



Botley and North Hinksey Parish Council (BNHPC)



Miss Emma Gordon, Clerk to the Parish Council
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Parish Council, First Floor, 5 Church Way, Botley, Oxford, OX2 9TH

Minutes of Planning Committee Meeting 4th January 2024 in the

Committee Members Cllrs Rankin (Chair), Dowie, Gholami-Babaahmady, Davis and Kay

Councillors Present: Cllrs Rankin, Dowie and Kay

In person: Emma Gordon (Clerk) and seven members of public.

On zoom: One member of public

1. **Apologies for Absence:** None
2. **Declarations of Interest:** None
3. **Questions from members of the public:** None
4. **Minutes from Planning Committee Meetings**
 - i. **2nd November 2023** – For approval by the Committee **Agreed** [Unanimous]
 - ii. **7th December 2023** - For approval by the Committee

Cllr Rankin read out the amendment to the minutes. **Agreed** [Unanimous]

5. To consider and comment on the following planning applications.

Ref	Address	Proposal	Deadline
a) New Applications			
<u>P23/V2226/FUL</u>	Gateways Harcourt Hill Oxford OX2 9AS	Demolition of existing house and erection of two detached dwellings	Katherine Canavan 17th January 2024

Cllr Rankin opened the floor to the members of public who gave their reasons for why they were requesting BNHPC to object to this development. Among the many objections the primary concerns revolved around the development being contrary to the Local Plan (CP37) and Neighbourhood Plan (HS1) saying it was out of character for the area as it did not maintain the spaciousness and that the 2x proposed houses were not unique from one another. Three members of public had independently of each other concluded that the measurements on the plans were not reflective of reality. They also highlighted that there was no biodiversity, CIL, landscaping or arboriculture supporting information. They questioned that a biodiversity net gain could be achieved with this proposal and also questioned the parking provision and access arrangements.

The Committee then discussed the application, noting that there have been three refusals and three unsuccessful appeals already, all rejected based on the potential effect on the character of the area. They reiterated their concerns with the proposal being overdeveloped and commented that a single dwelling would be preferred and that the two properties were not individual enough in their designs. They interrogated the gaps on the plans at some length and agreed that the tree plans differed from reality. They added that there was also no Swept Path Analysis with regards to the parking.

The Committee agreed that following the meeting **Cllr Rankin would** produce a fully worded objection citing the relevant policies and would circulate these to Cllrs Kay and Dowie for agreement. Once agreed he would send to the **Clerk for** submission to the District Council and share the final agreed version with Mr Wyatt.



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Draft objections included the following:

1. We feel that the access and egress is unsafe.
2. We would like to query the accuracy of the plans as the distances from the building to the boundaries do not appear to be correct.
3. The Neighbourhood Plan policy HS1 refers to the character of the area - We feel that 2 such similar designs go against this.
4. There is no parking diagrams, no swept path analyses and no biodiversity information.
5. That there have been three previous applications in as many years and that the refusals have all been character based.

Six members of public leave the meeting

<u>P23/V2624/FUL</u>	Red House Farm Eynsham Road Farmoor Oxford OX2 9ND	Installation of ground mounted solar photovoltaic array with associated infrastructure, security fence, CCTV, cable route, landscaping, and onsite biodiversity net gain.	Amanda Rendell Please respond by 11th January 2024
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Councillors discussed this application in detail. They noted that while it is not directly “on our patch” it will impact the parish as there are likely to be works on the Botley Road to connect the installation to the substation at Osney Mead. Cllr Kay expressed concern that the Green Belt status would be lost if the development proceeded and questioned the impact of the security measures necessary for a solar farm. Cllr Dowie reported back on his attendance at a presentation by Cumnor Parish Council and noted that Cumnor Parish are putting significant effort into interrogating this application as well as other solar installations in the pipeline. The councillors lamented that due to the limited attendance at the Planning Committee meeting they did not have sufficient capacity to interrogate this in as much detail as they would like.

They noted that Cumnor Parish Council had a public meeting on the 8th January to discuss the solar farms and that they would like to attend this to gather more information to inform their own objections. It was agreed that **the Clerk should** submit a holding objection as well as request an extension until the 19th January to give time to attend the Cumnor meeting and the opportunity to agree a follow up objection at the Full Council meeting on the 18th January.

Action Clerk to submit the following holding objection: “BNHPC would like to object to this application on the basis;

1. That the land is currently green belt land, and should the application be granted we would like a condition placed that the land be returned to its current status once the array has been removed.
2. We have concerns about the impact on our parish of the works required to connect the array to the national grid.”

Cllr Rankin and Dowie plan to go to the Cumnor Parish meeting on the 8th and it was also noted that there is a consultation in Seacourt Hall on the 18th. **Cllr Dowie will** forward on details of the events discussed.

