

Kidlington Parish Council

Exeter Hall, Oxford Road, Kidlington OX5 1AB

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

held at Exeter Hall at 6.30pm on Thursday 13 February 2025

Present: Cllr David Betts, Cllr William Easdown Babb, Lesley Mclean (Chair), Cllr David Robey, Cllr David Thurling.

In Attendance: Clerk – Rachel Faulkner
KPC Councillors - Cllr Nik Soheili, Cllr Alison Street.
7 members of the public

Apologies: Cllr Dave Kanonuwa, Cllr Linda Ward, Cllr Phil Wyse.

25/DS/01 **Declaration of interests** – none declared.

25/DS/02 **Public Participation** – Four residents spoke to explain their objections to the planning application for 35 Banbury Road

25/DS/03 The minutes of the meetings of the Development and Strategy Committee held on 9 January 2025 were agreed and signed by the Chair.

25/DS/04 The committee considered the following planning applications and will lodge responses on Cherwell District Council's planning portal:

25/00147/F 104 Evans Lane, Kidlington
Proposal: Single storey side and rear extension, roof extension involving a hip-to-gable conversion with a rear dormer window, Juliette balcony, and two front-facing rooflights. A new porch will replace the existing one following its demolition, and the chimney will be removed. No objection.

25/00025/F Rose Cottage, Woodstock Road, Kidlington
Proposal: Erection of detached carport with office space above. No objection.

25/00252/DISC Gosford Hill School, Oxford Road Kidlington
Proposal: Discharge of Conditions 6 (foul and surface water drainage), 10 (ventilation and extraction of cooking fumes), 11 (external lighting details), 13 (surface pitch details), 17 (landscaping scheme), 21 (covered cycle parking facilities) and 22 (parking, turning, loading/unloading provision) of 24/02363/F. No objection.

24/03212/F 90 Oxford Road Kidlington
Proposal: Variation of Condition 2 (plans) of 24/01374/F - Front porch extension and minor changes to the fenestrations. No objection.

25/00198/F 90 Oxford Road, Kidlington
Proposal: Variation of Condition 2 (plans) of 24/01374/F - Modest increase in height of the flat roof part of the rear extension and a small canopy at the rear. No objection.

- 24/03439/F 94 Banbury Road
 Proposal: Single storey rear extension
 Objection: KPC objects to this application because it refers only to a rear extension, but the plans show in effect a six-bedroom HMO, permission for which was refused in the previous application (24/01067/CLUP). Also, the off-street parking would be inadequate for such an HMO.
- 24/03359/F 35 The Moors
 Proposal: Single storey rear extension. Part first floor extension. No objection.
- 24/03427/F 1 Holly Close
 Proposal: Change of use of visual amenity lane to erect wooden close board fence and related landscaping.
 Comment: This application is really a retrospective one although the application form says that work hasn't started. Compared with the artist's impression of the fence proposed in the previous application (22/03291/F), the fence that has been erected blends much better with the house and involves only a small loss of amenity land. KPC therefore raises no objection.
- 24/02897/TPO 12 Helwys Place
 Proposal: T1 (Oak) - Fell - Subject to TPO 04/1997. No objection.
- 25/00078/F 14 Yarnton Road
 Proposal: RETROSPECTIVE - retention of existing extension to timber outbuilding providing open-fronted shelter. No objection.
- 25/00084/F Unit 9 4b, Oxford Technology Park
 Proposal: Erection of an external gas storage cage. No objection.
- 24/03432/F 35 Banbury Road
 Proposal: Demolition of existing house and garage. Replace with an apartment building which includes eight 2-bedroom flats with provision of suitable parking and communal amenity space.
 Objection: KPC largely maintains its objections submitted on 17 January 2023 in response to the previous application for this site (22/03768/F) as follows:
1. The density of housing of the proposed development represents an overdevelopment of the site.
 2. The access arrangement will have a direct detriment to the amenity of 35a and 37 Banbury Road by virtue of increased traffic associated with the proposed development as it is narrow and close to the existing residential properties.
 3. The access to Banbury Road is inadequate to serve the number of proposed dwellings. In addition to being too narrow there are inadequate visibility splays onto Banbury Road, which is a busy classified road, thus presenting a hazard to highway safety. It is questionable whether the representation of the splays is accurate.
 4. The access onto Banbury Road is not of sufficient width to enable vehicles to exit and enter the site at the same time also presenting a hazard to traffic on the A4260.
 5. The parking provision provided is inadequate to serve 8 two-bedroom apartments (previously 9) with only one visitor parking space. Despite being in a sustainable location with parking restrictions in the area, and the nature of busy Banbury Road, there are no alternatives to provide additional off-site parking.
 6. The plans indicate insufficient manoeuvring space for turning on site, particularly for service vehicles and emergency services.
 7. There is a proximity issue to properties in Chorefields plus 35a and 37 Banbury Road with the potential for overlooking, particularly from those apartments that include balconies. The proposed development will be detrimental to the residential amenity of these properties,

contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 and saved Policy C30 of the Cherwell Local Plan 1996.

