



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.  
Held at 5.30pm at Exeter Hall Thursday 9 February 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: Cllr Dorothy Walker

20/P008: Declarations of Interest - None

20/P009: The minutes of the meeting held on 9 February 2023 were approved as a true record

20/P010: The following Planning Applications were considered:

- a) 22/03883/F                      Land North of 66 and adjacent Water Eaton Lane Gosford  
Proposal:                              Development of 96 Dwellings (50% affordable housing), extension to Bicester Road Cemetery with associated access (from Bicester Road), open space, landscaping and infrastructure

KPC Response:                      Kidlington parish Council objects as follows:

The application is clear that a transfer of the land to the Parish Council will be part of the proposals however there is no detail of any site investigations or approvals from the EA which will be required in order that it can be used as a cemetery. KPC have had significant problems on the existing cemetery site in terms of satisfying the EA and developing an effective drainage solution that avoids any contamination to the watercourse. In addition the levels of the existing site have proved difficult and extensive additional drainage has been required to ensure the site is usable for a cemetery.

The cemetery is in Gosford and Water Eaton Parish but is owned and operated by Kidlington Parish Council for the benefit of both parishes.

The draft design brief (which has yet to be adopted by CDC) states the following:

- The arrangement and design of the allotments and of the cemetery extension within the identified areas are to be agreed with CDC, Kidlington Parish Council and Gosford and Water Eaton Parish Council.
- Details of the cemetery drainage strategy are to be provided as part of the planning application. The expansion of the cemetery northwards enables drainage into the recently improved drain on the northern boundary of the existing cemetery.

KPC notes that in the applicants community engagement document submitted as part of the planning application they recorded the meeting with Kidlington Parish Council as follows:

- A meeting was held on 8 September 2022 with members of Kidlington Parish Council at Exeter Hall, Kidlington. Issues discussed included the suitability of the land proposed for the cemetery extension, current drainage issues affecting the cemetery, the desire to create a series of interconnected green spaces across the various developments in the area and biodiversity net gain.

In view of the absence of detail regarding the cemetery extension site KPC object to the proposal until the following work is undertaken:

- extension, the drainage to be installed before handover,
- Undertaking of all necessary site investigation work to inform tier 2 and tier 3 risk assessment submissions made to the EA to ensure they will approve the site to be used as a cemetery. Reference <https://www.gov.uk/guidance/cemeteries-and-burials-groundwater-risk-assessments>
- Details of all necessary roads and footpaths together with a road and footpath link over the existing ditch to link the existing and extension cemetery, all to be implemented before handover.
- Details of how the site will be levelled and grassed over ready for use before handover.

Without the above work the Parish Council will not be prepared to accept a land transfer as stated in the planning application;

KPC have expressed all these concerns separately to the applicant but as yet there has received no response.

KPC also objects to the detailed residential; layout on the following grounds:

1. The proximity of residential units to the identified cemetery extension.
2. A residential road that is detrimental to the security of properties in Water Eaton Lane
3. An area of open space that is detrimental to the security of properties in Beagles Close
4. The density of development with number of residential units for this part is above that prescribed in the adopted Local Plan is unacceptably high.

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| b) | 23/00216/F    | 172 The Moors  |
|    | Proposal:     | Proposed erection of single storey detached Garden Room in rear garden, to be used for ancillary purposes to the flats                             |
|    | KPC Response: | Kidlington Parish Council does not object to the principle of the development subject to a condition prohibiting its use for residential purposes. |
| c) | 23/00203/F    | 4 Hazel Crescent   |
|    | Proposal:     | New rear extension   |
|    | KPC Response: | No objection   |
| d) | 23/00307/F    | 6 Ploughley Close  |
|    | Proposal:     | Two storey side extension (revised scheme 02/01683/F)  |
|    | KPC Response: | No objection   |

- e) 23/00382/F Unit 6A, Oxford Technology Park  
 Proposal: Variation of conditions 2 (Plans) & 13 (Total floor Space) of 22/0264/F – Permission for additional floor space at mezzanine. Unit 6A already has approval for a mezzanine for 796 sq. m  
 KPC Response: No objection
- f) 23/00388/TPO 1 Primrose Place  
 Proposal: T1 (Sycamore) Tree – Front Garden: Evidence within the crown of historic branch breakage and partial branch failures over the public footpath – this is due to increased exposure to wind loading from the historic asymmetric pruning operation which has left elongated branches over the public footpath. Recommendation: Reduce the crown back by 3-4 metres to help re-balance and stabilise the crown and remove epicormic growth on the stem – subject to TPO 06/2010  
 KPC Response: No objection
- g) 23/00414/F 5 South Avenue  
 Proposal: Retrospective – Change of use of a dwelling house (Class C3a) to a bed and breakfast (Class C1)  
 KPC Response: Kidlington Parish Council objects to the proposed use on the grounds that insufficient parking spaces are provided.
- h) 23/00369/F 64 High Street  
 Proposal: Retrospective – Rear and side single storey extension and front porch  
 KPC Response: Kidlington Parish Council objects on the grounds that the proposed development and its character is detrimental to the amenity of adjoining residents and the residential character of the area.
- i) 23/00476/F 5 Spindlers  
 Proposal: Demolition of existing garage. New single storey rear extension and half side rear extension. New single storey porch – (re-submission of 22/03369/F)  
 KPC Response: No objection
- j) 23/00470/TPO 30 Hawthorn Way  
 Proposal: T1 (Oak) – Canopy reduction of 2m overall, where limbs are weakened or damaged are present. Trace back 3, max 4m only on branches that lack growth points or need further weight removing due to structural concerns; 10% crown thin of lower sucker growth to increase light - subject to TPO 03/2015  
 KPC Response: No comment

Meeting Closed at 18.32pm