



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 8th December 2022 in the Seacourt Hall and via video conference

Present: Cllrs Rankin (Chair), Dowie 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 Dykes
2. **Declarations of Interest:** None
3. **Approval of Draft Minutes of the Planning Meeting held on 17th November 2022:**
Agreed as a correct record by all committee members present.
4. **Questions from members of the public:** none
5. **Planning Issues:**

Ref	Address	Proposal	Deadline
a) New Applications:			
P22/V2778/HH	94 Westminster Way Oxford OX2 0LP	Single storey rear and side extension with conversion of existing garage into a habitable space.	20/12/2022
Comment: North Hinksey Parish Council (NHPC) considered the application and have the following objections <ul style="list-style-type: none"> • No 92 Westminster Way will suffer a loss of light • The extension may infringe the 45-degree rule • This proposal, to add the extra area across the whole width of the plot, amounts to an overdevelopment of the site. • The application does not detail any parking arrangements. The application details additional bedrooms, yet no additional parking provision is indicated. This is a busy bus route where street parking is obstructive and this application removes a parking space (in the form of the garage). 			
b) Amendments:			
P22/V1495/FUL	Land adjacent to 82 Westminster Way Oxford OX2 0LP	Creation of 4 bedroom dwelling, on the land adjacent to 82 Westminster Way. (As amended & amplified by information received 17 November	06/12/2022 Extension Granted
Comment: North Hinksey Parish Council (NHPC) considered the application and notes the report addressing the subsidence and drainage issues previously raised. However, the parking still does not meet Oxfordshire County Council standards; it is unrealistic and unsafe. Increased residential development in an area with already poor air quality.			
P22/V2627/DIS	New Barn Stanton Road Oxford	Amended arboricultural info received 29 Nov 2022	professional bodies consultation
Comment: North Hinksey Parish Council (NHPC) considered the application, noted the discharge of conditions and have no further comment.			

c) Discharge / variation of condition: none			
d) Withdrawal: none			
e) PDH/LDP: none			
f) Decision notices:			
Ref	Address	Proposal	Decision
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.	PERMISSION GRANTED
P21/V3123/FUL	Whitwick Grosvenor Road Oxford OX2 9AX	Demolition of existing building comprising dwellinghouse and self-contained flat; erection of 3no. 5-bed detached dwellings, each with parking, private amenity space, bin and bicycle storage. Improvements to vehicular access from Grosvenor Road. (As clarified by revised tree protection and service routes plan received on 7 January 2022 and Biodiversity Assessment received 8 March 2022 and as further clarified by full Biodiversity metric, photomontage and appeal note accompanying Agent's email dated 26 April 2022 and as amplified by Analysis Draft v2 - AO & Plot Size Analysis Plan Rev A received 18 May 2022). (As amended by drawing nos 20130 - PV0010 - C and 20130 - PP1011 - C altering access arrangements.)	PERMISSION REFUSED
h) Appeal decisions: none			

6. Any other planning matters:

(a) Chairman/Committee discretion

a) New Applications:			
P22/V2827/HH	57 Yarnells Hill Oxford	Single storey garden annexe/pool house amenity with outdoor swimming pool. The building is an ancillary building and not intended for rental purposes.	04/01/2022
Comment: North Hinksey Parish Council (NHPC) considered the application and have the following comments. It queries the proximity of the annex/pool house to the property to the rear. NHPC also requests a Planning Condition that the annex is not to be used as a separate dwelling in the future.			
b) Amendments: none			
c) Discharge / variation of condition:			

P22/V2825/S73	42 Hutchcomb Road Oxford OX2 9HL	S73 application to vary condition 2 (approved plans) on application P22/V0480/HH - alteration to proposed upper ridge height; change to roof finish for single storey rear extension; alteration to rooflight configuration over single storey extension and addition of solar photovoltaic panels to front and rear roof slopes. (Demolition of existing conservatory and raised terrace, proposed single storey rear extension, raised terrace, loft conversion and dormer window).	05/01/2022
Comment: North Hinksey Parish Council (NHPC) considered the application and have no comments or objections.			
d) Withdrawal: none			
e) PDH/LDP:			
P22/V2842/LDP	7 Finmore Road Oxford	Altering an existing dormer and extending.	
Comment: North Hinksey Parish Council (NHPC) considered the application and have no comments or objections.			
f) Decision notices:			
Ref	Address	Proposal	Decision
P22/V2220/FUL	Gateways Harcourt Hill Oxford	Demolition of existing house and erection of two detached dwellings	APPLICATION REFUSED
h) Appeal decisions: none			

(b) Information provided by District Councillor

Cllr Rankin went through Cllr Hallett's report.

7. Any Other Information:

Seacourt stream compulsory purchase: The Planning Committee have already submitted an objection to the flood alleviation scheme. Cllr Dowie felt that NHPC should seek legal advice if a Compulsory Purchase Order be made, to possibly contest the CPO. He also suggested that NHPC may wish to align with other groups in opposing such CPOs.

Solar Farms: Cllr Dowie felt this was a planning issue that had been discussed at the previous Environment & Wellbeing Committee meeting. Some cross over between Committees is natural. The Clerk pointed out that whilst the Planning Committee has delegated powers, the Environment & Wellbeing Committee does not. However, Council are the final arbiter in creating Council Policy.

Date of Next Scheduled Meeting: 5th January 2023 at 8pm

Meeting closed at 20.50pm.