



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.
Held at 5.30pm at Exeter Hall Thursday 12 January 2023**

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

In attendance: Joanne Gaul – Planning Officer

Apologies: None received

Present: 13 members of the public

20/P008: Declarations of Interest - None

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

20/P010: The following Planning Applications were considered:

- a) 22/03768/F 35 Banbury Road
Proposal: Demolition of the existing two storey house and double garage at 35 Banbury Road, and erection of a new apartment building to form nine 2-bedroom flats with provision of associated parking and communal amenity space.
KPC Response: Overall Kidlington Parish Council considers the plans and documents submitted with the application are lacking in sufficient detail and objects to this proposed development on the following grounds:

1. The density of housing of the proposed development represents an overdevelopment of the site.
2. The access arrangement will have a direct detriment to the amenity of 35a and 37 Banbury Road by virtue of increased traffic associated with the proposed development as it is narrow and close to the existing residential properties.
3. The access to Banbury Road is inadequate to serve the number of proposed dwellings, in addition to being too narrow there are inadequate visibility splays onto Banbury Road which is a busy classified road presenting a hazard to highway safety.
4. The access onto Banbury Road is not of sufficient width to enable vehicles to exit and enter the site at the same time also presenting a hazard to traffic on the A4260.
5. The parking provision provided is inadequate to serve 9 two-bedroom apartments with only one visitor parking space. Despite being in a sustainable location with parking restrictions in the area and the nature of busy Banbury Road there are no alternatives to provide additional off-site parking.
6. The plans indicate insufficient manoeuvring space for turning on site, particularly for service vehicles and emergency services.
7. There is a proximity issue to properties in Chorefields plus 35a and 37 Banbury Road with the potential for overlooking, particularly from those apartments that include balconies. The proposed

development will be detrimental to the residential amenity of these properties, contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 and saved Policy C30 of the Cherwell Local Plan 1996.

8. The proposed development would have a detrimental impact upon the Listed Building at 6 Greystones Court.
9. The cycle racks need to be positioned in a more appropriate location.
10. The bin store is located too close to existing residential properties and needs to be in a more appropriate location. Additionally, the bin store indicated would not accommodate the level of bin provision that would be provided for nine dwellings.
11. The proposed development should have a pedestrian footway to Banbury Road, this is not provided and is an unacceptable safety hazard for pedestrians. Additionally, the increased vehicular use of this access will present a hazard to pedestrians on Banbury Road because of the limited visibility splay.
12. No electric charging points are provided with this proposed development, contrary to policy requirements.
13. The access road to the site is not shown as being a porous surface and would exacerbate any existing problems with surface water drainage.
14. If any existing trees are to be removed there should be a schedule for replacement planting as a part of a landscape plan. This information is not provided with the application.

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| b) 22/03811/F | Church End, 104 Church Street |
| Proposal: | Removal of rear conservatory, new part two-part single storey rear extension and new enlarged roof and extension to rear of property. |
| KPC Response: | No objection |
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| c) 22/03819/CLUE | 8 Oxford Road |
| Proposal: | Certificate of lawfulness of existing use of part of the ground floor hairdressers' premises for a café – both uses falling within class E |
| KPC Response: | No objection |
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| d) 22/03859/F | 7 Park Avenue |
| Proposal: | Demolition of single-storey rear element. Proposed single-storey replacement extension onto main house |
| KPC Response: | no objection |
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| e) 22/02888/F | 17A Oxford Road |
| Proposal: | Change of use from an office (use class E) to hot food takeaway (use class sui generis) 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. |

Meeting Closed at 18.22pm