1x member of the public

<u>P23/V2780/HH</u>	4 Cedar Road Oxford OX2 9EB	Removal of existing garage canopy / structure. Two storey side extension. Part single storey rear extension to match existing. Insertion of sun tunnel over existing stairs and flat rooflight over dining area	Abbie Barnes 19th January 2024
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Councillors discussed this in some detail. There were concerns raised around bin storage, access to the front door when cars are parked, the impact on Number 6 and access to the rear garden.



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Action Clerk to submit the following comment:

"BNHPC would like to comment that the arrangement for refuse has not been shown on the application. The access to the parking on the proposed elevation looks too tight. This proposal removes access to the rear garden. We have a slight concern over the effect on the residents in number 6 with regards to the proximity of the two story extension."

b) Amendments:

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c) Discharge/Variation of Conditions:

<u>P23/V2846/DIS</u>	69 Yarnells Hill Oxford OX2 9BG	Discharge of condition 14 (Foundation trenches) on application P22/V0347/FUL Demolition of existing dwelling and detached garage. Replacement with two detached dwellings, private amenity space, car parking and bin and bicycle storage. (As amended and amplified by plans received 16 March 2022 and 12 May 2022)	This application is not subject to public consultation
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Noted.

d) Withdrawal: None

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e) PHD/LDP:

<u>P23/V2659/N8A</u>	Wallbrook Court North Hinksey Lane Oxford OX2 0QS	Installation of solar PV roof mounted onto existing roof structure.	Nathalie Power
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Noted.

f) Decision Notices:

<u>P23/V2277/HH</u>	Southfield Harcourt Hill Oxford OX2 9AS	Part two storey and part single storey rear extension	Granted
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Noted.

<u>P23/V2111/FUL</u>	164 Westminster Way Oxford OX2 0LR	Change of use of property from a 3 bedroom dwellinghouse (Class C3) to an 8- person HMO (Sui Generis) (Amended plan received 13 November 2023 for update to frontage and parking layout)	Granted
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Noted.

<u>P23/V2328/T56</u>	Proposed development of	Proposed development of new radio mast.	prior approval is REFUSED
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	new radio mast.		
Noted.			
<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.	Refused
Noted – Councillors checked why it had been refused.			
<u>P23/V2450/HH</u>	11 Chestnut Road Oxford	Removal of existing rear extension. Single storey rear extension. Changes to front garden area to accommodate additional parking and extended dropped kerb.	Approved
Noted.			
<u>P23/V2469/HH & P23/V2470/HH</u>	53 Laburnum Road Botley Oxford	Proposed garage conversion to form annex and front porch & Single storey rear extension.	Approved & Approved
Noted.			
g) Appeal Consultations:			
h) Appeal decisions:			
<u>P22/V2827/HH</u> APP/V3120/D/23/3318695	57 Yarnells Hill, OXFORD, OX2 9BE	Single storey garden annexe/pool house amenity with outdoor swimming pool. The building is an ancillary building and not intended for rental purposes.	The appeal is dismissed.
Noted.			
<u>P20/V2864/FUL</u> APP/V3120/W/22/3308119	56 Hurst Rise Road, Oxford OX2 9HQ	Demolition of existing dwelling and associated outbuildings. Erection of 2 new 4 bed dwellings with associated bin and bike stores	The appeal is allowed and planning permission is granted.
Noted.			
i) Premises Licences			



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6. **Flood Alleviation Scheme (FAS) / CPO** – To note that the public inquiry is now adjourned until Friday 19 January 2024. Information relating to the inquiry can be found online at the www.hwa.uk.com/projects website. Cllr Dowie reported back on his attendance at the Public Inquiry. He noted that when he posed the question to the FAS on what they intended to do with the Parishes land they could not tell him. He was subsequently informed that it *might* be used for “riffles” to break up the water. It was agreed that Cllr Dowie will put in a motion to Full Council to request approaching the FAS to ask them what they intend to do to the Parishes land. Cllr Kay was happy to second this motion. Cllr Dowie to forward on information about the
7. **Botley West Solar Farm** –To note that this is currently in the second phase of community consultation which will close on the 8th February. Phase Two consultation documents can be found online at the [Botley West Document Library](#).
Mostly covered in Red House Farm conversation. There was further discussion on what engagement there is in the area and what Cumnor are doing.
8. **Local Plan** – To note that consultation on the Draft Oxford Local Plan 2040 is open until the 5th January. Consultation documents can be found on Oxford Cities website: www.oxford.gov.uk/localplan2040
Just for individual councillors to engage.
9. **Joint Local Plan** – To note that Cllrs Kay, Church and Rankin will be meeting to propose a response for the next Full Council Meeting. South and Vale will be accepting comments between the 10th January and 21st February. Some discussion around the topic. Cllr Rankin will propose dates to Cllr Kay and Church for a meeting to produce the response.
10. **Information provided by District Councillor.** None received.
11. **Date of Next Scheduled Meeting:** 1st February 2024