



**Minutes of the Meeting of Kidlington Parish Council's
Meeting for the Development and Strategy Committee
Held at Exeter Hall at 6.30 pm on Thursday, 11 September 2025**

Present: Cllr Lesley Mclean (Chair), Cllr Alison Street, Cllr Dave Kanonuwa, and Cllr Nik Soheili

In Attendance: Clerk – Sarah Kearney

Apologies: Cllr Phil Wyse, Cllr Linda Ward (Vice-Chair), Cllr Will Easdown Babb, and Cllr David Betts,

Resident: 0

25/52 To receive Councillor's Apologies for Absence

25/53 To receive declarations of interest - Councillors are reminded to declare any interests in any item on this agenda in accordance with Kidlington Parish Council's Code of Conduct.

25/54 Public Participation: to receive questions from members of the public relating to items on the agenda, by the Council's Code of Conduct and Standing Orders.

25/55 To consider and sign the minutes of the Development and Strategy Committee held on 24 July 2025

25/56 CDC Application responses received since the last meeting:

[25/01567/F](#)

52 Banbury Road Kidlington OX5 2BU

Proposal: Removal of existing single storey attached garage. New two storey side and rear extension and new porch.

Application Permitted

[25/01515/F](#)

3 Ploughley Close Kidlington OX5 1BG

Proposal: Retrospective - single storey front porch

Application Permitted

[25/01576/F](#)

175 The Moors Kidlington OX5 2AE

Proposal: Variation of Condition 1 (plans) of 25/00503/F - To provide minor alterations/modifications to the design previously approved

Application Permitted

[25/01232/LB](#)

25 Banbury Road Kidlington OX5 1AQ

Proposal: Internal alterations to include installation of new moulding, panelling and false shutters to around existing front windows to replace the originals lost in previous works. Installation of new cast iron vents to the side of the building at ground floor level. Ventilation

to be installed to the chimney breasts at each floor to ventilate the closed chimney. All historically repaired cementitious external mortar joints on all the buildings elevations are to be raked out and repointed with a non-hydraulic lime putty-based mortar, and Cement repairs to stonework should be cut out and replaced with ashlar indent repairs using matching limestone

Application Permitted

[25/01597/F](#)

31 Mead Way Kidlington OX5 2BJ

Proposal: Demolition of single storey rear extension, erection of new single storey rear extension and new single storey porch to front elevation

Application Permitted

[25/01147/LB](#)

18 School Road Kidlington OX5 2HB

Proposal: Replacement windows and french doors to front, side and rear of property

Application Permitted

[25/01559/F](#)

Campsfield House IRC Langford Lane Kidlington OX5 1RE

Proposal: RETROSPECTIVE - replacement and re-alignment of external fencing and gates

Application Permitted

[25/01594/F](#)

28 Hazel Crescent Kidlington OX5 1EQ

Proposal: Construction of single storey rear extension together with new enclosed porch to front elevation

Application Permitted

[25/00817/F](#)

62 Bicester Road Kidlington OX5 2LF

Proposal: Garage conversion into ancillary annexe and additional windows

Application Permitted

[25/01586/F](#)

159 The Moors Kidlington OX5 2AE

Proposal: Construction of rear extension arranged over one and two storeys. Alterations to fenestration on side elevation.

Application Permitted

[25/01279/F](#)

15 Webbs Way Kidlington OX5 2EW

Proposal: Dining room extension to front of property

Application Permitted

[25/01556/F](#)

9 Cherwell Avenue Kidlington OX5 2JL

Proposal: Demolition and re-build of existing garage, extension of existing rear extension and removal of lawned area to frontage to add provision for parking

Application Permitted

The Development & Strategy Committee acknowledged the above responses

25/57

To consider response to planning applications:

[25/02189/F](#)

68 Croxford Gardens Kidlington OX5 1XD

Proposal: Variation of Condition 2 (plans) of 25/01365/F - Alterations to the dormer design

Response: No Objection

[25/02194/F](#)

76 Oxford Road Kidlington OX5 1BL

Proposal: Two storey side extension, part single part two storey rear extension and associated works

Response: Kidlington Parish Council has concerns about the impact this proposal would have on the character of the area and neighbouring homes.

1. Design and Character

The proposed extension does not appear to be in keeping with the existing property or the surrounding properties. Its scale, appearance, and materials risk being out of character with the established style of the neighbourhood, which could have a negative impact on the overall streetscape.

2. Parking and Highway Concerns

Parking is already limited in this area, and the proposed development would increase the demand for spaces. This is likely to add to congestion, inconvenience for residents, and potential safety issues relating to access and parking.

3. Overlooking and Privacy

The design of the extension would overlook neighbouring gardens and habitable rooms, leading to a loss of privacy for adjacent properties. The position and height of the proposed works would be intrusive and out of proportion with existing neighbouring dwellings.

4. Loss of Light / Overshadowing

The scale and siting of the proposed extension would cause overshadowing and reduce natural light to adjoining properties. This would have a significant impact on neighbours' enjoyment of their homes and gardens. For these reasons, I respectfully ask the Council to carefully consider the negative impacts of this proposal and to refuse permission unless these concerns can be addressed through significant amendments.

[25/02119/F](#)

9 Freeborn Close Kidlington OX5 2BH

Proposal: Erection of flat roof porch to the front elevation

Response: No Objection

[25/02026/F](#)

Lamps Ltd 14B Station Field Industrial Estate Kidlington OX5 1JD

Proposal: RETROSPECTIVE - Installation of new double-glazed front doors and double-glazed window units to front elevation

Response: No Objection

[25/02105/F](#)

18 Hazel Crescent Kidlington OX5 1EG

Proposal: Single storey rear extension and hip to gable alteration with rear dormer

Response: Kidlington Parish Council concern relates specifically to the flooding risk in this part of Kidlington.

