



North Hinksey Parish Council



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Minutes of the Meeting of the Planning Committee held at 8pm on Thursday 16th June 2022 in the Seacourt Hall and via video conference

Present: Cllrs Rankin (Chair), Dykes and Kay.

In attendance: Linda Morrison Allsopp (Clerk to the Parish Council)

There were no members of the public present in person or by Zoom.

1. Apologies for Absence: Cllr Dowie.

2. Declarations of Interest:

Cllr Rankin expressed a nonpecuniary interest in one of the items on the agenda.

3. Approval of Draft Minutes of the Planning Meeting held on 5th May 2022:

The Meeting approved the Minutes of the 5th May 2022 as correct.

4. Election of a Vice Chair:

Cllr Kay was proposed by Cllr Rankin and seconded by Cllr Dykes and was elected.

5. Questions from members of the public:

There were none.

6. Planning Issues:

| Ref | Address | Proposal | Deadline |
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| a) New Applications: | | | |
| P22/V1130/HH | The Dairy 4 North Hinksey Lane North Hinksey Village Oxford | To rebuild an existing outbuilding which has become derelict, for use as a workshop. | 11/06/2022 Extension Requested |
| Comment: NHPC have considered this application and have no comment or objections. | | | |
| P22/V1156/HH | 23 Cumnor Rise Road Oxford | Material Amendment to Permission P21/V1013/HH to demolition the existing Garage and Carport and erect a timber framed Garage and Carport building. (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 | 09/06/2022 Extension Requested |

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| | | 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) | |
| Comment: NHPC have considered this application and have no comment or objections. | | | |
| P22/V1253/FUL | 3 Laburnum Road Oxford | Conversion of property to 8-person HMO and the erection of two-storey side extension and single storey rear extension following demolition of the existing garage and outbuilding as well as the single storey rear structure of the building. | 17/06/2022 |
| Comment: NHPC object to this application. The Planning Committee continues to have concerns that this development has insufficient parking for a possible 16 residents and the design of the parking spaces is impracticable. | | | |
| P22/V1262/HH | Grayflete Vernon Avenue Oxford | Extension and alterations to existing dwelling | 19/06/2022 |
| Comment: NHPC have considered this application and have no comment or objections. | | | |
| P22/V1182/HH | 35 Montagu Road Botley Oxford Oxfordshire | Proposed single storey extension and internal alteration of existing semi-detached house. | 22/06/2022 |
| Comment: NHPC have considered this application and have no comment or objections. | | | |
| b) Amendments: | | | |
| P22/V0347/FUL | 69 Yarnells Hill Oxford | As amended and amplified by plans received 12 May 2022 | |
| Comment: NHPC have considered this amendment and feel it does not address the previous issues it raised. <ul style="list-style-type: none"> NHPC feel that although a site this size is suitable for 2 properties, they have concerns that on this site, 2 properties could affect Raleigh Park and the Fen in the long term. It feels that there is some weight in the reports from Judith Webb and the Friends of Raleigh Park. A condition should be placed on any permissions that the beech hedge be retained to maintain the character. A further condition should also be placed that any development of roof space should require planning permission. The wildlife corridor, on the eastern corridor has been in existence for many years and needs to be retained. It would be appropriate for a facility for badger access be installed as part of in any boundary treatment. | | | |
| P21/V3123/FUL | Whitwick Grosvenor Road Oxford | as amplified by Analysis Draft v2 - AO & Plot Size Analysis Plan REV A received 18 May 2022 | |
| Comment: NHPC have considered this amendment and feel it does not address the previous issues it raised. <p>North Hinksey Parish Council objects to this application on a number of grounds. The main issue is that the application is trying to squeeze three dwellings and an access road onto a one acre site that should only accommodate two dwellings. This is an area where neighbouring properties are in plots of around an acre. The application contravenes a number of key planning documents: VWHDC Core Policy 37: Design & Local Distinctiveness dictates that the design should respond positively with the local surroundings and enhances historic character. The density applied for here means that each dwelling will</p> | | | |

be much closer together and have far less space than the surrounding properties. North Hinksey Neighbourhood Plan: Policy HS1: Policy HS1 Characteristics of New Housing dictates that new housing should respect & enhance their surrounding neighbourhood. It is also felt that: The access and parking arrangements for the site are insufficient for an application for 3, five-bedroom dwellings. The inclusion of only a single garage is insufficient for a five-bedroom home on plot 3. The driveway arrangement is overly long and does not provide sufficient space for delivery and service vehicles to operate in a safe manner. This contravenes Development Policy 16 in the VWHDC Local Plan Part 2. This access road and driveway arrangement does not comply with VWHDC Local Plan Part 2, Development Policy 28 which dictates that a new development should provide adequate facilities for sorting, storing and the collection waste and to further encourage sustainable waste management initiatives. Overall, the site could be developed in a manner to accommodate dwellings that are sympathetic to their surroundings.

