

# 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 and on Zoom at 6.30pm on Thursday 30 May 2024

**Present:** Cllr David Betts, Cllr Alan Graham, Cllr Lesley Mclean (Chair), Cllr David Thurling, Cllr Phil Wyse.

**In Attendance:** Clerk – Rachel Faulkner, Cllr Nik Soheili, 13 members of the public.

**Apologies:** Cllr William Easdown Babb, Cllr David Robey, Cllr Linda Ward

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

**24/DS/02** The Committee resolved that the minutes of the meeting of the Planning Committee (now replaced by Development and Strategy Committee) on 11 April were a correct record and they were signed by the Chair.

**24/DS/03** **Public Participation**  
A number of residents attended the meeting to object to the proposal 24/00963/F93 Waverley Avenue. The Chairman brought the item forward.

**24/DS/04** The Committee reviewed and commented on the following planning applications:

- a. 24/00963/F 93 Waverley Avenue  
Proposal: Proposed rear flat roof dormer and change of use from C3 residential to Sui Generis (Large HOM)  
Comment: Objection  
The Council wishes to object to the application because of its detrimental impact on the residential amenity of the area. The property is located in an already congested area and the plot is inadequate for the proposed development. Residents have expressed concerns about waste disposal. OCC have expressed concerns about access to parking and we understand CDC Housing Standards have objected to the proposal. KPC has consistently objected to the conversion of semi-detached houses to multi-occupancy properties and does so in this case.
- b. 24/00721/F Grovelands Store, 49 Bellenger Way  
Proposal: Installation of a modular self-service launderette facility (retrospective).  
Comment: Already permitted by CDC
- c. 24/01126/F Grovelands Store, 49 Bellenger Way  
Proposal: Siting of InPost Parcel Locker (retrospective)  
Comment: KPC has concerns in line with TVP's concerns
- d. 24/00908/F 56 Axtell Close  
Proposal: First Floor rear extension  
Comment: No objection

- e. 24/00983/F The Bungalow, 52A Mill Street  
Proposal: Replacement windows and doors from aluminium to PVCu  
Comment: No objection
- f. 24/00956/LB Manor Court, 85 High Street  
Proposal: Roof repair involving salvaged where possible and newly introduced slate; breathable membrane below replaced slates and new battens where required; lead work to lead sheet association standards (Re-activation of previous consent ref 19/02976/LB)  
Comment: Already permitted by CDC
- g. 24/00981/REN56 Essentra Components, Langford Locks  
Proposal: Solar PV system totalling 1000kWp on the roof of Essentra Components building. Panels will be sited on east and west facing roof areas. The proposed system will be on a shallow pitched roof so the visual impact and risk of glare will be very low - Panels will be mounted less than 200mm from the plane of the roof in all cases; panels will not be sited within 1m of an external edge of the roof; equipment will be removed from the roof once it reaches the end of its useful life.  
Comment: The Parish Council supports the use of solar panels on buildings
- h. 24/00986/F 6 Blenheim Road  
Proposal: Proposed single storey rear extension  
Comment: No objection
- i. 23/03368/F 73 High Street  
Proposal: First floor extension with associated internal and external work  
Comment: Objection  
The Council objects to this proposal on the basis of overdevelopment and impact on the residential amenity of the area. The Council objects to the lack of off-street parking for this property.
- j. 24/01081/F 15 Rowan Close  
Proposal: Garage conversion  
Comment: No objection
- k. 24/01134/F Chapple House, 235 Oxford Road  
Proposal: Variation of Condition 2 (plans) of 21/03434/F - To reflect changes to the bin and bike storage layouts as well as the red line boundary to include a portion of the site now known to be under the applicant's ownership  
Comment: No objection
- l. 24/01087/F 64 Morton Avenue  
Proposal: Relaxation of Condition 8 of NE 33/74: Change of Use from amenity land to domestic use and erection of a 1m high post and rail fence (with two rails) around the perimeter of the small garden to the right-hand side of the garden path, accessed via a timber gate (<1m) located next to the front door (resubmission of 23/00898/F) (retrospective)  
Comments: Objection  
The Council objects to this proposal on the basis of loss of amenity land

- m. 24/01213/F 9 High Street (former Costa Coffee)  
 Proposal: Change of Use of an empty shop to a coffee shop/fast food takeaway (Class E)  
 Comments: Objection  
 The Council objects to this proposal on the basis of inadequate information about the proposed use of the building. The Council has concerns about the operating times proposed as they run late into the evening.
- n. 24/00840/F 15 Oxford Road  
 Proposal: Change of Use from disused banking hall (Use Class E) to a barber shop (Use Class E) (retrospective)  
 Comment: No objection
- o. 24/00841/ADV Illuminated signage at 15 Oxford Road, Kidlington, OX5 2BP (retrospective)  
 Comment: Objection  
 The Council objects to this proposal because of the size of the sign which is twice the height of those on other nearby retail premises and therefore detrimental to the residential amenity of the area. If the sign is to be illuminated it should be static and single coloured, not multi-coloured and flashing as originally.

**24/DS/05**

The Committee discussed the implications of the lease having been provisionally agreed between Oxfordshire County Council and Oxford United Football Club. Cllr Betts proposed a motion to contact CDC and OCC to reiterate the Council's concerns.

**Motion:**

Write to the OCC Cabinet Member for Finance, Dan Levy, to express our serious concern that the lease has been signed with OUFC for the proposed stadium in Kidlington despite the fact that it gave KPC assurances that the Oxford Road would not be closed as part of the proposal and that details of all traffic management arrangements would be finalised before the lease. KPC to request the conditions of the lease (excluding and commercial sensitive information)) that directly relate to the traffic, parking and transportation.

The Clerk confirmed that she had emailed Cllr Levy asking for a copy of the lease agreement. Further contact would be made asking for the information regarding traffic, parking and transportation.

**Action:** The Clerk to write to Cllr Levy and request details of lease.

It was **RESOLVED** to email Cllr Andrew Gant, Oxfordshire County Council Kidlington Parish Council would like to express its concern that the officer response to the OUFC planning application is, as far as we can understand, inadequate in the following areas:

- Kidlington roundabout to Parkway P&R. It is understood that this is a strategic bus route used 7 days a week with up to 14 buses per hour. The delay generated at peak times will discourage use of the P&R.
- It refers to the CPZ but does not press for sufficient information on how this will be delivered, controlled and enforced.

- It does not refer to the need to maintain sufficient capacity in the P&Rs for normal usage projected into the future. This is a key plank in the County Council's transport strategy to reduce cars travelling into the city centre.
- It does not raise concerns about the closure of the Oxford Road which will be detrimental to the users of the rail station, park and ride and to access Oxford by public transport.

Cllr Betts also recommended that a precis of the Council's key concerns be sent to David Peckford, CDC Assistant Director – Planning and Development  
Members recommended copying to OCC's Liz Leffman and David Flavin, CDC Ian Boll and Laura Bell.

**Action:** Cllr Betts to provide precis.

**Action:** The Clerk to write to identified members and officers.

**24/DS/06**

**Strategic Plan**

The committee agreed the notes provided by the consultant regarding the Council's Aims and Objectives and agreed to consider further at the next meeting on 12 June.

**The meeting closed at: 8.25pm**

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