

**Minutes of the Meeting of the Planning Committee**  
**Held at Exeter Hall, Oxford Road, Kidlington on Thursday 8<sup>th</sup> March @6.30pm**

**Present:** Cllr C Griffiths (CHAIR)  
Cllr Chris Pack  
Cllr A Graham  
Cllr M Turner  
Cllr N Simpson

Lisa Pruden – Admin Support

**Apologies for Absence:** Cllr Andy Dyer/Cllr Neil Prestidge/Cllr A Rose/ Cllr Carole Pack

**Declaration of Interest:**

**202. MINUTES**

The minutes of the meeting held on 1<sup>st</sup> February 2018 were agreed and signed as a true record.

**203. MATTERS ARISING FROM THE MINUTES**

None

**204. PLANNING APPLICATIONS**

- a) **18/00071/F Mr Ben Jones , 58 Cherwell Avenue, Kidlington OX5 2JW**  
Single storey rear extension and window to side elevation.  
KPC – No Objection
- b) **18/00095/FTVCO LTD TVCO Ltd Unit B St Georges House, Langford Lane, Kidlington OX5 1HT**  
Change of use to building from B1 and B8 to B2  
KPC – No Objection
- c) **18/00079/F Mrs Patricia Sterry, 45 Church Street Kidlington OX5 2BA**  
Variations of condition 2 (plans) of 15/01759/F – To replace 2 x rear windows with 2 x Juliet  
Balconies  
KPC – No Objection
- d) **18/00130/F Keble Homes Limited , Kings Two Wheel Centre, 139 Oxford Road, Kidlington OX5  
2NP**  
Demolition of existing vacant workshop and showroom buildings. Erection of two and three  
storey building to provide 10 no. dwellings ( 8x 2-bed and 2 x 1 bed ). Provision of off-street car  
parking, secure cycle storage and covered refuse/recycling store.  
**KPC – OBJECT TO THIS APPLICATION as it is contrary to section C30 (i) of the Cherwell Local  
plan where it states: ‘That new housing development is compatible with the appearance,  
character, layout, scale and density of existing dwellings in the vicinity’**  
The other properties on the road have kept the design, in particular the roof in keeping with  
the street scene. As this application is NOT sympathetic to the neighbouring properties.  
More over it is contrary to another 2 items which are list in the Cherwell Local Plan:  
C31 ‘In existing areas any development which is not compatible with the residential character  
of the area, or would cause an unacceptable level of nuisance or visual intrusion will not  
normally be permitted.’  
It is contrary to T16 (a) (b) and (h) in the Cherwell Local Plan where it states:  
‘ In considering proposals for development, account will be taken of a) The existing transport  
situation and traffic and car management measures b) The impact of generated traffic on  
existing settlements and roads h) The safety of all highway users’.

  
Chairman

Insufficient parking - it is in very close proximity to the traffic lights. This property needs its own on site parking. The location is on the junction. This is a common route for cyclists and school children and it is believed that it would have an impact of the safety of highway users. It was also noted that a letter from a resident was received in regards to this application. (Please see attachment to minutes.) Cllr Alaric Rose was not present at the meeting however sent his comments to this application ahead of the meeting. (Please see attachment to minutes.)

- e) **18/00151/F Mr Tim Smith, 3 Ashmead Way, Kidlington**  
Single storey front extension to form utility room and kitchen extension.  
KPC – No Objection
- f) **18/00089/F Mr C De Candia, 32 Waverley Avenue, Kidlington, OX5 2NA**  
Single storey extension to side and rear of existing house, together with new porch.  
KPC – No Objection
- g) **18/00043/TCA Mr Alex Duncan, 25 Mill Street, Kidlington, OX5 2EE**  
Notice of Intent  
T1 x Leylandii – reduce back the half of the tree that hangs over the neighbours, back to the wall.  
KPC – No Objection subject to inspection by CDC tree officer.
- h) **18/00128/F Sched1 Automotive System service Units 1 To 4 Oxonian Park, Langford Locks, Kidlington OX5 1FP**  
Erection of new building.  
KPC – No Objection subject to temporary building placement of up to 5 years.
- i) **18/00140/F Helen Kimber , 40 Stratfield Road, Kidlington , OX5 1DJ**  
Replace existing front porch. Build new extended and porch and extend sitting room.  
KPC – No Objection
- j) **18/00131/F Mr Matthew Barlow and Ms Emma Percival, 36 Queens Ave, Kidlington, OX5 2JH**  
Single storey side extension and new front porch. KPC – No Objection
- k) **18/00296/F Branson, Mill End House, 37 Mill End, Kidlington, OX5 2EG**  
Orangery extension and fenestration. KPC – No Objection
- l) **17/02556/F H2O Urban & Canal & River Trust – ADMENDMENTS – NOISE SURVEY REVISION – PLEASE CHECK ONLINE FOR MORE INFORMATION**  
Redevelopment of site comprising the erection of 10 residential properties (use Class C3); formation of new boater car park; conversion of existing outbuildings to form ancillary accommodation to residential properties, new ELSAN facilities for boaters and the demolition of out buildings and structures associated with the CEMEX operations as identified on the plans; together with two new vehicular accesses and associated landscaping and parking. KPC – No Objection

