

MINUTES OF THE PLANNING COMMITTEE, HELD ON THURSDAY 20th JUNE 2019, AT 7.45PM, IN THE NEW SEACOURT HALL, 2nd FLOOR GRANT THORNTON BUILDING, BOTLEY.

Present: The Chairman, Councillor A Rankin and Councillors, A Dykes, D Kay, P Allen and M Dowie.

Others present: C A Ryde (Clerk).

1. APOLOGIES FOR ABSENCE

There were none.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES

The minutes of the meeting held on 30th May were agreed as a true record.

4. PLANNING ISSUES

a. Applications for Consideration for North Hinksey

New Plans – VWHDC:

P19/V1212/HH ;13A Chestnut Road Botley Oxford OX2 9EA: Loft conversion of a first floor flat to provide a second bedroom and bathroom and enlarged living space by means of a partial hip-to-gable side roof extension, flat roofed rear dormer and 3no. roof windows in front roof slope.

No Objections.

P19/V1259/FUL; Sweetmans Cottage Yarnells Hill Oxford OX2 9BG

Demolition of an existing dwelling and erection of new detached dwelling, separate double garage and associated landscaping.

The applicant attended the meeting and informed the Committee that he had discussed the plans with neighbours who had raised a number of concerns (previously emailed to NHPC) about the proposed development. The applicant said that amended plans had been submitted to the Vale of White Horse but had not yet appeared online. These addressed a number of the concerns. The Committee noted that the amended plans were not available on The Vale of White Horse web site.

The Chairman read out neighbour's objections; informing the meeting that the Committee were only able to comment on the plans submitted to the Parish prior to the meeting. However; Councillors noted that: the applicant was consulting neighbours about the issues raised and hoped the amendments would address the concerns The Committee will consider the revised plans and feedback when submitted.

P19/V1184/FUL ;11A Westway, Oxford OX20JB: Change of use of ground floor unit from print shop to offices with meeting room/ conference facilities (B1 class) Replacement of external signage. Replacement of external windows and doors. Addition of obscure window film to ground floor glazing. Installation of 3no. new AC units to rear of the building. Internal alterations.

No Objections.

P19/V1170/HH; 55 Raleigh Park Road North Hinksey Oxford OX2 9AZ New car port with storage.

No Objections.

P19/V1330/HH; 37 St Pauls Crescent Botley Oxford OX2 9AF: Single storey rear and side extension and to convert the garage to study/store/shower room.

OBJECTED

The next-door neighbour (no 35b) attended the meeting and drew the Committees attention to deed plans which showed that the proposed development encroached no 35b's land. The neighbour informed the Committee that this had been raised with the applicant who had said that they would draw this to the attention of their architect. The neighbour also raised concerns about rainwater drainage along the boundary. The Committee reviewed the neighbour's concerns; concluding that the development was too close to the neighbouring property and encroached on the neighbour's land.

The Committee therefore OBJECTED on grounds of:

- Overdevelopment of the site.
- Encroachment of the neighbouring boundary /land.

P19/V1398/HH; 25 Sweetmans Road North Hinksey Oxford OX2 9BA: Other Proposal: Conversion of undersized garage to habitable space.

No Objections.

P19/V1403/HH; Gateways Harcourt Hill Oxford OX2 9AS: To demolish existing garage, utility room and single storey extensions to front and rear. Extend property to side, rear and front, and create new habitable floor space in loft. Remodel drive.

No Objections

b. Discharge of Condition

No Condition Discharges.

c. Amendments

P19/V0682/HH 87 Hurst Rise Road Oxford OX2 9HF: Other Amendment: No. 1 - dated 5th June 2019 Proposal: Front single, and side and rear two storey extensions. (As amended by plan numbers 3148/P01F, 3148/P03B, 3148/BP, 3148/P02C- reducing the size of the extension, changes to windows and roof design received 05 June 2019).

OBJECT on grounds that the amendments did not sufficiently address NHPC's objections to the original proposal

d. Withdrawal

P19/V0372/FUL; 9 West Way Oxford OX2 0JB P: Variation of condition 2 (approved plans) of planning permission P17/V3116/FUL to increase the building height by 0.5m and the first-floor window heights to match Willow Court.

Refurbishment of existing B1 offices, including external cladding and alterations to doors and windows. Addition of second floor extension to provide 10 residential apartments. Additional information (Air Quality Assessment) submitted 2 February 2018. Amended Flood Risk Assessment and additional landscaping details submitted 8 March 2018. Amended plans received 25/4/2018 revising bin location and providing additional flooding information.

Noted.

e. PDH

P19/V1274/PDH 19 Chestnut Road Oxford OX2 9EA Traditional masonry construction with roof tiles to match existing building to form extended kitchen / dining area Depth - 4.1m Height - 3.3m Height to eaves - 2.25m.

Noted.

f. Decision Notices

The following decisions were **noted**

P19/V0936/HH 3 Yarnells Hill Oxford OX2 9BD removal of existing conservatory. Single storey rear extension and first floor rear/side extension.

GRANTED



P19/V0928/FUL The Chestnuts Harcourt Hill Oxford OX2 9AS. Erection of one new self-build detached house on land to the side of the property.

GRANTED

P19/V1052/HH: 35 Monagu Road, Oxford, OX29AQ: removal of existing conservatory and erect single storey rear extension and extend patio/decking area.

GRANTED

g. Notices of Appeal

No notices of appeal

h. Appeal Decisions

No appeal decisions.

5. ANY OTHER PLANNING MATTERS

The Chair reported that the applicant for P19/V1054/HH:30a Hutchcomb Road, had written objecting to NHPC's comments and had submitted a detailed FOI request for information concerning NHPC's planning decisions over the past 5 years. A written response had been provided explaining that such information was in the public domain and NHPC did not have the resources to compile such data. The complainant had been encouraged to attend a planning meeting, to see the planning process and had been made aware that NHPC were not the decision-making authority.

6. ANY OTHER INFORMATION

Training:

Councillors were made aware of the training courses available on planning issues.

Communication:

Councillors noted the effort the chair had made (in addition to the agenda being posted on notice boards and the NHPC web site) to communicate with neighbours concerning plans before the committee which could affect their property; inviting them to attend the meeting.

7. DATE OF NEXT SCHEDULED MEETING:

11TH July 2019

2nd draft 21 June inc Chair


27/6/19