



Minutes Planning Committee Meeting 2nd November 2023

Key
Agreed = green
Motion not passed = grey
Action = yellow

Those Present:

Cllr Rankin (chair), Cllr Dowie and Kay

In Attendance

In person: Emma Gordon – BNHPC Clerk

1. Apologies for Absence: - None

2. Declarations of Interest:

Cllr Dowie declared a NRI for being involved as an objector of the CPO and as an allotment plot holder.

3. Questions from members of the public - None

4. Minutes from Planning Committee Meetings

- i. 5th October 2023 – For approval by the Committee

Proposed by Cllr Rankin, seconded by Cllr Dowie: "To agree the minutes."

*Vote: Favour (2) **AGREED***

5. Flood Alleviation Scheme / CPO

Update on progress of the scheme – Opportunity for councillors to swap information and discuss any necessary next steps.

There has been an updated timetable and list of evidence from the Program Officer Helen Wilson.

6. 164 Westminster Way – Opportunity for councillors to swap information and discuss any necessary next steps.

BNHPC received an email from a neighbour about the manner in which the house and the houses on the street have been developed and urging the BNHPC to object. Cllr Rankin read out the email and his response.

7. Review entries below and agree actions

Ref	Address	Proposal	Deadline
a) New Applications			
<u>P23/V2268/FUL</u>	Chelsie House 104 West Way Oxford OX2 9JU	Replacement of existing cabin with a 3 bedroom bungalow.	Katherine Canavan 30th October 2023 (Extension to end of play 3 rd Nov - granted)



Botley & North Hinksey Parish Council



Miss Emma Gordon, Clerk to the Parish Council

Tel: 01865 861922 or 07494 054581

E-mail: clerk@northhinksey-pc.gov.uk

Parish Office, First Floor, 5 Church Way, Botley, Oxford OX2 9TH

Councillors discussed and reviewed the application. – There was concern that this would eventually become a second address.

Action Clerk: To send objection on the basis that:

“The statement in section 6.3 of the Planning Design & Access Statement “*The cabin has been used as a separate dwelling, independent of the main dwelling at Chelsie House, for in excess of the 4years and therefore is immune from enforcement action and is, tantamount to an independent ‘dwelling’.* – We feel this is a questionable statement and we would ask the Vale to verify that this is valid. If it is incorrect then we feel this is an attempt to replace a temporary and ancillary building with a more permanent independent dwelling from the main house. If this is the case then we would consider this an overdevelopment of the site.”

<u>P23/V2277/HH</u>	Southfield Harcourt Hill Oxford OX2 9AS	Part two storey and part single storey rear extension	Miss Helena Ahier 2nd November 2023 (Extension request sent 27/10)
Action Clerk to comment: “BNHPC have considered this and have no comments or objections.”			
<u>P23/V2308/CM</u>	Land on the A423 Southern Bypass between Hinksey Hill Interchange and Kennington Roundabout	The application is for: 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) (Planning application seeking full planning permission for: - Demolition and replacement of Kennington rail bridge, including single span over the railway lines and culverts for Hinksey Stream East and West; - An eastbound all-traffic lane for left-turning vehicles from the A34 Hinksey Hill Interchange to Old Abingdon Road; - An eastbound lane from Old Abingdon Road to Redbridge Park and Ride, for use by buses and users of Redbridge Park and Ride; - Capacity improvements at Kennington road bridge to enable the proposed eastbound Park and Ride lane to extend over the road bridge and upgrade of the existing parapets on both sides; - Improved eastbound shared use footway and cycleway between A34 Hinksey Hill	Adrian Butler This application is not subject to public consultation however it is sometimes necessary for the council to consult professional bodies.



