



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.  
Held at 6.30pm via ZOOM on Thursday 13 October 2022**

Present: Cllr Alan Graham, Cllr David Betts, Cllr Doug Williamson, Cllr David Thurling, Cllr Lesley Mclean, Cllr Dorothy Walker

Apologies: Cllr Lucy Loveridge

In attendance: Joanne Gaul – Planning Officer

20/P008: Declarations of Interest - None

20/P009: The minutes of the meeting held on 8 September 2022 were approved as a true record

20/P010: The following Planning Applications were considered:

- a. 22/02589/F                      79 Hazel Crescent  
Proposal                              Single storey front and rear infill extensions: conversion of part single storey pitched roof rear extension to flat roof and associated internal and external work.  
KPC Response:                      No objection
- b. 22/02686/F                      1 Marlborough Avenue  
Proposal:                              Extension of dropped kerb – Re-submission of 21/03799/F  
KPC Response:                      No objection
- c. 22/02631/F                      77 Oxford Road  
Proposal:                              Proposed demolition of bungalow and construction of new development with 5 x 1 bed dwelling's and including off street parking, bin and cycle storage (resubmission of 22/01400/F)  
KPC Response:                      Kidlington Parish Council objects:  
1. To the proposed development as they do not provide clear plans for where the cycle and bins stores will be.  
2. The bin collection is shown on the plans as on the pavement which is inappropriate.  
3. The parking provision is inadequate for the area, the Parish Council is of the view that the parking provision which would make manoeuvring difficult within the curtilage of the site leading to cars reversing onto the busy Oxford Road, as well as potentially using the highway for parking and presenting a hazard to other vehicles
- d. 22/02480/F                      20 Morton Avenue  
Proposal:                              Extending existing dropped kerb to enlarge the means of access to the highway – re-submission of application 22/01116/F  
KPC Response:                      No objection
- e. 22/02755/F                      Uplands, 30 Bicester Road  
Proposal:                              Two storey side and front extension: single storey rear extension

- KPC Response: No objection
- f. 22/02816/TPO 1 The Phelps  
 Proposal: T1 (Ash) – Fell tree – subject to TPO 08/2009  
 KPC Response: Kidlington Parish Council objects to the felling of T1 as it contributes substantially to the amenity of the surrounding environment.
- Whilst it is accepted there is a problem generally with Ash dieback any works to this tree should be limited to sound maintenance or the minimum required associated with dieback.
- The view of Kidlington Parish Council for works on trees is amplified in its tree policy as follows:  
 The Council will not undertake tree work operations which may be to the detriment of the tree, or for the following reasons:
- Shade prevention.
  - Branches overhanging neighbouring property where there is no risk to a person or dwellinghouse.
  - Prevention of animal and insect droppings.
  - Because trees are perceived as being too large by a member of the public.
  - Prevention or clearance of seasonal occurrences such as leaf, flower, seed, blossom, pollen, fruit fall, cones.
  - Obstruction of views from private residences.
- g. 22/02888/F 17A Oxford Road  
 Proposal: Change of use from office to restaurants and cafes – both Class E: extruder to the rear  
 KPC Response: Kidlington Parish Council does not object to the proposed use; but objects to the impact the proposed extractor fan will have on the residential amenity of adjoining properties.
- h. 22/02889/ADV 17A Oxford Road  
 Proposal: Internally illuminated fascia sign  
 KPC Response: No objection
- i. 22/01816/F 31 Croft Avenue  
 Proposal: Alterations to roof including rear dormer, obscured first floor side window and roof light (resubmission of 21/04263/F)  
 KPC Response: No objection
- j. 22/01999/F 60 Bicester Road  
 Proposal: Demolition of existing 3 bed house and erection of 5 new flats – 4 x 2 bed (C3) & 1 x 1 bed (C3). Associated parking, amenity, refuse and bike storage.  
 KPC Response: Kidlington Parish Council objects on the following grounds:
1. The bin and bike store is poorly located to the rear of the proposed development.
  2. The parking provision is inadequate and will lead to a potential increase in on-road parking along an already busy road that has existing problems associated with parking.
  3. The plans have insufficient details on parking spaces and with this level of development requires more than 5 parking spaces.

- k. 22/03021/F                      23 Broad Close  
 Proposal:                              Proposed garage conversion and first floor pitched roof side extension. Remove existing flat roof rear extension and construct new single storey pitched roof rear extension – re submission of 22/02189/F  
 KPC Response:                      No objection
- l. 22/02983/F                      63 Bicester Road  
 Proposal:                              Division of 1 no 2 bed first floor flat into 2 no 1 bed flats – re-submission of 22/01729/F  
 KPC Response:                      Kidlington Parish Council objects as follows:  
 1. The parking provision remains inadequate in this new application for the individual dwellings and is supportive of the Highways objection (OCC) to the earlier application which remains relevant.  
 2. Kidlington Parish Council is of the view that there should be additional provision for visitor parking to avoid exaggerating the existing parking issues along Bicester Road.
- m. 22/03015/NMA                  Churchill Retirement Living, Marlborough Lodge, 1 Green Road  
 Proposal:                              Non-material amendment to 19/02341/F – installation of 1 no rooflight to apartment 27  
 KPC Response:                      No objection
- n. 22/02972/F                      Thames Valley Police  
 Proposal:                              Retrospective – Temporary siting (up to 5 years) of a roof structure at first floor level  
 KPC Response:                      No objection
- o. 22/03009/F                      2 Old Chapel Close  
 Proposal:                              Two storey side extension~  
 KPC Response:                      No objection

Meeting Closed at 19.21pm