



North Hinksey Parish Council



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Minutes of the Meeting of the Planning Committee held at 8pm on Thursday 13th April 2023 in the Seacourt Hall and via video conference

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

In attendance: There was 1 member of the public present in person and 0 by Zoom.

1. Apologies for Absence: Cllr Kay

2. Declarations of Interest:

Cllr Dowie registered an interest as an allotment holder.

3. Approval of Draft Minutes of the Planning Meeting held on 9th March 2023:

The Minutes were approved as a correct record. This was proposed by Cllr Rankin and seconded by Cllr Dowie.

4. Questions from members of the public: none

5. Planning Issues:

Ref	Address	Proposal	Deadline
a) New Applications:			
P23/V0569/CM MW.0027/22 Response to be sent directly to Oxfordshire County Council	North A420 Botley Road to south A423 ring road between A34 to the west & the Oxford to London railway line to east including land between the A4144 Abingdon Road to the west & the River Thames.	Notice of Submission of Further Information in relation to Application for Planning Permission Accompanied by an Environmental Statement (Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as Amended) (A flood alleviation scheme to reduce flood risk in Oxford, comprising: Construction of a new two stage channel from the confluence of the Botley and Seacourt Streams, extending south easterly to north Kennington; Floodwalls to the north of Botley Road, at Seacourt Park and Ride and adjacent to Bullstake Close allotments; Floodgates at Helen Road, Henry Road and Seacourt Park and Ride; Flood defences at New Hinksey between Abingdon Road in the west and the River Thames in the East, Ferry Hinksey Road and north of South Hinksey; Control Structures at Bulstake Stream, Eastwyke Ditch, Hinksey Pond, Redbridge Stream and Cold Harbour; Bridges and culverts to cross highways and footpaths maintaining access routes; Spillways, embankments, low flow control structure, modifications to Seacourt Stream, ford crossings, channel clearance, ditch widening and deepening, removal of weir and installation of telemetry	17/04/23

		cabinets; Repairs to existing walls along Osney Stream and in Hinksey Park. The creation of new and improved habitat for flora, fauna and fisheries, and change of use of land to provide exchange for existing open space. Works will include extraction of some sand and gravel for reuse on the site and exportation from the site.)	
<p>Comment: North Hinksey Parish Council has reviewed the additional information. NHPC continues to object to this Flood Alleviation Scheme.</p> <p>The additional information indicates that there is now an overall loss in biodiversity for the scheme when it should be a net gain of 10%. This is planned to be offset with measures elsewhere. As such, this scheme is unacceptable to NHPC.</p> <p>The loss of various public rights of way, some permanently and some for the duration of the works is unacceptable to NHPC.</p> <p>NHPC continues to reinforce its view regarding the removal of such a large amount of spoil from the site. This is impractical and will result in too much inconvenience for too many communities.</p>			
W/23/00242/PRM A	New Premises Licence	Street Record A40 Section From Eynsham To Cherwell District Boundary Cassington Oxfordshire	15/04/2023
<p>Comment: North Hinksey Parish Council (NHPC) has reviewed and discussed the application and have no comments or objections.</p>			
P23/V0616/HH	54 Arthray Road Oxford OX2 9AB	Single storey rear extension.	19/04/2023
<p>Comment: North Hinksey Parish Council (NHPC) has reviewed and discussed the application. NHPC note that this proposal adds to an existing extension which, when combined, represents a large increase in the footprint of the property.</p>			
P23/V0682/FUL	167 Southern Bypass Oxford OX2 0LN	Double storey side and rear extension to existing property. Installation of new fenestration to for new extension and replacement openings. Conversion of the existing residential into 3x Separate 1-Bed (1 person) Class C3 residential flats. New side entrance to shared garden amenity.	22/04/2023
<p>Comment: North Hinksey Parish Council (NHPC) has reviewed and discussed the application. NHPC note that there are no WCs indicated in the property on the floor plan; in particular that the bathroom in Flat 1 directly joins the kitchen.</p> <p>NHPC object to this application as it does not indicate how any car parking is arranged. Any residents with cars will have to park in a turning space at the end of this road which will cause a nuisance to other neighbours. It is unrealistic to state that this property is on a bus route, when the only local buses run on the other side of the A34, reached via an underpass.</p>			
b) Amendments:			
P22/V2711/FUL	4 North Hinksey Lane Oxford	as amended by plans received 20 March 2023 amending the description from 6 units to 5 units, reducing the floorspace of the block, redesigning the external appearance of the block, increasing the number of parking spaces, reconfiguring the bin / bike stores and updating the existing plan to show trees/hedges removed, and as amplified by the flood risk assessment, tree survey, updated design and access statement, 3D visualisations and shadow / sunlight diagrams, received 20 March 2023	

Comment: North Hinksey Parish Council (NHPC) has reviewed and discussed the application. NHPC continues to object to this proposal that the parking arrangements do not meet the County Council standards and are unrealistic. NHPC also feel that the amenity space provided is insufficient.

c) Discharge / variation of condition: none

P22/V2711/FUL	Botley Centre West Way Botley Oxford OX2 9LP	Variation to amend the 10th schedule of the Section 106 agreement under application reference number P19/V1731/FUL For a period of at least 43 weeks per year, not to permit the Occupation of any units of Academic Residential Accommodation by any persons other than full time students attending universities in the City of Oxford, the Vale of White Horse or South Oxfordshire, or employees including (but not limited to) interns and research assistants working or studying at academic institutions in the City of Oxford or the Vale of White Horse	05/05/23
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Comment: North Hinksey Parish Council (NHPC) has reviewed and discussed the application and have no comments or objections.

d) Withdrawal: none

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e) PDH/LDP: none

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f) Decision notices:

Ref	Address	Proposal	Decision
P23/V0089/HH	154 Westminster Way Oxford	Two storey side extension and external alterations.	PERMISSION GRANTED
P23/V0177/S73	The Forresters 54 Hurst Rise Road Oxford	Variation of condition 4 (Ecology) regarding the badger sett on planning application P21/V2746/HH Extensions & alterations to existing dwelling & new garage annexe building.	PERMISSION GRANTED
P23/V0260/FUL	25B Hawthorn Close Oxford OX2 9DY	Proposed Porch.	PERMISSION GRANTED
P23/V0133/HH	71 Arthray Road Oxford OX2 9AD	Construction of the front porch, hip to gable conversion and rear extension. (As amplified by additional plan received 20 February 2023)	PERMISSION GRANTED
P23/V0208/HH	25 Elms Road Oxford	Removal of single storey conservatory, porch and garage. New single storey rear extension.	PERMISSION GRANTED
P23/V0204/HH	4 Chelsie House 104 West Way Botley Oxford OX2 9JU	Demolition of existing conservatory, and construction of single storey rear extension	PERMISSION GRANTED

g) Appeal Consultations: None

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h) Appeal decisions: none			

6. Any other planning matters:

(a) Chairman/Committee discretion

There were no late agenda items added to Dropbox for this agenda.

(b) Information provided by District Councillor:

Cllr Rankin read out the District Councillor's report on how various applications were progressing.

7. Any Other Information:

8. Date of Next Scheduled Meeting:

The date of the next Planning Committee meeting was scheduled for the 4th May 2023. As this day is the day of the Parish Council elections, it was decided to move this meeting to 25th 023 at 8pm.

The meeting closed at 9:20 p.m.

DRAFT