



North Hinksey Parish Council



Mrs Linda Morrison Allsopp, Clerk to the Parish Council

Tel: 01865 861992 or 07494 054581

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

Parish Office, First Floor, 5 Church Way, Botley, Oxford OX29TH

Minutes of the Meeting of the Planning Committee held at 8pm on Thursday 4th August 2022 in the Seacourt Hall and via video conference

Present: Cllrs Rankin (Chair), Dowie, 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:** None

2. **Declarations of Interest:** None

3. **Approval of Draft Minutes of the Planning Meeting held on 7th July 2022:**

Retrospective meeting date change from 28th July to the 4th August noted.

Minutes approved unanimously.

4. **Questions from members of the public:** None

5. **Planning Issues:**

Ref	Address	Proposal	Deadline
a) New Applications: None			
b) Amendments:			
P21/V3123/FUL	Whitwick Grosvenor Road Oxford	As amended by drawing nos 20130 - PV0010 - C and 20130 - PP1011 - C altering access arrangements	28/07/2022
<p>Comment: North Hinksey Parish Council (NHPC) have considered this amendment and feel it does not address the previous issues it raised. North Hinksey Parish Council objects to this application on a number of grounds.:</p> <p>The main issue is that the application is trying to squeeze three dwellings onto a one acre site that would appropriately accommodate two dwellings as this is an area where neighbouring properties are in plots of around an acre.</p> <p>The application contravenes a number of key planning documents: Vale of White Horse District Council (VWHDC) Core Policy 37: Design & Local Distinctiveness dictates that the design should respond positively with the local surroundings and enhance historic character. The density applied for here means that each dwelling will 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.</p> <p>It is also felt that the 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.</p>			

c) Discharge / variation of condition:			
P22/V1704/DIS	176 Westminster Way Oxford	Discharge of condition 4 (Bin and bike storage) in application P21/V1343/FUL Change of use from a small 6-person HMO (C4) to large 8-bed HMO (sui-generis), and a single-storey rear extension.	19/08/2022
Comment: NHPC have considered this application and have no comment or objections.			
d) Withdrawal: None			
e) PDH/LDP:			
P22/V1776/LDP	51 Yarnells Hill Oxford	Rear extension to existing small brick outbuilding with new entrance.	16/09/2022
Comment: NHPC have considered this application and have no comment or objections.			
f) Decision notices:			
Ref	Address	Proposal	Decision
P22/V0774/FUL	Oxford Sports Lawn Tennis Club North Hinksey Lane North Hinksey Village Oxford OX2 0NA	Provision and erection of floodlights to two existing hard tennis courts	Permission Granted
P22/V1052/HH	11 Cumnor Rise Road Oxford OX2 9HD	Proposed single storey rear/side extension (replacing existing extension), with fenestration/material/roof alterations to the existing house	Permission Granted
P22/V1182/HH	35 Montagu Road Botley Oxford Oxfordshire OX2 9AQ	Proposed single storey extension and internal alteration of existing semi-detached house	Permission Granted
P22/V1064/HH	3 Toynbee Close Oxford OX2 9HW	Proposed single storey rear extension (Resubmission of application P21/V3169/HH)	Permission Granted
P22/V0647/HH	7 Yarnells Hill Oxford OX2 9BE	Double storey extensions to the rear and sides of the property including single storey elements. Installation of two rear dormer windows in loft space. Replacement of existing glazing and reconfiguration of internal layout. (As amended by plans received 25 May 2022 and as amended and amplified by plans received 28 June 2022)	Permission Granted
P22/V1077/HH	27 Southern Bypass Oxford OX2 0LJ	Conversion of garage to habitable room and erection of single storey extensions to front and rear. (Amended parking plan received 1st June 2022.)	Permission Granted
h) Appeal decisions:			
P21/V2188/HH	Flat 4, Chelsie House, 104 West Way, Botley, Oxfordshire OX2 9JU	The appeal is allowed and planning permission is granted for the erection of a double garage at Flat 4, Chelsie House, Botley, Oxfordshire OX2	Appeal Allowed

		9JU in accordance with the terms of the application, Ref P21/V2188/HH, dated 27 July 2021, and the plans submitted with it, subject to the conditions set out below: 1) The development hereby permitted shall begin not later than 3 years from the date of this decision. 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 402/0621/RR_001 and 256/0120/RR_002.	
--	--	--	--

6. Any other planning matters:

- (a) Chairman/Committee discretion

Late agenda item

Ref	Address	Proposal	Decision
P20/V2864/FUL	56 Hurst Rise Road Oxford OX2 9HQ	Variation of condition 2 (approved drawings - minor changes to the elevations) on application ref. P16/V0508/FUL (Section 73A) Demolition of existing dwelling and associated outbuildings. Erection of 2 new 4 bed dwellings with associated bin and bike stores	Permission Refused

(b) Information provided by District Councillor

Chair went through this and highlighted the 2 undecided applications for Yarnells Hill. For 69 Yarnells Hill, VOWHDC employed independent ecology and drainage consultants and their draft reports have now been delivered. When these have been checked they will be posted on the Vale website.

7. Any Other Information:

The New design guide for South and Vale has now been published. Chair cannot find a pdf copy but will consult with Cllr Hallett, to check if there is a hard copy available.

Oxford Green Belt Network AGM on the Thursday the 8th of September at the Horspath Club at 7pm. The Chair of Planning is the NHPC representative but Cllr Rankin is on holiday on that date. Cllr Church has volunteered to attend.

The Report on Wind Turbines circulated to Councillors may be a future information resource for this Committee. It is on the agenda for the next Environment and Wellbeing Committee meeting. There then followed a discussion on Solar versus Wind for generation of green energy.

Botley Road Railway Bridge - Exhibition on the 19th August from 2-7pm. The Railway Station will be closed 3 weekends in September and the first weekend in October.

8. Date of Next Scheduled Meeting: 1st September 2022 at 8pm

Meeting closed at 20.25