



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.
Held at 6.30pm at Exeter Hall Thursday 13 July 2023**

Present: Cllr Alan Graham, Cllr David Thurling, Cllr Doug Williamson, Cllr Linda Ward

In attendance: Joanne Gaul – Planning Officer

Apologies: Cllr David Betts, Cllr Lesley Mclean, Cllr Melanie Moorhouse

20/P008: Declarations of Interest - None

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

20/P010: The following Planning Applications were considered:

- a. 23/01520/F Kidlington Pharmacy, The Health Centre, Exeter Close
Proposal: New doorway to replace existing window
KPC Response: No Objection

- b. 23/01552/F 38 Lock Crescent
Proposal: Sub-division of site and subsequent erection of additional two storey building to provide 1 No four-bedroom dwelling, with associated off-street parking, private amenity space, bin and cycle storage
KPC Response: Kidlington Parish Council objects to this application due to concerns about the inadequate level of parking provision associated, no EV charging point is provided, the bin storage is also inadequate and that the new dwelling is out of character with the surrounding environment.

- c. 23/01551/F 11 Mead Way
Proposal: Two storey rear extension. Single Storey front porch and part garage conversion
KPC Response: Kidlington Parish Council objects on insufficient detail of the plans submitted with this application to enable assessment

- d. 23/00056/F 68 Green Road
Proposal: Extensions and alterations to existing dwelling to provide 2no. two-bedroom flats and widening of dropped kerb.
KPC Response: Kidlington Parish Council objects on the following grounds:
 1. The proposed development is detrimental to the amenity of the adjoining resident with a poor-quality rear extension and the division of the property into flats and that sub-division of properties is inappropriate.
 2. It is detrimental to residential amenity of Green Road and would present a change to the character of the area.
 3. No area is demonstrated for bin storage. The nature of the development indicates that this cannot be provided at the rear of the property and bin storage is required to prevent a further detriment to the amenity of Green Road if provided in any other location.
 4. No EV charging point is provided.

5. Policy ESD15 – The Adopted Cherwell Local Plan that states new development proposals should consider the amenities of both existing and future developments including matters of privacy and outlook natural light, ventilation, indoor and outdoor space. This application fails to achieve the policy requirement.

- e. 23/01540/F 110 Oxford Road
Proposal: Demolition of existing dwelling and garage and erection of building comprising 4x1 bedroom and 1x2 bedroom flats, car and cycle parking, bin stores and landscaping
KPC Response: Kidlington Parish Council objects that the parking provision is inadequate with no visitor parking. Also, no area is demonstrated for bin storage.

- f. 23/01619/F 70 Cherwell Avenue
Proposal: Variation of condition 2 (plans) of 22/01309/F - The client has chosen to go with a flat roof as opposed to the pitched roof as they desired a roof lantern instead of Velux rooflights, the final height of the installed roof is lower than what was originally proposed. The external wall materials were initially due to be rendered but in keeping with the existing house Brickwork is to be used throughout, providing a more consistent appearance. Also, some minor windows have been removed and reconfigured as there is an issue with the level of glazing facing the boundary.
KPC Response: No objection

- g. 23/01642/F 5 South Avenue
Proposal: RETROSPECTIVE - Change of Use of a dwelling house (Class C3a) to a bed and breakfast (Class C1) - Resubmission of 23/00414/F
KPC Response: Kidlington Parish Council objects that the parking provision is inadequate

- h. 23/01414/F 1 Benmead Road
Proposal: RETROSPECTIVE - Replacement of hedge with fence
KPC Response: No objection

- i. 23/01515/F 19 Fernhill Close
Proposal: Two storey side and single storey rear extensions with new drop kerb to frontage
KPC Response: No objection

- j. 23/01728/F 172 The Moors
Proposal: Variation of Condition 2 (plans) of 21/02541/F - minor variation to ground floor external walls, to remove insets to give straight building line to allow improved, more flexible internal accommodation; enclose previously approved small covered courtyard and alcoves on west elevation; modify internal partitions to give improved internal layout; add 95mm to ground floor flat roof height to allow improved thermal insulation; add 1 No ground floor flat roof rooflight - to replace glazed roof to small courtyard; modify positions of approved windows within the same storey, no net increase in glazing; omit previously approved windows
KPC Response: No objection

- k. 23/01657/F 1 Belgrove Close
Proposal: Single storey rear extension
KPC Response: No objection

- l. 23/01726/F 77 Oxford Road
Proposal: Demolition of bungalow and construction of new building comprising of 4 flats (3 x 1 bed & 1 x 2 bed) in C3 use. Off street parking, bin and bicycle storage. (resubmission of 22/02631/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 located.
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,
4. the Parish Council considers that the parking proposed 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
4. There are no EV Charge points proposed for this development

m. 23/01751/TPO 87 High Street

Proposal: Trees are numbered 1 to 4 running from house to street. All trees stand in the front garden of Hill Farm House, 87 High Street, which is a Listed Building. Work required is similar to past successful applications and is in the interest of visual amenity, continued health of the trees and protection of a Listed Building and its setting. T 1 Reduce height by 1 metre to 5.5 metres. Reduce overhang on neighbour side (89) to 0.5 metres of boundary. By side of house (87) create clearance of house wall and roof by 1 metre. Lift crown sympathetically on side facing garden of 87 to 2.5 metres above ground level. Reduce lateral growth on side facing garden of 87 by 1 metre T2 Reduce height by 1.5 metres to 6.5 metres. Reduce overhang on neighbour side to 0.5 metres of boundary fence Reduce lateral growth on house side by 1 metre and also to clear Irish yew by 1 metre. Lift crown sympathetically on side facing garden of 87 to 2.5 metres above ground level. T3 Reduce height by 1.5 mm metres to 6 metres Reduce overhang on neighbour side to boundary fence Lift crown sympathetically to 2.5 metres above ground Reduce lateral growth on side facing garden of 87 by 1 metre T4 Reduce height by 1.5 metres to 5 metres Reduce side overhang on neighbour side to boundary fence Lift crown sympathetically to 2.5 metres above ground Reduce lateral growth on side facing garden of 87 by 1 metre

KPC Response: No objection

Meeting Closed at 19.17pm