



Botley & North Hinksey Parish Council



Mrs Emma Gordon Clerk to the Parish Council
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The Planning Committee held at 8pm on Thursday 7th Sept 2023 in the Seacourt Hall and via video conference

Papers for the meeting can be viewed at this link: [DROPBOX](#)

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

Key
Agreed = **Green**
Not Agreed = Grey
Actions = **Yellow**

Minutes

Councillors present: Cllr Kay, Dowie & Rankin

1. Apologies for Absence:

None

2. Declarations of Interest:

None

3. Questions from members of the public

None received

4. Minutes from Planning Committee Meetings

i. 17th August 2023

Accepted as accurate – **Minutes Approved**

5. Action review from previous meetings

Topic	Action point	Activity so far
EV Charging points	Planning Committee will float the LMPF site at the next Full Council Meeting, following an action from the Clerk to investigate what's involved in the EOI to add to the next Planning Agenda.	See agenda item 8 / paper 3
To be reviewed later in the agenda		
CPRE Event	Clerk to contact Cllr Church informing him that Cllr Kay will represent instead.	Clerk emailed Cllr Church 19/08
CPRE Event	Cllr Kay to attend event and report back at Full Council.	Asked Cllr Church to attend in his place, as Cllr Kay unavailable
Cllr Dowie highlighted that the action of asking Cllr Church to attend in place of Cllr Kay should not have been done without full committee approval. Cllr Rankin explained the process of how it came about. Cllr Rankin officially apologised for not having included all Committee Members that were involved in the decision in the email exchange that led to Cllr Church attending instead of Cllr Kay.		

Comments, Objections and Extensions of time	Clerks to send relevant responses to case officers	All sent. Extension of time on <u>P23/V1810/HH</u> Granted till 8 th September
To be reviewed later in the agenda		
Comments registering on the website	Clerk to follow up on the comments from these meetings and check with officers that they are getting onto the website.	Clerk mentioned to VOWH planning dept on the phone. Will keep an eye.
Action Clerk: To submit comments from this meeting on Friday and check they appear on the VOWH website on Wednesday.		

6. SBW Consultation imminent – Mini update (Paper 1)

Councillors discussed how the information from various active parties should be shared among the council to equally represent all views fairly. A process was suggested where the Clerk decides what needs to be forwarded or turned into a paper. Any items that need forwarding are to be shared with the Planning Committee rather than Full Council. **Cllr Dowie will forward** additional relevant information to the Clerk.

7. Landscape Consultation – (Paper 2)

Councillors discussed what level of input is needed, but decided it is not really a planning issue.

8. EV Charging points – what is involved (Paper 3)

Cllr Rankin proposed: That the Planning Committee have identified a location for a charging point and recommend to Full Council that we submit a EOI to explore the opportunity further. **Unanimous Agreement.** *Seconded by Cllr Dowie*

9. Planning Issues:

Ref	Address	Proposal	Deadline
a) New Applications			
<u>P23/V1810/HH</u>	12 Chestnut Road Botley Oxford Oxfordshire OX2 9EA	Proposed rear extension to extend kitchen/dining sitting area, rework bedrooms from 3 to 4 bedrooms incorporating loft conversion. New ground floor WC.	Abbie Barnes End Consultation Period: 1st September 2023 (Extension request granted until 8 th Sept)
Action: Clerk to respond - "BNHPC would like to object to this proposal on the grounds that the large dormer is out of character with other neighbouring dwellings, and will be overbearing for the neighbouring properties. We feel that this may impinge the 45 degree rule from the neighbouring property."			
<u>P23/V1904/HH</u>	14 Montagu Road Oxford OX2 9AH	Drop kerb	Katie Cook End Consultation Period 12th September 2023
Councillors discussed why a drop kerb requires planning in the first place.			

Action: Clerk to respond: "We have considered this and have no objections."

<u>P23/V1782/FUL</u>	3 Laburnum Road Botley OX2 9EL	Change of use from a dwelling house (Use Class C3) to a 7-person HMO (Sui-Generis Use Class). The change of use will be facilitated by the erection of a two-storey side extension and single storey rear extension following demolition of the existing garage and outbuildings as well as the single storey rear structure of the building.	Katherine Canavan End Consultation Period 21st September 2023
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Councillors discussed issues around parking, safe access and egress and the bus stop outside. They had concerns around potential from HMO.

Action: Clerk to respond: "BNHPC would like to object on the basis that the parking is insufficient for this size of property. It does not have safe access and egress. And as this application is for a 7 bedroom HMO - We feel there is potential for up to 14 occupants, which is excessive for this site."

<u>P23/V1912/LDP</u>	Begbroke House & Eaton House 3 North Hinksey Lane Oxford OX2 0QS	Installation of solar PV roof mounted onto existing roof structure.	Nathalie Power Registration Date 17th August 2023
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Action: Clerk to respond: "We have considered this and have no objections."

<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.	Lewis Dixey End Consultation Period 19th September 2023
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Councillors discussed issues around its large footprint and the effect on houses 1&5. They are worried about this being a future HMO in the making and the potential for it to change the character of the whole road.

Action: Clerk to respond: "BNHPC would like to object that the parking arrangements need revision and we would like to question whether the 45% rule is being obeyed."

<u>P23/V1967/PDH</u>	53 Laburnum Road Oxford OX2 9EN	Proposed single storey rear extension. Depth: 4.4m Height: 3.9m Height of eaves: 3.0m	Katie Cook Registration Date 29th August 2023
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Notification only. No comments.

b) Amendments:

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c) Discharge/Variation of Conditions:

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d) Withdrawal: None

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e) PHD/LDP:

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f) Decision Notices:			
P23/V0842/FUL	Louie Memorial Fields Arnolds Way North Hinskey OX2 9JD	To build a new reinforced concrete skatepark on the grass area of Louie Memorial Fields, to the South of the Pavilion and Basketball Court.	Approved
Notification only. No comments.			
P23/V1270/LDP	Land along Southern By-Pass (A34) & OP 172 Westminster Way Oxford OX2 0LR	A new air quality monitoring station is proposed to be installed on a grassed area parallel to a public footpath along Southern By-Pass (A34) and opposite 172 Westminster Way, Oxford, OX2 0LR.	Approved
Notification only. No comments.			
g) Appeal Consultations:			
h) Appeal decisions:			

10. Any other planning matters:

(a) Chairman/Committee discretion

Decision notices on APP/V13120/W/23/3318482 and P23/V1121/HH were noted – no action taken

(b) Information provided by District Councillor

This was sent before end of last month on the 29th. Councillors reviewed the document and noted updates.

11. Any Other Information:

Councillors discussed the Compulsory Purchase Order Public Enquiry.

Action clerk: To look for email from DEFRA. Cllr Dowie will also send copies of what he has received from DEFRA.

Councillors discussed a rumour that The Curtis Yard may soon come up for sale. Councillors to please keep an ear out for more information. There was concern about the vulnerability of the estate being subject to a change of use- Councillors would hope that the Local Plan would be able to resist this.

12. Date of Next Scheduled Meeting: 5th October 2023

Meeting ended 21.15