



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.
Held at 6.30pm at Exeter Hall Thursday 8 June 2023**

Present: Cllr Alan Graham, Cllr David Thurling, Cllr David Betts, Cllr Doug Williamson, Cllr Lesley Mclean, Cllr Linda Ward, Cllr Melanie Moorhouse

In attendance:

Apologies:

20/P008: Declarations of Interest - None

20/P009: The minutes of the meeting held on May 25 were approved as a true record

20/P010: The following Planning Applications were considered:

- a. 22/0388323/01233/OUT OS Parcel 4347 East of Pipal Cottage, Oxford Road
Proposal: Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development

KPC Response: Kidlington Parish Council objects to this application on the following grounds:

1. A development of up to 800 dwellings is not in accordance with the adopted Local Plan or subsequent documents and represents an over-development of the site. In particular the indicative plans show proposed dwellings close to the Oxford Road that are overbearing and will create an overbearing sense of enclosure inappropriate in this location and should be reduced in height.
2. The application has not identified how to deal with the water supply issue raised by Thames Water.
3. The Draft Heads of Terms for a potential Section 106 agreement lack substance and need to be more specific. In particular to address the general shortfall of playing fields in the area and the substantial financial contribution sought by Sport England.

4. Table EDP2.2 of the Arboricultural Impact Assessment identifies 132 existing trees, groups of trees and hedgerows, of which 84 (almost two-thirds) are to be lost due to the proposals. Although only 11 of these are in BS5837:2012 category U (trees with irremediable defects or disease), 73 are in categories B and C. The definition of category C is rather broad, and capable of highly subjective interpretation: for example, “unremarkable trees of very limited merit”. In the context of the Natural Carbon Management strand of Cherwell District Council’s 2020 Climate Action Framework, the loss of established trees on this scale is unacceptable. Furthermore, the dotted red lines on pages 5 and 6 of Part 7 of the Arboricultural Impact Assessment appear to suggest the removal of the complete treeline on the east side of Oxford Road bordering the development site. KPC regards this as a complete loss of general amenity value that these trees offer.

There are aspects of this application supported by Kidlington Parish Council as follows:

1. The developer’s commitment to increase tree cover within the development by new planting.
2. The proposed Cutteslowe Park extension
3. Links with LCWIP and Cycle Super Highway.
4. Improved pedestrian and cycle access from the site to Oxford Parkway. This will need to be monitored as future detailed plans progress.

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| b. | 23/01312/F | 4 Axtell Close |
| | Proposal: | Two storey rear, pitched roof extension and internal alterations. |
| | | Demolish rear garden flat roof building |
| | KPC Response: | No objection |
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| c. | 23/01372/F | 31 Queens Avenue |
| | Proposal: | First floor extension to existing dwelling, internal and external alterations |
| | KPC Response: | No objection |
| | | |
| d. | 23/01385/DEM | Formerly Campsfield House |
| | Proposal: | Demolition of temporary buildings and structures |
| | KPC Response: | No objection |

Meeting Closed at