**205. List of Decisions and Notices from CDC – For information only – Attached**

**Meeting ends 7.05pm**

CG

**Cherwell District Council**  
**Decisions and Notices**  
**March 2018**

1. **17/02487/F 44 Banbury Road, Kidlington, OX5 2BU**  
*Variation of conditions 2 (plans) and 14 (window details) of 17/01430/F – Conditions 2 to be revised to include reference to drawings 2015061 E NW 033K and 2015061 E NE 305H. Condition 14 to be revised to read “prior to the first occupation of the development hereby approved, the lower panes of the first floor and second floor windows in the south east and north west elevations of the building. (shown with an asterisk on the drawings) shall be fixed shut and shall be glazed at all times with obscured glass that achieves a minimum of level 3 obscurity and retained as such thereafter. The lowest part of the top opening vents in these windows shall be set above 1.6m above the floor height of the room they serve, shall be glazed in obscure glass and shall be retained as such.*  
KPC – No Objection CDC – GRANTED
  
2. **17/02495/F 119 The Moors, Kidlington , OX5 2AQ**  
*The demolition of the existing conservatory and the erection of a rear extension.*  
KPC – No Objection CDC – GRANTED
  
3. **17/02506/F 73 Cherwell Avenue, Kidlington , OX5 2JN**  
*Variation of conditions 2 (plans) and 3 ( materials and architectural detailing) of 17/01559/F*  
KPC – No Objection CDC – GRANTED
  
4. **17/02210/F 162 The Moors, Kidlington, OX5 2AD**  
*Demolition of an existing two storey house and the creation of new apartments including two 3 bedroom and three 2 bedroom flats.*  
**KPC –Objected to this application as it is contrary to Policy C30 and C31 of Cherwell Local Plan**  
CDC – GRANTED
  
5. **17/02510/F 25 Broad Close, Kidlington, OX5 1BE**  
*Single story side extension. KPC – No Objection CDC – GRANTED*
  
6. **18/0043/TCA 25 Mill Street Kidlington OX5 2EE**  
*1T x Leylandii – Reduce back the half of the trees that hangs over the neighbour, back to the wall.*  
KPC – No objection subject to inspection from CDC tree officer. CDC – NO further comment.
  
7. **17/02520/F 126 Oxford Road, Kidlington, OX5 1DZ**  
*Demolish rear extensions and garage; and erect single storey extension to rear, side and front elevations.*  
KPC – No Objection CDC – GRANTED

**Reference Application**

**Kings Two Wheel Centre 139 Oxford Road Kidlington OX5 2NP**

**Demolition of existing vacant workshop and showroom buildings. Erection of two and three storey building to provide 10 no. dwellings (8 x 2-bed and 2 x 1-bed). Provision of off-street car parking, secure cycle storage and covered refuse/recycling store**

**Cllr A Rose Comments submitted by email prior to meeting**

*I would like to make a couple of comments concerning  
18/00130/F Keble Homes Kings Two Wheel Centre 139 Oxford Road Kidlington OX5 2NP*

*I personally think that a three story structure with 10 dwellings is not in keeping with the street scene, is over development of the site, and would generate many traffic movements in close proximity to a busy junction, in an area used by many school children to get to school. There is also a profound lack of parking spaces given the potential number of residents, which could lead to unsafe and inconsiderate parking in the vicinity of the development.*

*I hope that Cherwell Planning will oppose this development, and will take heed of Oxfordshire Highways robust objection.  
(<http://npa.cherwell.gov.uk/AnitePublicDocs/09140968.pdf>), and wonder whether it is worth being called in by a District Councillor if the officer is minded to grant the application?*

**Resident of Kidlington Chris Murphy submitted comments prior to meeting**

*I write with regard to the proposed development of a complex of ten apartments at 139 Oxford Road, Kidlington (application reference 18/00130/F). The scheme as proposed will abut the boundary of the neighbouring Kidlington Garage showroom. The three-storey development will be overbearing and a dominant incongruous feature of the skyline at this location. By virtue of its massing and orientation along the boundary line there will be a severe loss of daylight and sunlight into the showroom and office suites. The resulting shadowing effect will have a negative impact on the working conditions of our staff members.*

*Three-storey developments on this scale are untypical of the Oxford Road street scene in this vicinity. Other than the application site, other buildings along the same side of the road are a mix of individual houses and bungalows.*

*The development will potentially generate increased traffic movement in close proximity to the junction with Bicester Road. This is pedestrian route for school children walking to nearby West Kidlington County Primary & Nursery, St Thomas Moore County Primary, Gosford Hill School, and the Kidlington Play School. The additional traffic movements generated by residents and visitors to the site, particularly during the peak school times will potentially introduce an unacceptable level of accident risk.*

*In summary, the enormity of the proposed development is such that it will irreversibly change the Oxford Road street scene, dwarfing all other buildings in the immediate vicinity. The shadowing and loss of light will have a significant detrimental impact on those unfortunate enough to be captured in its shadow. The likely increase in traffic movements so close to a busy junction presents serious concern for the safety of pedestrians and in particular children negotiating this busy route to get to the schools.*