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| P22/V0647/HH | 57 Yarnells Hill Oxford | As amended by revised plans to alter proposed extensions including omission of proposed front extension and retention of existing accesses. | |
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Comment: NHPC have viewed the amendments but still have concerns that the balcony has the potential to overlook neighbouring properties.

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| P22/V0583/FUL | 72 Westminster Way Oxford | As amplified by information received 11 May 2022 | |
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Comment: NHPC have viewed the amendments and continue to object to this application on the grounds that:

- There is no rear access to the bike store.
- There is insufficient parking provision.
- The application shows a very limited amount of communal space.
- NHPC feels this is an over development of the site.

c) Discharge / variation of condition:

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| P22/V1275/DIS | Botley Centre West Way Botley Oxford | Discharge of condition 26 (Drainage) on planning 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) | |
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Comment: NHPC have considered this application and have no comment or objections.

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| P22/V1372/DIS | Botley Centre West Way Botley Oxford | Discharge of condition 18 (archaeological watching brief) on planning 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.) | |
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Comment: NHPC have considered this application and have no comment or objections.

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| P22/V1399/DIS | Elmhurst Harcourt Hill Oxford | The application is for: Discharge of conditions 4 (turning space) & 5 (materials) on application P22/V0392/HH. Demolition of existing lean-to extensions and additions, Proposed single storey rear extension, proposed raising of ridge & eaves to create enlarged first floor including replacement dormer windows and solar PV panels, replacement hipped roof over existing Garage, change of roof finish, alterations to openings and replacement of windows and doors | |
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Comment: NHPC have considered this application and have no comment or objections.

d) Withdrawal:

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| P22/V0563/FUL | 190 Westminster Way Oxford OX2 0LR | Proposed extension and refurbishment works to 190 Westminster Way with proposed side extension to provide a new self-contained 4-bedroom dwelling house. Reconfiguration works to existing to car parking providing additional bike and bin stores and extension to existing dropped kerb | |
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e) PDH/LDP:

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| P22/V1070/PDH | 71 Arthray Road Oxford | Proposed single storey rear extension: Depth 6m Height 3m Height to eaves 2.9m | |
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Comment: NHPC have considered this application and have no comment or objections.

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| P22/V1005/LDP | 27 Hazel Road Oxford | Creation of loft conversion with ridge extension | |
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Comment: NHPC have considered this application and have no comment or objections.

f) Decision notices:

| Ref | Address | Proposal | Decision |
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| P21/V3511/FUL | Ardmore Stanton Road Oxford OX2 9AY | Replacement dwelling. General renovation works and alteration of adjacent existing hardstands and landscaping. Construction of detached carport (additional arboricultural, slab level and materials information submitted on the 14th March and 04th May 2022) | Permission Granted |
| 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. (As amended by plans and documents received 10 December 2021) | Permission Refused |
| P21/V3149/HH | 29 Stanley Close North Hinksey Oxford OX2 0LB | Single storey rear extension and first floor side extension and associated alterations. (As amended by plan nos. p100C p104B, p105C, | Permission Granted |

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| | | p106C, received 16th March 2022. Amended parking plan received 4th April.) | |
| P22/V0261/FUL | 20 Linden House, Flat 4 Eynsham Road Botley Oxford OX2 9BP | Variation of condition 2 on planning application P20/V2959/FUL to change the study into a bedroom in flat 4. (Proposed provision of 6 new flats comprising 3x2 bed and 3x1 bed, self contained units, with access to refuse and cycle stores, off-street car parking and both private and communal amenity space) | Permission Granted |
| P22/V0082/FUL | Land adjacent to 16 Yarnells Road North Hinksey Oxford OX2 0JY | Construction of new dwelling with amended roof design to that previously approved under P17/V00205/FUL (Part retrospective). | Permission Granted |
| P22/V0851/FUL | 9A Eynsham Road Botley Oxford OX2 9BS | Variation of condition 2 (Approved Plans) rooflight added to provide natural daylighting and ventilation to a bedroom on planning application P20/V0648/FUL (Demolition of the existing two storey, linked detached dwelling house with integral garage and the construction of a building to accommodate 5 x 2 bedroom flats) | Permission Granted |
| h) Appeal decisions: | | | |
| P21/V1343/FUL | 176 Westminster Way, Oxford OX2 0LR | The development proposed is the change of use from a small 6-person HMO (C4) to large 8-bed HMO (sui-generis), and a single-storey rear extension and dropped kerb. | Appeal Allowed and Permission Granted |

7. Any other planning matters:

(a) Chairman/Committee discretion

None

(b) Information provided by District Councillor

Cllr Rankin ran through the information.

