposal	Decision
<a href="#">P21/V2329/HH</a>	34 Beech Road Botley Oxford OX2 9EE	Proposed single storey rear extension, loft conversion with rear flat roof dormer, home office/storage outbuilding in rear garden and proposed paving to create additional parking at the front of the property	APPROVED

<a href="#">P21/V1962/FUL</a>	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.	APPROVED
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**h) Appeal decisions: None**

**7. 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="#">P21/V3002/HH</a>	52 Hurst Rise Road Oxford OX2 9HQ	Replacement garage with home office over.	17/11/2021
No comments or objections			
<b>PDH/LDP</b>			
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>	<b>Deadline</b>
<a href="#">P21/V3015/LDP</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	Decision date 16/12/2021
No comment or objections			
<b>Decision Notices</b>			
<b>Ref</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
<a href="#">P21/V2096/HH</a>	15 Yarnells Road North Hinksey Oxford OX2 0JY	Construction of single storey side extension.	APPROVED

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

**8. Any Other Information:**

Correspondence had been received from the District Council regarding a consultation on the draft Dalton Barracks Strategic Allocation Supplementary Planning Document. It was agreed that Cllr Church would draft a general statement of support that would be circulated by email.

**9. Date of Next Scheduled Meeting: 18<sup>th</sup> November 2021 at 8pm**

The meeting closed at 9.40pm