



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.
Held at 6.30pm at Exeter Hall on Thursday 8 September 2022**

Present: Cllr Alan Graham, Cllr David Robey, Cllr David Betts, Cllr Doug Williamson, Cllr David Thurling, Cllr Lesley Mclean, Cllr Lucy Loveridge,

Did not attend: Cllr Dorothy Walker

In attendance: Joanne Gaul – Planning Officer

20/P008: Declarations of Interest - None

20/P009: The minutes of the meeting held on 11 August 2022 were approved as a true record

20/P010: The following Planning Applications were considered:

- a. 22/02351/F 68 Oxford Road – waiting to see if we can have an extension
Proposal: Ground floor extension to rear of property. Conservatory to front of property and construction of new outbuilding to front as indicated.
KPC Response: No objection
- b. 22/02441/F 4 Blandford Road
Proposal: Conversion of integrated garage into bed-sitting room: addition of a small porch, changing flat roof over front of garage to pitched roof. Addition of pergola storage to side.
KPC Response: No objection
- c. 22/02421/F 68 Green Road
Proposal: Extensions and alterations of an existing dwelling to provide 3 no 1 bed flats
KPC Response: Kidlington Parish Council objects on the following grounds:
1. The proposed development is detrimental to the amenity of the adjoining resident with a poor-quality rear extension and the division of the property into flats.
2. It is detrimental to residential amenity of Wise Avenue and would present a change to the character of the area.
3. The parking provision of three spaces within the existing front garden area is unsatisfactory and also represents a hazard to highway safety.
4. No area is demonstrated for bin storage. The nature of the development indicates that this cannot be provided at the rear of the property and a bin storage is required to prevent a further detriment to the amenity of Wise Avenue in any other location.

- d. 22/02462/TPO 60 The Moors
Proposal: T1 – ASH (*Fraxinus excelsior*) - Removal to ground level. The tree is in close proximity to the house and hangs over the roof blocking a large amount of sunlight throughout the day. The roots from the tree are also lifting and cracking the nearby concrete driveway - subject to TPO 2/76
KPC Response: The application is in conflict with the Parish Council's policy on the management of trees under its ownership, and wishes similar principles to apply to the management of trees in private ownership. See, for example, under Damage from trees: paths and patios, where the policy states, "It is often possible to repair paths to take account of adjacent trees and tree roots. Where roots protrude they can be root pruned up to the boundary, or the path re-laid around the tree with flexible materials such as asphalt to provide a smooth surface. Where trees are considered to be causing damage to paths or footpaths, we will not normally consider tree removal except where there is a risk to public health which cannot otherwise be mitigated." Under General management of trees, shade prevention is specifically excluded as a reason for removing trees.

The tree in question is one of a series of mature trees along The Moors which gives the street part of its character. The Council is concerned that its removal would create an undesirable precedent. Other forms of mitigation should be considered in preference to removal."

- e. 22/02502/F 37 Bicester Road
Proposal: Single storey front, side and rear extension
KPC Response: No objection
- f. 22/02552/F 87 Wise Avenue
Proposal: Two storey extension at the side and rear, incorporating a single storey element at the rear.
KPC Response: No objection

Meeting Closed at 18.55pm