



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.
Held at 6.30pm at Exeter Hall Thursday 25 May 2023**

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

In attendance: Rachel Faulkner – The Clerk

Apologies:

20/P008: Declarations of Interest - None

20/P009: The minutes of the meeting held on April 13 2023 were approved as a true record

20/P010: The following Planning Applications were considered:

- a. 22/03883/F Land North off 66 and Adjacent
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:
 1. The cemetery

It is noted that the applicant has acknowledged the need for a Tier 2 and Tier 3 risk assessment for the cemetery extension in order that the Environment Agency can approve the land allocated for the cemetery as suitable for this use. However, there is no record of any of this work being carried out. It is important that this is confirmed before the application is determined otherwise there is a risk that the land allocated cannot be used for a cemetery

The applicant has stated that it has not been possible to drain (land drainage) to the watercourse on the south boundary. A connecting pipe is shown on the drainage plan to connect with a swale. There is no detail of the invert level of this connecting pipe and no detail of how the site will be drained. As KPC have explained to the applicant draining the site is critical to make the site usable as a cemetery otherwise it becomes waterlogged. This is the experience learned from the existing cemetery site.

Flow from the cemetery site will be land drainage and this is being connected to a system of surface water drains, which the applicant has indicated they will seek adoption, by Thames Water. We understand that Thames Water will not allow discharge of land drainage to adopted surface water sewers

The applicant shows no details of the layout of the cemetery extension together with the means of access over the ditch from the existing cemetery. All these details will be required together with a commitment to carry out all the necessary work to bring the site turfed, paved, accessible and drained ready for usage. Unless all this is undertaken KPC may not be prepared to accept the land.

Kidlington Parish Council maintains objections to the application for the above reasons.

2. The amended application does not amend the location of proposed residential units that are too closely located to the proposed cemetery extension. Thames Valley Police have raised objections to the layout of the development, and KPC agrees that the area should be designed in a manner which encourages safety and prevents crime of all kinds.

3 . Kidlington Parish Council assumes that the playing pitch provision attached to the development will be designated to meet the joint needs of the four Parish Councils involved in the sites allocated to address Oxford's Unmet Housing Needs 1.e. Pr6a-9, within the framework of the new Cherwell Playing Pitch Strategy, and that appropriate management arrangements will be established and identified to this end— e.g. through such a body as the Kidlington Recreational Trust. Kidlington Parish Council objects to this application as the relevant details are not provided.

4. Transport.

The impact of all PR7 and PR6 developments on Kidlington and the surrounding villages needs to be considered as a whole. An interconnected plan for the area is required, and all should provide the same level of sustainable transport infrastructure throughout, in a continuous manner which is not provided with this application.

The Oxford and (Old)Bicester Roads will no longer be peripheral routes, residents of the new housing will use the services and facilities of Kidlington, Oxford Parkway and Summertown, and there is a need to ensure journeys are safe, and sustainable transport is available wherever possible.

These developments have an opportunity to deliver a full package of sustainable transport options given their close proximity to both Oxford Parkway and the transport infrastructure, and the importance of this should not be missed at this significant juncture.

As noted by Oxfordshire County Council Senior Transport Planner 06/02/2023:

Isolated traffic impact assessments are not adequate. The development sites will likely have significant impacts on the local road network. Further assessment is required to demonstrate how these will be mitigated.

Walking and cycling facilities fail to meet the guidance set within LTN1/20 and OCC's Cycling Design Standards.

KPC agrees with the comments by Oxford University (Quod), that the transport strategy in these two developments falls short, and should be at least a continuation of that agreed/recommended in PR6, notably, 2m footpath, 2m cycle path, 0.5m separation (ideally between cycle and pedestrians). The proposals in 22/03883 and 22/00747 rely on the existing footpath on the West side of (Old)Bicester Road, which are inadequate, do not meet current guidance, and would require users to cross the road many times to connect with other infrastructure. Cycle and pedestrian paths should be included on the East side of (Old)Bicester Road (within the development), this would provide a continuous route through the area and on into Oxford.

Cycle/walking connection to Kidlington relies on the route behind Sainsbury's car park which is inadequate, there is no connection to Cromwell Way, or the Kidlington Bicester Road, which might push residents into vehicles.

5. PR7a and PR7b have the opportunity to be exemplar sustainable developments, and good neighbours. However, many sustainable measures have been ignored such as:

Incorporation of nesting boxes within building, to maintain and encourage wildlife.

Bike, bin and utility buildings to have Green Roofs to help bio-diversity, and mask the impact of buildings.

No Dog Bin provision.No noise report/survey has been carried out. A full environmental survey has not been completed.

