



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 5th January 2023 in the Seacourt Hall and via video conference

Present: Cllrs Rankin (Chair), Dykes, 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:** none

2. **Declarations of Interest:**

Cllr Dowie declared a nonpecuniary interest in [P22/V2869/HH](#) the applicant is a friend.

3. **Approval of Draft Minutes of the Planning Meeting held on 8th December 2022:**

The minutes were agreed by all present as an accurate record of the meeting.

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

5. **Planning Issues:**

Ref	Address	Proposal	Deadline
a) New Applications:			
P22/V2837/HH	47 Laburnum Road Oxford OX2 9EN	Single storey rear and two storey side extension	11/01/2023
Comment: North Hinksey Parish Council (NHPC) Object on the grounds that they support the comments from Highways that the parking is insufficient and does not meet parking standards.			
P22/V2869/HH	17 Laburnum Road Oxford OX2 9EL	Single storey extension at the rear.	11/01/2023
Comment: North Hinksey Parish Council (NHPC) have no comments or objections.			
b) Amendments: none			
c) Discharge / variation of condition: none			
d) Withdrawal: none			
e) PDH/LDP:			
P22/V2856/PDH	71 Arthray Road Oxford	The application is for: Erection of a single storey rear extension Depth: 6.00m Height: 3.80m Height at eaves: 2.5m	13/01/2023
Comment: North Hinksey Parish Council (NHPC) note the neighbour living at no 69 Arthray Road has highlighted a possible breach of planning regulations in the measured height of the development.			

P22/V2910/LDP	Augustyn 13 Hutchcomb Road Oxford	New front window to replace existing door.	
Comment: North Hinksey Parish Council (NHPC) has no comments or objections.			
f) Decision notices: none			
Ref	Address	Proposal	Decision
h) Appeal decisions: none			

6. Any other planning matters:

- (a) Chairman/Committee discretion

Late agenda items

f) Decision notices:									
Ref	Address	Proposal	Decision						
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 2022)	PERMISSION REFUSED						
JUSTIFICATION									
<p>1. The proposed development is considered to be out of keeping with local character due to its proximity to the northern boundary giving an uncharacteristically cramped appearance, reducing openness around this corner plot and in conflict with the established built form along Montagu Road. The application is therefore considered to be harmful to visual amenity and contrary to policy CP37 of the Local Plan 2031 Part 1, policies HS1 and HS2 of North Hinksey Neighbourhood Plan, and paragraph 130 of the NPPF.</p> <p>2. Insufficient information has been provided to demonstrate that the proposed development will not increase flood risk in the vicinity due to the potential for the groundwater table to be penetrated by the dwelling's foundations. As insufficient information has been provided, it has not been demonstrated that the application accords with policy CP42 of Local Plan 2031 Part 1 and policy UT1 of North Hinksey Neighbourhood Plan.</p> <p>3. Safe and suitable access for all users and parking which accords with adopted standards has not been demonstrated and therefore the development is harmful to highway safety and contrary to policies CP33, CP35, and CP37 of Local Plan 2031 Part 1, policies TR1 & TR2 of North Hinksey Neighbourhood Plan, and paragraph 110 of the NPPF.</p> <p>NB The development to which this refusal relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the Vale of White Horse Charging Schedule. Please refer to the CIL Regulations 2010 (as amended). If planning permission is granted following a successful appeal against this refusal a Liability Notice will be issued to the relevant person following the issue of the appeal decision. Detailed guidance and the CIL process is available on the planning portal website http://www.planningportal.co.uk/cil or our website http://www.whitehorsedc.gov.uk/cil</p> <p>The relevant planning policies were:</p> <table border="0"> <tr> <td>Local Plan Policy CP01</td> <td>Presumption in Favour of Sustainable Development</td> </tr> <tr> <td>Local Plan Policy CP03</td> <td>Settlement Hierarchy</td> </tr> <tr> <td>Local Plan Policy CP04</td> <td>Meeting Our Housing Needs</td> </tr> </table>				Local Plan Policy CP01	Presumption in Favour of Sustainable Development	Local Plan Policy CP03	Settlement Hierarchy	Local Plan Policy CP04	Meeting Our Housing Needs
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Local Plan Policy CP33	Promoting Sustainable Transport and Accessibility
Local Plan Policy CP35	Promoting Public Transport, Cycling and Walking
Local Plan Policy CP37	Design and Local Distinctiveness
Local Plan Policy CP40	Sustainable Design and Construction
Local Plan Policy CP42	Flood Risk
Local Plan Policy CP43	Natural Resources
Local Plan Policy CP44	Landscape
Local Plan Policy CP46	Conservation and Improvement of Biodiversity
Local Plan Policy DP16	Access
Local Plan Policy DP23	Impact of Development on Amenity
Local Plan Policy DP26	Air Quality
Local Plan Policy DP28	Waste Collection and Recycling

NB North Hinksey Neighbourhood Plan Policies:

HS1 - Characteristics of New Housing

HS2 - Low-Rise Housing Design

HS4 - Flexibility, Future-Proofing, and Sustainable Design

TR1 - Cyclists, Pedestrians & Public Transport

TR2 - Parking, Access and Electric Vehicle Charging

UT1 - Flooding & Groundwater

UT2 - Sustainable Design, Energy Efficiency and Renewable Energy

GS2 - Biodiversity, Wildlife Corridors, TPOs and Tree Canopy Cover

In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing

(b) Information provided by District Councillor

7. Any Other Information:



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District Council newsletter highlighted bespoke training available for Parish Councillors with Council Officers.

Parish Council Agenda item from the Planning Committee requesting feedback from Councillors on Planning Related Issues they wish to be raised with District Officers and Clerk asked to contact VOWHDC to query if more time can be organised, for a group discussion, copy to District Councillor Debbie Hallett.

8. Date of Next Scheduled Meeting: 26th January 2023 at 8pm

Meeting closed at 20.50