Botley & North Hinksey Parish Council



Miss Emma Gordon, Clerk to the Parish Council

Tel: 01865 861922 or 07494 054581

E-mail: clerk@northhinksey-pc.gov.uk

Parish Office, First Floor, 5 Church Way, Botley, Oxford OX2 9TH

		Interchange and Red Bridge Hollow on Old Abingdon Road; - Replacement westbound shared use footway and cycleway between Kennington Roundabout and slip road to Kennington Road; - Construction of retaining walls on the A423 to the west of Old Abingdon Road junction, to the west of Kennington road bridge and to the west of Kennington rail bridge; - Utility diversions, sustainable drainage systems, landscaping, external lighting, traffic signals alterations at Kennington Roundabout and traffic signs; - All associated engineering and temporary construction works, site compound and storage areas).	
A small conversation was had around the issue. Generally felt it was a positive step that will help drain those fields at the right times. There is no need to comment, as it is not a public consultation.			
<u>P23/V2328/T56</u>	Oxford RFC North Hinksey Lane OXFORD OX2 0NA	Proposed development of new radio mast.	Nathaniel Bamsey 15th November 2023
This was not well received by the councillors. General discomfort of the positioning and question over where the old mast is. Concern for the adjacent dwelling and the size and visibility from North Hinksey Village. Action Clerk to object on the basis that: "It is an inappropriate location for a structure of this size in such proximity to a dwelling. We feel that this installation should be mounted in a different location away from residential dwellings."			
<u>P23/V2390/HH</u>	23 Crabtree Road Oxford OX2 9DU	Single storey rear extension to form open plan kitchen/dining and garage.	Katie Cook 17th November 2023
Action Clerk to comment: "BNHPC have considered this application and have no comments or objections to make."			
b) Amendments:			
<u>P23/V0682/FUL</u>	167 Southern Bypass Oxford	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 2x Class C3	Nathaniel Bamsey 7th November 2023



Botley & North Hinksey Parish Council



Miss Emma Gordon, Clerk to the Parish Council

E-mail: clerk@northhinksey-pc.gov.uk

Tel: 01865 861922 or 07494 054581

Parish Office, First Floor, 5 Church Way, Botley, Oxford OX2 9TH

		residential flats (1x1-Bed +1x2-Bed). New side entrance to shared garden amenity	(See Paper 1 - P23/V0682/FUL)
Councillors referred back to previous objections. Noted that the new configuration still has the same amount of bedrooms as the previous application.			
Action Clerk to comment: "BNHPC have considered this application and have no further comments or objections to make."			
c) Discharge/Variation of Conditions:			
<u>P23/V2318/DIS</u>	41 Yarnells Hill Oxford	Discharge of conditions 7 (drainage details (surface water) & 8 (ground water level condition) on planning application P23/V0169/FUL Proposed single storey detached dwelling and associated amenity, parking and access provision.	
No comment			
d) Withdrawal:			
<u>P23/V1967/PDH</u>	53 Laburnum Road Oxford OX2 9EN	Proposed single storey rear extension.	
e) PHD/LDP:			
<u>P23/V2243/LDE</u>	The Thatched House Stanton Road Oxford OX2 9AY	Certificate of lawfulness under Section 191 for established use of land as residential garden (Use Class C3) associated with The Thatched House	Nathaniel Bamsey
No comment			
<u>P23/V2303/LDP</u>	2 Hurst Rise Road Oxford	Single storey rear extension. Single storey side and rear extension. New door opening to ground floor, west elevation. New bifolding door opening to ground floor, south elevation. Two new roof windows to west facing roof slope. New flat rooflight to to existing flat roof.	Miss Helena Ahier
No comment			
f) Decision Notices:			
<u>P23/V1904/HH</u>	14 Montagu Road Oxford	Drop kerb	Approved
Noted			
<u>P23/V1962/HH</u>	3 Chestnut Road Oxford OX2 9EA	Double storey side and single rear extension with rear dormer and front skylights to facilitate loft conversion.	GRANTED



Botley & North Hinksey Parish Council



Miss Emma Gordon, Clerk to the Parish Council

Tel: 01865 861922 or 07494 054581

E-mail: clerk@northhinksey-pc.gov.uk

Parish Office, First Floor, 5 Church Way, Botley, Oxford OX2 9TH

Noted			
<u>P23/V1688/FUL</u>	1 Cumnor Hill Oxford OX2 9EU	Proposed residential development to create 2 x 1 bed dwellings. and including off street vehicle parking, bin and cycle stores. (Amended plans received 19th September 2023- reducing the size of the new dwelling, removing second floor, amending ridge height and setting further from side boundary) (Description amended 25th September 2023) (Amended plan received 16th October 2023- Adding a ground floor rear door)	GRANTED
Noted that they did not address our objections.			
g) Appeal Consultations:			
<u>P23/V0565/HH</u> APP/V3120/D/23/3326328	Thickets Hinksey Hill Oxford OX1 5BQ	Demolition of existing garage. Erection of three car above ground garage.	
Not within the Parish boundary, so not relevant to this meeting.			
h) Appeal decisions:			
i) Premises Licences			

8. Any other planning matters:

- (a) Chairman/Committee discretion
- (b) Information provided by District Councillor

Councillors reviewed Cllr Debbie Hallett's document.

Action Clerk: To bring the North Hinksey Village mast to Debbie Hallett's attention. Suggested to include the proposed and existing drawings and a copy of our comment.

9. Planning news, local and national issues and opportunities for discussion

- (a) **News from South and Vale** – Section 106 now available for social housing projects. (Paper 2-S&V S106 news) For information only.

Noted.

10. Date of Next Scheduled Meeting: 7th December 2023

Meeting finished 21:07