

# Kidlington Parish Council

Exeter Hall, Oxford Road, Kidlington OX5 1AB

Tel: 01865 372143 [www.kidlington-pc.gov.uk](http://www.kidlington-pc.gov.uk)



## Minutes of the Meeting of Kidlington Parish Council's Development and Strategy Committee

held at Exeter Hall at 6.30pm on Thursday 26 September 2024

- Present:** Cllr David Betts, Cllr William Easdown Babb, Cllr Lesley Mclean (Chair), Cllr David Thurling, Cllr Linda Ward.
- In Attendance:** Clerk – Rachel Faulkner, Cllr Nik Soheili, Cllr Melanie Moorhouse, Cllr Ian Middleton. 6 members of the public.
- Apologies:** Cllr David Robey, Cllr Phil Wyse
- 24/DS/31** **Declaration of interests** – none declared.
- 24/DS/32** **Public Participation** – a delegation of residents from Waverley Avenue addressed the council regarding their concerns about the planning application for a change of use at 93 Waverley Avenue. Residents expressed concerns about many issues around increased vehicle movements and lack of on and off-street parking, increased noise, waste disposal and potential flood risk.
- 24/DS/33** The committee agreed to bring forward the item.  
24/02507/F 93 Waverley Avenue, Kidlington  
Proposal: Change of Use from a residential dwelling house Use class C3 to an 8-bedroom, 8 occupant HMO (Sui-Generis), provisions for bin and bike storage areas and parking for up to 4 cars  
Comment: The committee objects to the proposal for a change of use to an HMO and requests that the application is considered by CDC's Planning Committee.  
The proposal is inappropriate in this residential location and likely to have a detrimental impact on the residential amenity of the area. The proposal will create access problems for residents and emergency vehicles with insufficient off-street parking for what could be eight residents or more. The estate was designed to minimise on street parking and many of the kerbs are damaged. The modelling provided by the developers is misleading and assumes impossible traffic manoeuvres.  
The proposal may set a precedent for similar properties in the area.
- 24/DS/34** The minutes of the meetings of the Development and Strategy Committee held on 25 July and 29 August 2024 were agreed and signed by the Chair.
- 24/DS/35** The committee agreed to bring forward item 9 to discuss the proposed Communications and Social Media policy. Cllr Moorhouse attended the meeting to explain the background to the policy. Members considered edits

recommended by the Clerk in advance of the meeting. Cllr Betts expressed concern that the policy should have been presented to the committee having been approved by the Communications Working Group. It was agreed that the Clerk would amend the policy to be considered by the Communications Working Group before being presented to Development and Strategy.

Cllr Easdown Babb suggested that members could benefit from Freedom of Information training.

Action: the Clerk to investigate training options with Information Commission

Action: the Clerk to amend Communications and Social Media policy.

#### **24/DS/36**

The committee agreed to bring forward item 8 regarding the OUFC Planning Application.

24/00539/F Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station

Proposal: Erection of a stadium (Use Class F2) with flexible commercial and community facilities and uses including for conferences, exhibitions, education, and other events, club shop, public restaurant, bar, health and wellbeing facility/clinic, and gym (Use Class E/Sui Generis), hotel (Use Class C1), external concourse/fan-zone, car and cycle parking, access and highway works, utilities, public realm, landscaping and all associated and ancillary works and structures.

Action: It was agreed to defer decision on response to the next Development and Strategy meeting on 31 October.

#### **24/DS/37**

The committee discussed the following other planning applications received from Cherwell District Council. Where appropriate, the responses will be logged on the CDC Planning Portal.

24/02297/TEL56 Telecommunications Mast, Langford Lane

Proposal: The proposed removal of a 10m high monopole and replacement with a 17m monopole supporting 9 antennas, with a wraparound equipment cabinet, together with the removal of 2no. cabinets and the installation of 3no. new equipment cabinets and ancillary development thereto.

Comment: No objection

24/02194/F 23 Field Close

Proposal: Single storey side extension to add a fully accessible wet room and downstairs bedroom

Comment: No objection

24/02326/F 53 Brasenose Drive

Proposal: Variation of Conditions 3 (biodiversity method statement) and 4 (Construction Environmental Management Plan) of 23/00046/F - Demolition work has been carried out ahead of conditions 3 and 4 being complied with.

Comment: No objection

24/02212/F Kidlington Garage 1 Bicester Road Kidlington OX5 2LA

Proposal: Erection of two buildings, forming eighteen apartments, and associated works.

Comment: The council objects to this proposal for the same reasons as their original objection.

23/02098/OUT Oxford University Development

Proposal: Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement.

Comment: The committee objected to this proposal on the same grounds as their previous objection.

24/02319/TPO St Thomas Moore

Proposal: Various tree works in accordance with tree survey - the trees under TPO within the report are trees T01-T04 inclusive

Comment: No objection

24/02363/F Gosford Hill School

Proposal: Variation of Conditions 2 (plans), 12 (Artificial Grass Pitch and Multi Use Games Area), 15 (community use agreement) and 16 (Management and Maintenance Scheme) of 24/00070/F - updated plans and minor changes to the wording of the conditions

Comment: No objection

24/02484/CLUP277 Oxford Road, Kidlington

Proposal: Certificate of Lawfulness of Proposed Development for the construction of a hip to gable conversion and the addition of a dormer on the rear elevation.

Comment: No objection

24/02137/CLUP 20 The Moors.

Proposal: Certificate of Lawfulness of Proposed Development for replacement of five existing sash windows to front of property with sash windows that are as identical to the original windows as possible. There will be small repairs to the window surrounds required, to deal with leaks

Comment: No objection

24/02030/F St John's Church, Broadway

Proposal: Erection of a single storey garden building to be used as office space

Comment: No objection

24/02531/F 14 Blenheim Road

Proposal: Part single, part double side extension

Comment: No objection

**24/DS/38** The committee were unable to consider the new Terms of Reference for this committee at this time and deferred to the next meeting.

The Council **RESOLVED** to suspend Standing Orders to allow the meeting to continue beyond the time agreed in their Standing Order.

**24/DS/39** Action: Cllr McLean to approach OCC for plans of the proposals for the Cutteslowe roundabout in particular in connection with the rumoured loss of the bus lane.

**24/DS/40** The Working Group formed to organised a volunteer recognition event in conjunction with the deputy Lord Lieutenant have not yet met.  
Action: to organise a meeting of the Working Group.

The meeting closed at 8.40pm