- b. 23/00900/F 62 Almond Avenue
Proposal: Two storey front pitched roof extension and demolition of existing conservatory
KPC Response: no objection
- c. 23/00921/F 20 Ploughley Close
Proposal: Demolish large timber garage to side of house and construct single storey extension to side and rear; construct new detached double garage with hardstanding (resubmission of 22/01099/F)
KPC Response: no objection
- d. 23/00951/F 44 Laburnum Crescent
Proposal: Two storey rear extension with loft conversion and new single storey front extension with the installation of external rendered insulation to existing wall
KPC Response: no objection
- e. 23/00970/LB 47 Mill Street
Proposal: New stair lift fixed to stair, reconfiguring of ground floor bathroom to accommodate additional shower and secondary glazing to internal face of existing window in ground floor study and lounge
KPC Response: no objection
- f. 23/00898/F 64 Morton Avenue
Proposal: RETROSPECTIVE - Relaxation of Condition 8 of NE 33/74: To erect a 1m high post and rail fence (with two rails) around the perimeter of the small garden to the right-hand side of the garden path, accessed via a timber gate (<1m) located next to the front door
KPC Response: no objection
- g. 23/01065/LB 84 Church Street
Proposal: Removal of facade to existing outbuilding to create open-fronted covered storage area and minor alterations to boundary enclosure; removal of existing corrugated asbestos canopy over front door with associated alterations to support post
KPC Response: no objection
- h. 23/01073/F 73 High Street
Proposal: Proposed roof extension with associated internal and external works.
KPC Response: no objection
- i. 23/01131/F the Beaumont Veterinary Hospital
Proposal: Installation of 3 no external air conditioning units
KPC Response: no objection
- j. 23/01221/F 25 High Street
Proposal: relocation of 3 No Ac units from roof to ground level and formation of new rear access door and associated level access plat and ramp
KPC Response: no objection

- k. 23/01244/TPO St Marys Rectory, 19 Mill Street
 Proposal: T1 -39 (assorted) – Various works in accordance with tree safety survey
 KPC Response:no objection
- l. 23/01295/F 33 Rutters Close
 Proposal: Dropped kerb
 KPC Response:no objection
- m. 23/01350/F 78 Evans Lane
 Proposal: Two storey rear extension over existing ground floor consisting of a rear first floor and second floor loft conversion and rear extension with side access dormer into loft; ground floor side extension; new pitched roof to replace existing ground floor rear and side flat roof
 KPC Response:no objection
- n. 22/00747/OUT Land at Bicester Road
 Proposal: Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.
 KPC Response:
 Kidlington Parish Council; objects on the following grounds:

1. Transport

The impact of all PR7 and PR6 developments on Kidlington and the surrounding villages needs to be considered as a whole. An interconnected plan for the area is required, and all should provide the same level of sustainable transport infrastructure throughout, in a continuous manner which is not provided with this application.

The Oxford and (Old)Bicester Roads will no longer be peripheral routes, residents of the new housing will use the services and facilities of Kidlington, Oxford Parkway and Summertown, and there is a need to ensure journeys are safe, and sustainable transport is available wherever possible.

These developments have an opportunity to deliver a full package of sustainable transport options given their close proximity to both Oxford Parkway and the transport infrastructure, and the importance of this should not be missed at this significant juncture.

As noted by Oxfordshire County Council Senior Transport Planner 06/02/2023:

Isolated traffic impact assessments are not adequate. The development sites will likely have significant impacts on the local road network. Further assessment is required to demonstrate how these will be mitigated.

Walking and cycling facilities fail to meet the guidance set within LTN1/20 and OCC's Cycling Design Standards.

KPC agrees with the comments by Oxford University (Quod), that the transport strategy in these two developments falls short, and should be at least a continuation of that agreed/recommended in PR6, notably, 2m footpath, 2m cycle path, 0.5m separation (ideally between cycle and pedestrians). The proposals in 22/03883 and 22/00747 rely on the existing footpath on the West side of (Old)Bicester Road, which are inadequate, do not meet current guidance, and would require users to cross the road many times to connect with other infrastructure. Cycle and pedestrian paths should be included on the East side

of (Old)Bicester Road (within the development), this would provide a continuous route through the area and on into Oxford.

Cycle/walking connection to Kidlington relies on the route behind Sainsbury's car park which is inadequate, there is no connection to Cromwell Way, or the Kidlington Bicester Road, which might push residents into vehicles.

2. Allocated sites PR7a and PR7b have the opportunity to be exemplar sustainable developments, and good neighbours. However, many sustainable measures have been ignored such as:

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Bike, bin and utility buildings to have Green Roofs to help bio-diversity, and mask the impact of buildings.

No Dog Bin provision.

No noise report/survey has been carried out.

A full environmental survey has not been completed.

3. Kidlington Parish Council assumes that the playing pitch provision attached to the development will be designated to meet the joint needs of the four Parish Councils involved in the sites allocated to address Oxford's Unmet Housing Needs 1.e. Pr6a-9, within the framework of the new Cherwell Playing Pitch Strategy, and that appropriate management arrangements will be established and identified to this end— e.g. through such a body as the Kidlington Recreational Trust. The playing field provision occupies only 4ha of this site which was deemed inadequate by Sport England, and currently leaves a large unmet need in the Cherwell Playing Pitch Strategy. Kidlington Parish Council objects to this application as the relevant details are not provided.

Meeting Closed at