



**Minutes of Planning Committee Meeting
Thursday 27th June in the**

Committee Members Cllrs Rankin (Chair), Dowie, Keily and Kay

Meeting started 20:05

1. **Apologies for Absence:** All committee members present.
2. **Declarations of Interest:** None.
3. **Election of a Vice Chair of the Committee:**
Proposal by Cllr Rankin, seconded by Cllr Keily: To nominate Cllr Kay as Vice Chair. **AGREED** [unanimous]
4. **Questions from members of the public:** None received.
5. **Minutes from Planning Committee Meetings**
 - i. **30th May 2024** – For approval by the Committee. **AGREED** [unanimous]

6. Review entries below and agree actions.

Ref	Address	Proposal	Deadline
a) New Applications			
<u>P24/V1191/FUL</u>	2 Crabtree Road Oxford OX2 9DT	Loft conversion with flat roof dormer to rear. Change of use from dwellinghouse (Class C3) to a 8 person HMO (use Class Sui Generis) and provision of bin and bike store.	21st June 2024 Abbie Barnes Extension request sent 19/6
Discussed in some detail. Concerns raised around it being a potential HMO and that it is an over intensification of the site. Action Clerk to submit the following objection: <i>BNHPC have considered this application and would like to object. We support the Highway Authority's comments; we also feel this amount of parking so close to a junction may represent access and egress issues. We feel that should this be granted, that the licence for an 8 <u>person</u> (not bed) HMO is strictly enforced.</i> Action Clerk to add an item to the next FC that the Council should make a representation to District to develop a policy to stop HMOs, perhaps by strengthen their examination of parking.			
<u>P24/V1268/HH</u>	44 Arthray Road Oxford OX2 9AB	Single and part two storey rear extension, loft conversion with hip to gable amendment, addition of box dormer to rear and rooflight to front elevation.	Roseanne Lillywhite 1st July 2024
Discussed in some detail. Cllr Rankin read out an email from a member of public as well as his response to them. It was identified that a large shed had not been represented on the plans and concern was raised as to the size of the extension and access route to bedroom 3.			



Botley and North Hinksey Parish Council (BNHPC)



Miss Emma Gordon, Clerk to the Parish Council

Tel 07494 054581 or 01865 861922

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

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

<p>Action Clerk to submit the following objection: <i>“BNHPC have considered this application and would like to object. We feel that this, combined with the garden building (that is not shown on the plans), would be an over development of the plot. We consider that the dormer that matches number 42 is not inappropriate, however the first story extension (bedroom 3) is too big a mass on the property.”</i></p>			
P24/V1246/HH	12 Sweetmans Road Oxford OX2 9BA	Single storey ground floor extension to the side and rear, loft conversion with construction of gable wall.	Marc Pullen 3rd July 2024
<p>Concerns were raised that the Ground water assessment has not been taken into account.</p>			
<p>Action Clerk to submit the following comment: <i>“BNHPC have considered this application and would like to comment. We note that the address is in the middle of the zone of potential ground water flooding (as designated in the North Hinksey Ground Water Assessment July 2017) and the requirements of the Neighbourhood Plan policy UT1 section 3, require a number of actions to be carried out for properties in that zone.”</i></p>			
<p>b) Amendments:</p>			
P24/V0995/S73	23 Hazel Road Botley Oxford OX2 9LE	Section 73 application for amendments to P23/V1043/HH to bring first floor extension in line with ground floor extension (Double storey and single extension at rear and double storey extension at side of property. Cantilever porch x 2.)	Abbie Barnes 14th June 2024 Missed this.
<p>Observed that Section 73 would not have had impact and noted that we were beyond the cutoff date and are unable to gain extensions on amendments.</p>			
P23/V0896/FUL	Land at 31 West Way Oxford OX2 0JE	The amendment is for: Amended Plans and Information received 4 June 2024 - amendment to cycle store, Transport technical Note, Drainage calculations	Sarah Green
<p>c) Discharge/Variation of Conditions:</p>			
P24/V1127/S73	21 Hazel Road Botley Oxford Oxfordshire OX2 9LE	Variation of condition 2 (Approved Plans) on planning application P23/V1042/HH (Double storey extension to rear of property)	Abbie Barnes 14th June 2024 Missed this
<p>Noted but beyond cut off date.</p>			
P24/V1153/DIS	1 Cumnor Hill Oxford	Discharge of condition 4 (Drainage Details (Surface Water)) on application P23/V1688/FUL (Proposed residential development to create 2 x 1 bed dwellings. and including off street vehicle parking, bin and cycle stores.)	This application is not subject to public consultation



