



# Botley & North Hinksey Parish Council



Miss Emma Gordon, Clerk to the Parish Council  
E-mail: [clerk@northhinksey-pc.gov.uk](mailto:clerk@northhinksey-pc.gov.uk)

Tel: 01865 861922 or 07494 054581  
Parish Office, First Floor, 5 Church Way, Botley, Oxford OX2 9TH

## Minutes

### Planning Committee Meeting 5<sup>th</sup> October 2023

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

#### Those Present:

Cllr Rankin (chair), Cllr Dowie and Cllr Berrett (chair of council)

#### In Attendance

In person: Emma Gordon – BNHPC Clerk

On Zoom: Cllr David Kay

#### 1. Apologies for Absence:

Cllrs Gohlami-Babaahmady (COVID), Davis (ill) and Kay (Possible COVID so attending online)

#### 2. Declarations of Interest:

Cllr Dowie knows one of the properties well. 21 Poplar Road. So he will abstain from commenting on this.

#### 3. Questions from members of the public

None

#### 4. Minutes from Planning Committee Meetings

i. 7<sup>th</sup> September 2023 – For approval by the Committee

Small discussion was had about content and formatting.

Meeting minutes agreed as accurate.

5. **EV Charging points update** – Full Council agreed to the Planning Committee's recommendation to submit the Expression of interest (EOI) for an Electric Vehicle (EV) charging point at the Louis Memorial Playing Field Car Park. Clerk submitted EIO on the 14<sup>th</sup> Sept.

Read out and noted

#### 6. Flood Alleviation Scheme

- **Environment Agency (Oxford Flood Alleviation Scheme) Public Inquiry** – A Draft Inquiry Programme has been released (See Paper\_CPO\_Draft Inquiry Programme) They have also released the Pre-Inquiry Meeting notes. (See paper- PIM\_Notes) Discuss what action BNHPC will take.
- **Public Meeting** – Discuss BNHPC attendance of the public meeting at The King's Centre Osney Mead on the 10<sup>th</sup> October. (See paper- Meeting Notice)

Both items were discussed together. It was agreed that Cllr Dowie would attend the public meeting and represent BNHPCs views.



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7. **Training opportunity** - Discuss attendance of the "Making the planning system work for Local Councils" online session at 12pm on the 22<sup>nd</sup> November for £39.22 per person. - [Link](#)

The Councillors felt that this training was too general and too expensive to be useful and no one was available to attend.

### 8. Planning Issues:

- a) **Response from Planning Officer** - Review the response from Nathalie Power regarding the objections the Planning Committee made to 164 Westminster Way, OX2 0LR, P23/V1666/HH. (See Paper: 164WW\_PO response)

Councillors discussed the issue. It is unusual to receive a response like this from a planning officer.

Regarding the subsequent change of use (P23/2111/FUL) The Councillors were frustrated that they saw this HMO request coming down the line and yet were helpless, as there is nothing in planning law to be able to stop it.

#### Review entries below

Ref	Address	Proposal	Deadline
a) New Applications			
<a href="#">P23/V2054/LDP</a>	21 Poplar Road Oxford Oxfordshire OX2 9LA	Internal alterations, conversion of a loft into a bedroom and bathroom and demolition of an external shed. Replacement of one external rear door with a new door.	For information only as is Permitted Development
This is lawful/permitted development so Councillors agree there is nothing to be done.			
<a href="#">P23/V2111/FUL</a>	164 Westminster Way Oxford OX2 0LR	Change of use of property from a 3 bedroom dwelling house (Class C3) to an 8-person HMO (Sui Generis)	Sarah Green 18th October 2023

Councillors discussed this in great detail.

They noted the comments from the neighbours highlighting different plans being presented for the party wall agreement to the planning application. There were concerns around drainage capacity with so many en-suite bathrooms. They felt the original application (P23/V1666/HH) was disingenuous and the plan was for an HMO all along. They were confused as to whether it was an eight person or eight bedroom as it says "8 person/bed" which could mean up to 14 inhabitants and could impact parking arrangements. Councillors had a general lack of confidence in the applicants honesty and were worried that they are saying one thing and building another

**Action Clerk:** To comment that "councillors are concerned by the comments from the neighbours who say that there are different plans for the party wall agreement and would like the planning officer to have a closer look at the information to ensure that what is being built is as per submitted plans."

**Action Clerk:** To object on the basis that "the parking is insufficient for eight people or eight bedrooms on this busy bus route, which also has a lot of foot traffic, particularly school children."



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b) Amendments:			
<a href="#">P23/V1688/FUL</a>	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)	Abbie Barnes  9th October 2023
<p>Councillors discussed this in some detail. Although it had been called in, since BNHPC had not objected the first time round and the amendment made reduced the size of the development they did not feel there was any grounds to object. Though identified parking was still an issue. <b>Action Clerk:</b> To comment: "We wonder whether the parking proposed for number 1 Cumnor Hill is sufficient and has safe access and egress."</p> <p>It was once again noted y councillors that BNHPC comments are not consistently appearing on the Vale's planning portal. <b>Action Clerk:</b> To check if comments are being put through.</p>			
c) Discharge/Variation of Conditions:			
d) Withdrawal: None			
e) PHD/LDP:			
f) Decision Notices:			
<a href="#">P23/V1666/HH</a>	164 Westminster Way Oxford OX2 0LR	Replacement of a garage. Single-storey side and rear extension. New bin store (additional details of proposed bin store, submitted 11 September 2023)	GRANTED
Noted			
g) Appeal Consultations:			
h) Appeal decisions:			
i) Premises Licences			
LAPREM/22642/23	19A West Way Square Botley OX2 9TJ	J. Supply of Alcohol - On	End of consultation date - 11



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			October 2023
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### 9. Any other planning matters:

- (a) Chairman/Committee discretion – None.
- (b) Information provided by District Councillor

Cllr Debbie Hallet's spreadsheet was reviewed

### 10. Planning news, local and national issues and opportunities for discussion

- **Levelling Up, Housing and Communities Consultation on Permitted Development Rights** – Review NALC's article. For information only. [Link](#)

Councillor discussed this in some detail.

- **Press Release from the South and Vale** – Review their "*Plans for reservoir continue despite local objections*" press release (See Paper: *SandVale Reservoir*) and discuss relevance to BNHPC.

Councillor discussed this in some detail. If there is a campaign the parish could lend its weight to other councils.

- **Vale of White Horse (VOWH) planning turnaround performance** – The Rural Services Network have published turnaround times for local planning authorities. (See Paper *District anyalasis.xls* - for VOWH turnaround performance in 2022) For Information only.

Councillors noted that VOWH claim that 91% of applications go through within the time limit, but did not agree with that in their experience.

- **Oxfordshire's Air Quality Website launch** – A new website (<http://www.oxonair.uk>) has been created by the 5 District Councils and Oxfordshire County Council. For information only.

Councillors suggest this could be mentioned at Full Council and on the website.

- **Botley West Solar Farm** – Still waiting for dates for the second round of Parish / Village Public consultations to start.

Clerk and Cllr Dowie reported a series of emails and newsletter coming through on the topic.

**Action Clerk:** To liaise with Cllr Dowie to prepare, if this becomes an agenda item.

### 11. Any Other Information:

Cllr Kay confirmed that Curtis Yard is definitely going to be sold.

Councillors noted that the Premier Inn building is being sold, but the hotel will remain.

### 12. Date of Next Scheduled Meeting: 2<sup>nd</sup> November 2023

End of meeting 21:02