



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 6th October 2022 in the Seacourt Hall and via video conference

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

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

There were 4 members of the public present in person and one Councillor by Zoom.

1. **Apologies for Absence:** Cllr Kay gave his apologies and attended by Zoom.
2. **Declarations of Interest:** None
3. **Approval of Draft Minutes of the Planning Meeting held on 1st September 2022:** The Minutes were approved as correct, by those present.
4. **Questions from members of the public:** None
5. **Planning Issues:**

Ref	Address	Proposal	Deadline
a) New Applications:			
P22/V2070/FUL	Hinksey Court West Way Botley Oxford	Provision of disabled facilities including part M WCs, access ramp revisions, elevational and internal alterations and provision of additional pedestrian entrances. Subdivision of part of the building as individual use Class E Units.	Extension agreed to 07/10/22
Comment: North Hinksey Parish Council (NHPC) have considered this application and have no comment or objections.			
P22/V1626/FUL	4 Flat Elms Parade Oxford	Conversion of existing 4 bed flat into one 1 bed flat and one 2 bed flat.	Extension agreed to 07/10/22
Comment: North Hinksey Parish Council (NHPC) have considered this application and have no comment or objections.			
P22/V2204/HH	19 Arthray Road Oxford	Single storey rear extension to provide enlarged living space	13/10/22
Comment: North Hinksey Parish Council (NHPC) have considered this application and have no comment or objections.			
P22/V2220/FUL	Gateways, Harcourt Hill, Oxford	Demolition of existing house and erection of two detached dwellings	17/10/22
Comment: North Hinksey Parish Council (NHPC) have considered this application and have the following objections: The proposal shows the plot being split in two. The two proposed properties are out of character with the rest of Harcourt Hill for the following reasons:			
<ul style="list-style-type: none"> ○ The properties are composed of three stories while the surrounding properties are only two. ○ Two large properties are planned for a plot more fitted to one large property or two smaller ones. ○ The frontage of each property is set further forward than the building line established by the other properties along that side of Harcourt Hill. 			

- The frontages are dominated by the flank wall of the garaging, whereas the established frontage in the road has the house dominating the frontage.
- Having the garage so far out front also means that the frontage will become dominated by parked cars, again, hiding the property and going against the established street scene.
- The parking arrangements for this property are not clearly identified. The application states parking for four cars on each property. It is not clear how this application offers four spaces without an amount of car shuffling.
- The position of access to both properties, so close to the junction of Stanton Road, brings in to question the safety of access and egress.
- There has been no clear evidence that there will be a biodiversity net gain by removing the existing property and building these two.
- No Arboricultural Report has been included in this application, so there is no indication of how the trees on the plot, that help characterise the area, will be treated.
- Appeal Ref APP/V3120/W/21/3270765, from September 2021 indicates many reasons why this application should be refused for similar reasoning.

b) Amendments:

P20/V2298/FUL	Land at Yarnells Hill, Oxford	planning application amendment (no. 3) as amended by Reports for the Council received 8 September 2022	Extension agreed to 07/10/22
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Comment: North Hinksey Parish Council (NHPC) continue to object to this application. NHPC objected to this application on 14th October 2020 and 9th August 2021. It is the belief of NHPC that the new reports do not convince us that the site can be developed without a large amount of ecological damage and effect on the neighbourhood.

P22/V1869/HH	1 Lime Road Oxford	As amended by drawings received on 26 September 2022	
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Comment: North Hinksey Parish Council (NHPC) have considered this application and continue to have objections. Although it is nice to see its parking objection addressed it results in the loss of too much amenity space for a property of this size.

c) Discharge / variation of condition: None

d) Withdrawal: None

e) PDH/LDP:

P22/V2046/LDP	27 Hazel Road Oxford	Creation of loft conversion with ridge extension	Extension agreed to 07/10/22
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Comment: North Hinksey Parish Council (NHPC) note the application.

f) Decision notices:

Ref	Address	Proposal	Decision
P22/V1253/FUL	3 Laburnum Road Oxford OX2 9EL	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	Permission Refused

JUSTIFICATION: - The development lacks adequate space for an appropriate amount of parking with manoeuvring to ensure that individual residents can park on the site in a safe and convenient manner. As such the proposal is likely to lead to on-street parking on a constrained road, to the detriment of highway safety, contrary to policies

CP35 and CP37 of the Vale of White Horse Local Plan Part 1, policy DP16 of the Vale of White Horse Local Plan 2031 Part 2, policy TR2 of the North Hinksey Neighbourhood Plan 2031 and paragraphs 110 and 112 of the NPPF.			
P22/V1776/LDP	Land at 51 Yarnells Hill Oxford OX2 9BE	Extension to existing small brick outbuilding to the rear of 51 Yarnells Hill with new entrance.	Application Approved
P22/V0347/FUL	69 Yarnells Hill Oxford OX2 9BG	Demolition of existing dwelling and detached garage. Replacement with two detached dwellings, private amenity space, car parking and bin and bicycle storage. (As amended and amplified by plans received 16 March 2022 and 12 May 2022)	Permission Granted
h) Appeal decisions: None			

6. Any other planning matters:

(a) Chairman/Committee discretion

Late Agenda Items:

a) New Applications:			
P22/V2310/T28	Land Adjacent to Convenience Store Laburnum Road Botley Oxford	The removal of existing 12.5m monopole supporting 3 no. antennas and the installation of a replacement 20.0m monopole supporting 3 no. replacement antennas. Ancillary development thereto including the installation of 3 no. Remote Radio Units (RRUs) and 1 no. GPS module.	
Comment: North Hinksey Parish Council (NHPC) note this application and have no comment or objections			
b) Amendments:			
P22/V1895/DIS	Ardmore Stanton Road Oxford	additional drainage information received 30 September 2022	
Comment: North Hinksey Parish Council (NHPC) note this application and have no comment or objections			
c) Discharge / variation of condition:			
P22/V2274/DIS	Botley Centre West Way Botley Oxford	Discharge of condition 9(Construction Environmental Management Plan) on 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 of 150 residential dwellings. Associated car parking and landscaping are also proposed).	
Comment: North Hinksey Parish Council (NHPC) note this application			

(b) Information provided by District Councillor:

Cllr Rankin went through the information.

7. Any Other Information:

Information provided by Cumnor Parish Council for [P22/V2051/SCR](#) (Paper 1)

Information noted. Proposal from Cllr Rankin, seconded by Cllr Dowie that the Clerk write to Cumnor Parish Council to thank it for the information and reassure Cumnor Parish Council that NHPC will keep an eye on the situation and will be grateful for any other information. This was unanimously agreed.

8. Date of Next Scheduled Meeting: 27th October 2022 at 8pm

Meeting closed at 9.15pm.