



North Hinksey Parish Council



Mrs Linda Morrison Allsopp, Clerk to the Parish Council

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Minutes of the Meeting of the Planning Committee held at 8pm on Thursday 27th 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 was 1 member of the public present in person and 0 by Zoom.

1. **Apologies for Absence:** Cllr Kay
2. **Declarations of Interest:** [P22/V2377/FUL](#) North Hinksey Parish Council is the applicant authority and the Planning Committee declares its interest in the application.
3. **Approval of Draft Minutes of the Planning Meeting held on 6th October 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/V2346/HH	13 Montagu Road Oxford OX2 9AH	Hip-to-gable roof conversion to host a loft conversion. Rear dormer extension with juliet balcony, addition of new rooflights in front roof elevation. Internal addition of new staircase leading to loft from first floor landing.	28/10/2022
<p>North Hinksey Parish Council (NHPC) have considered this application and object to it.</p> <p>The application shows a rear dormer which is overbearing and will invade the privacy of the neighbouring properties to an unacceptable level. This goes against a number of the Design Guide Principles laid out in the new South & Vale Design Guide. The now made North Hinksey Neighbourhood Plan indicates, in Section 4.1.4.5, part 3, that the proposal must not have an overbearing effect and must not excessively overlook neighbouring properties. This rear dormer, as designed, goes against this guidance.</p> <p>The short length of the applicant's rear garden, the rise in levels from the applicant to neighbours in the Garth and the plans to fit full length glazed doors to the rear dormer exacerbate the invasion of privacy and overbearing effect that the rear dormer will have.</p> <p>It may also be the case that this dormer is of such proportions that it dominates the property, which goes against the Design Principle that extensions should be subservient to the main house.</p> <p>NHPC would also like to add that it does not feel that the hip to gable conversion and front roof windows go against existing guidance.</p>			
P22/V2377/FUL	Louie Memorial Pavillion Arnolds Way Oxford	Demolition of existing single storey former scout hut and single storey Louie Memorial Pavilion. Erection of new single storey community and sports pavilion to replace existing. Associated external works, car parking, access, landscaping and site works.	02/11/2022
Comment: North Hinksey Parish Council (NHPC) is the applicant. The Planning Committee note the application but cannot comment.			
b) Amendments: None			

c) Discharge / variation of condition: None			
d) Withdrawal: None			
e) PDH/LDP: None			
f) Decision notices:			
Ref	Address	Proposal	Decision
P22/V1626/FUL	4 Flat Elms Parade Oxford OX2 9LG	Conversion of existing 4 bed flat into one 1bed flat and one 2 bed flat.	PERMISSION GRANTED
P22/V1774/HH	West Cottage Harcourt Hill Oxford OX2 9AS	Single storey rear extension with two storey side extension with internal alterations to increase the existing 3-bed semi-detached cottage and a new replacement garage with ancillary accommodation.	PERMISSION GRANTED
h) Appeal decisions: none			

6. Any other planning matters:

(a) Chairman/Committee discretion

a) New Applications: none			
b) Amendments: none			
c) Discharge / variation of condition:			
P22/V2480/DIS	The Forresters 54 Hurst Rise Road Cumnor Hill Oxford	Discharge of condition 3 (Tree Protection) under application reference number P21/V2746/HH (Extensions & Alterations to Existing Dwelling & New Garage Annexe Building)	29/11/2022
Comment: North Hinksey Parish Council (NHPC) has previously considered application P21/V2746/HH and has registered its objections to it. It does not have the technical expertise to comment on this further application.			
d) Withdrawal:			
e) PDH/LDP:			
f) Decision notices:			
Ref	Address	Proposal	Decision

P22/V2070/FUL	Hinksey Court West Way Botley Oxford OX2 9LZ	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.	Permission Granted
h) Appeal decisions:			

(b) Information provided by District Councillor
Chair went through the list.

7. Any Other Information:

1. Introductory webinar to the proposed Botley West Solar Farm.
 - Wednesday 2 November, 4.30pm – 5.30pm: https://us02web.zoom.us/webinar/register/WN_sZDFbbDISfS7UXJg8wBP4w
 - Thursday 3 November, 6pm – 7pm: https://us02web.zoom.us/webinar/register/WN_xOGnIGcJRreOlrwAhZfaoQ

2. Cllr Dowie asked for any information on the next stage of Westway Square?

It was suggested that he contact Cllr Berrett who is working with the developer on the Public Arts Project so might have some information.

8. Date of Next Scheduled Meeting: 17th November 2022 at 8pm

Meeting closed at 9.15