(c) preparation of response to South and Vale Local Plan Consultation

North Hinksey Parish Council (NHPC) are generally supportive of the identified Vision, Themes and Opportunities contained in this initial issues version of the Local Plan. We would, however, like to highlight a number of specific points as follows.

Housing numbers:

There are well known issues regarding the accurate prediction of the housing levels that will be required in the future and problems arising from use of the inflated figures being promoted by the Government over recent years. This central key factor is an “elephant in the room” that is being ignored. It may well be the case that this will be dealt with at a later stage, but the overall strategies required may well be very different when based on a more realistic growth assumption. This issue should be incorporated from the very start of the review process.

Reducing Carbon emissions:

NHPC are keen to see strong policies arising across all elements of this theme. In particular, there is an urgent need for implementing significantly higher standards in the area of sustainable design and energy efficiency well above current Building Regulation requirements. The North Hinksey Parish Neighbourhood Plan (adopted in 2021) attempted to incorporate such standards in Policy UT2, but unfortunately this had to be significantly watered down as it was deemed not possible for Neighbourhood Plans to include higher standards in this area. Local Plans are allowed to include such standards and it is essential that this opportunity to be at the forefront of combatting climate change is not missed.

Nature Recovery & Landscape:

The opportunities highlighted are all appropriate but the item 'restrict the amount of development in and around our top biodiversity areas' should be expanded to restrict development in and around all significant green spaces including those identified as local green spaces in Neighbourhood Plans (see Policy GS1 in the North Hinksey Parish Neighbourhood Plan).

Other important issues not currently highlighted include identifying and protecting wildlife corridors and locally important views (see Policies GS2 and GS3 in the North Hinksey Parish Neighbourhood Plan).

Thriving Inclusive Communities:

A good mix of housing is definitely a positive factor, but there needs to be a specific way to limit the conversion of family houses to HMOs which is a growing problem in our parish. These inevitably have limited parking for the number of residents and are often located in close proximity to other HMOs in some of the most inappropriate locations with the cumulative impact on other nearby residents and surrounding roads not taken into consideration. HMOs also remove good quality family housing stock from the market and decrease the amount of overall green spaces in the locality.

NHPC fully recognise the need for appropriate levels of truly affordable housing, but do not support the stated opportunity to 'support affordable housing on sites we'd normally protect from development'. If sites are normally protected from development, then there is a good reason for doing so. This protection should only be overridden in very exceptional circumstances.

Healthy Lifestyles and Safe Communities:

There is an identified opportunity to 'provide opportunities for active travel, exercise, social interaction and recreation', but there also needs to be protection provided for current amenities (see Policy SI1 in the North Hinksey Parish Neighbourhood Plan)

Although there is an aim to 'avoid inappropriate development in flood risk areas' there is nothing that highlights the issue of groundwater flood risks as opposed to fluvial flooding (as seen in Policy UT1 in the North Hinksey Parish Neighbourhood Plan).

Jobs and Opportunities for Innovation:

There is nothing currently mentioned about identifying and protecting sites for business use to ensure that local economies can thrive and not be pushed out because of pressure to find additional locations for housing (see Policy EE3, designated sites for business use in the North Hinksey Parish Neighbourhood Plan). It is imperative that small local business can locate itself in the midst of the community it serves, both as a Supplier and Employer.

8. Any Other Information:

[P21/V2188/HH](#) - An appeal has been made to the Secretary of State against Vale of White Horse District Council's decision to refuse the planning application. Site Address: 4 Chelsie House 104 West Way Botley Oxford OX2 9JU Description of development: Erection of a double garage.

NHPC cannot make further comment. If it wishes to withdraw any representations made on the application, it must make this request to the Planning Inspectorate by 13th June 2022.

9. Date of Next Scheduled Meeting: 7th July 2022 at 8pm

Meeting closed at 20.46