8. The proposed development would have a detrimental impact upon the Listed Building at 6 Greystones Court.
9. The cycle racks need to be positioned in a more appropriate location.
10. The bin store is located too close to existing residential properties and needs to be in a more appropriate location. Additionally, the bin store indicated would not accommodate the level of bin provision that would need to be provided for eight dwellings.
11. The proposed development should have a pedestrian footway to Banbury Road. This is not provided and is an unacceptable safety hazard for pedestrians. Also, the increased vehicular use of this access will present a hazard to pedestrians on Banbury Road.
12. No electric charging points are provided with this proposed development, contrary to policy requirements.
13. The access to the site is not shown as being a porous surface and would exacerbate any existing problems with surface water drainage.

Additionally, KPC does not accept the claim in the current application that access to the Banbury Road is made safer by the proximity of the new 20 mph speed limit. On the contrary, drivers heading north will be accelerating with the change to 30 mph and likely to be less alert to any need to slow down or stop for those exiting the site.

25/00080/F Land North of the Moors
Proposal: Change of use of mechanics workshop (lot 1), the stables (lot 2) and bungalow (lot 3) to educational use (Use Class F1) and associated works; demolition of garages (lot 1) and enclosure (lot 3); erection of cabins (lot 1) for educational use; associated car parking and hard and soft landscaping.

Comment: Whilst KPC does not wish to object to this application it is concerned that any proposal retains the integrity of the wall along the NW side of the entrance during construction work as the wall is part of Thornbury House and is listed.

25/00038/F NHS Property Services (Station Fields)
Proposal: Change of Use of the first floor from office to a Sexual Assault Referral Centre. No objection.

25/00079/F 2 Oak Drive
Proposal: Erection of a single storey rear extension, erection of a second-floor side extension over existing, addition of a front porch and internal works. No objection.

25/DS/05 ANPR on the High Street. The committee was informed that officers at OCC are still working on the introduction of ANPR to prevent vehicles accessing the High Street during the restricted hours.

Action: Cllr Middleton to be asked for a written update for the next meeting.

25/DS/06 Cllr Betts briefed the committee on his recent meeting regarding flood prevention with representatives from the Environment Agency, Oxfordshire County Council and Cherwell District Council. He reported that the meeting had been extremely helpful in understanding the various flood defences and valves that have been installed. Another meeting was being planned to which Thames Water will be invited.
Action: Cllr Betts to organise further meeting of Flood Defence Group with external parties.

Cllr Betts left the meeting.

- 25/DS/07** Police presence. Cllr Soheili had expressed concern at the last meeting about house burglaries in Kidlington. Cllr McLean said that she was arranging for a meeting with Chief Inspector Strategic Partnerships - Wendy Percival to discuss local policing.
Action: Cllr McLean to arrange meeting with CI Percival.
- 25/DS/08** At the previous meeting, members had agreed a series of open letters that were sent to Oxfordshire County Council, Cherwell District Council, Thames Valley Police, Chiltern Railways, National Highways and Oxford United asking for answers to several questions about the planning application. It was confirmed that most had responded, except Oxfordshire County Council. The letters and responses are available for residents to read on the Council's website. It was agreed that the council would meet with the representative of Chiltern Railways.
Action: Clerk to arrange meeting with Chiltern Railways.
- 25/DS/09** The committee noted the request from WODC to attend a meeting regarding Botley West Solar Farm. KPC councillors unable to attend. Cllr Robey reminded the committee that the council had taken an approach to support our neighbouring parishes who are more directly affected by the proposals but not to join the strategy group.
- 25/DS/10** The committee considered the Council's Aims and Objectives – focussing on the section on Fostering our Community. They discussed various options for engagement with the local schools. Councillors were mindful of the busy curriculums of schools and that any engagement should be beneficial to the school and fit with their timetable. It was suggested that the council might like to attend the next careers conference or that they could make more of the Frank Wise Memorial event held at the school in May.
Action: Clerk to find out date of careers evening at Gosford Hill School and make initial contact with the new deputy head, Chris Bateman and new Careers Advisor, Sue Zajac.

The meeting closed at 8.15pm