Botley and North Hinksey Parish Council (BNHPC)



Miss Emma Gordon, Clerk to the Parish Council

Tel 07494 054581 or 01865 861922

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

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

		(Additional information received 20th June 2024)	
Noted.			
P24/V0795/DIS	164 Westminster Way Oxford	Discharge of condition 3 (Landscaping) on application ref. P23/V2111/FUL (Change of use of property from a 3 bedroom dwellinghouse (Class C3) to an 8-person HMO (Sui Generis))	Target Decision Date 30th July 2024
Noted.			
d) Withdrawal: None			
e) PHD/LDP:			
f) Decision Notices:			
P23/V0845/FUL	Curtis Industrial Estate, Unit 27 North Hinksey Lane Oxford OX2 0LX	Change of use of the unit from a B2 (light industrial) to sui generis use classification for the production of beer (microbrewery), social enterprise, training and events space and the consumption of alcohol on the premises (as amplified by parking and travel information received 26 May 2023 and 20 May 2024)	planning permission is GRANTED
Noted.			
P24/V0776/FUL	Wallbrook Court North Hinksey Lane Oxford OX2 0QS	Proposed external alterations and display of signage.	planning permission is GRANTED
Noted.			
P24/V0328/HH	1 Sweetmans Road North Hinksey	Change of facade materials associated with external wall insulation and window replacement, demolition of small 1960s garage, new side extension with wrap around front porch, closure of narrow driveway and excavation of new driveway, new dropped kerb, new semi underground garage, new front garden steps and associated dwarf walls. (Amended plans received 16th May 2024- changes to the	planning permission is GRANTED



Botley and North Hinksey Parish Council (BNHPC)



Miss Emma Gordon, Clerk to the Parish Council

Tel 07494 054581 or 01865 861922

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

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

		external fenestration and addition of soft landscaping)	
Noted.			
<u>P24/V0898/HH</u>	37 Arnolds Way Oxford OX2 9JD	Demolition of existing conservatory. Erection of a single storey rear extension. New paved steps and landing and re-installation of the existing timber deck in-part, in the same position	planning permission is GRANTED
Noted.			
g) Appeal Consultations:			
h) Appeal decisions:			

7. Flood Alleviation Scheme: Receive any updates.

No update.

8. Botley West Solar Farm: Note that there is a further round of consultation for Botley West Solar Farm, focusing on specific changes that have been made across the site. They are now consulting on the proposed changes from Friday 14 June to Sunday 28th July 2024. The deadline for feedback is Sunday 28 July 2024 (BW consult 1 & BW consult 2)

Flyers have been received through the door. Concerns raised that plans may change at last minute. BNHPC to keep a close eye at meetings.

9. Harcourt Campus: Receive any updates.

A meeting with Brookes was scheduled for the following day. Working party formation continuing.

10. South East Strategic Reservoir: Note that Thames Water has launched a 12-week consultation on the proposed South East Strategic Reservoir Option (SESRO). The consultation is available here: <https://thames-wrmp.co.uk/sesro> and runs until 28 August 2024.

This needs a decision in principal - Action Clerk to add it to July Full Council.

11. Any other planning matters:

a) Chairman/Committee discretion

Cllr Rankin and Dowie plan to attend the Parish Council briefing event for the Botley West Solar Farm on the 9th July - If any concerns are raised from attendance of that meeting, they will raise it at the next Council Meeting.

b) Information provided by District Councillor

Cllr Halletts document reviewed.

12. Date of Next Scheduled Meeting: 01 August 2024. Cllr Rankin will be away that week, so Vice chair to step up. Clerk will also be away but intends to dial in.

End of meeting: 21:00