This area already suffers from a high risk of flooding and existing drainage problems. It is felt that the proposed development, through the addition of further built structures and hard surfaces, will reduce natural ground absorption and increase surface water run-off. This could worsen the existing flooding issues and have a negative impact on neighbouring properties and the wider community.

Given the seriousness of flood risk in this area, I respectfully request that the Council consider these concerns carefully and ensure that the proposal is fully assessed against local and national flood risk policies before any decision is made

[25/02060/ADV](#) 2-4 Oxford Road Kidlington OX5 1AA

Proposal: Removal of existing signage and the display of 3 no. illuminated fascia signs, 1 no. illuminated pylon sign, 1 no. non-illuminated directional sign and new illuminated entrance portal

Response: Kidlington Parish Council considered this application and felt that the proposed signage is rather on the large side. Given that it is illuminated, the Council is concerned that its scale and appearance would be overly prominent in this prime area of Kidlington High Street.

Members felt that a slightly smaller sign would be more appropriate and would better respect the surrounding buildings, many of which have historical character. As currently proposed, the signage would not blend in sympathetically with the established streetscape.

For these reasons, the Parish Council asks that the application be reconsidered with a view to reducing the overall size of the sign so that it is more in keeping with the local setting

[25/02071/F](#)

34 Mead Way Kidlington OX5 2BJ

Proposal: Proposed rear orangery

Response: No Objection

[25/02043/F](#)

1 Holly Close Kidlington OX5 1EP

Proposal: RETROSPECTIVE - Erection of a 6 ft composite fence and related landscaping

Response: No Objection

[25/02028/F](#)

4 Briar Close Kidlington OX5 2DD

Proposal: Single storey rear extension with balcony area above and single storey extension to the rear of the garage

Response: Kidlington Parish Council objects to this application for the following reasons:

- The proposed balcony would directly overlook neighbouring properties, leading to a significant loss of privacy.
- The design is not in keeping with the character of the surrounding properties.
- The proposal may also give rise to light issues affecting neighbouring homes.

In addition, the Parish Council supports and endorses the concerns already raised by neighbouring residents in their comments.

For these reasons, Kidlington Parish Council requests that this application be refused

[25/02015/F](#)

44 Marlborough Avenue Kidlington OX5 2AW

Proposal: Single storey side extension, 1.3m wide, with entrance from driveway

Response: No Objection

[25/02245/F](#)

30 Evans Lane Kidlington OX5 2HX

Proposal: Single storey extension to the front, single and part two storey extension to rear

Response: No Objection

[25/02157/LB](#)

The Barn At 52 Church Street Kidlington OX5 2BB

Proposal: Replacement of current oak panelled front door and door surround

Response: No Objection

[25/02114/F](#)

7 Lock Crescent Kidlington OX5 1HD

Proposal: Change of Use from a 3 bedroom residential dwelling (Use Class C3) to a 10 bedroom House in Multiple Occupation (Use Class Sui Generis) and associated works including installation of bike and bin stores; single-storey rear extension

Response: Kidlington Parish Council has reviewed the application for Lock Crescent and wishes to raise the following concerns:

Specific Concerns:

- **Parking:** The proposal will place additional pressure on an area where parking is already limited, creating further difficulties for residents and visitors.
- **Flooding:** The location is already at high risk of flooding, and additional development could increase surface water run-off, worsening existing problems.
- **Foul Sewage System:** The existing foul sewage system is at capacity, and further development would place additional strain on this infrastructure.

For these reasons, Kidlington Parish Council requests that these issues be fully addressed before any decision is made.

25/58

To Receive any other Planning Matters

58.1 **10 Moorland – update**

This was discussed at great length and decided that Councillors would like the Clerk to speak with our Solicitor to pursue this matter further.

Action: Clerk to progress.

58.2 **Campfield House – update**

Part 1 of the planning application has been completed and will accommodate 165 individuals.

Part 2 of the planning application is expected to be submitted very soon and will accommodate a further 400 individuals.

The MOD hired Exeter Hall to present this planning application to councillors and MPs. We were quite surprised that local residents were not invited to attend.

This application will not be determined by Cherwell District Council's planning department but will instead be submitted directly to the Government for decision

58.3 **Oxford United Planning Application Permitted – update**

- The planning application has now been submitted to the Secretary of State, who will have 21 days to respond.
- The S106 agreement for Kidlington has been dismissed by Cherwell District Council; however, an additional request has been submitted for items including planters, ANPR, and a list of other community-related measures.
- Calum Miller has met with OUFC regarding potential community benefits for Kidlington, and it is hoped that a meeting will be arranged with Kidlington Parish Council and OUFC to discuss this further.

58.4 **Land Behind the Moors – update**

The planning Application will be going to the CDC Planning Committee in November. An additional application has been submitted indicating the removal of the cricket pitches.

58.5 **Councillors Surgery for Residents (coffee morning) – to consider**

Cllr McLean would like to hold Councillors' Surgeries to give residents the opportunity to speak directly with Councillors. These will include morning, afternoon, and weekend sessions to ensure all residents have the chance to attend.

Action: The Clerk will organise a suitable dates towards the end of October.

58.6 **73 High Street Appeal - update**

The planning application has lost its appeal, and it is now waiting to see what the enforcement department will say about the future of this building

25/59 Five Parishes update.

There has been a meeting scheduled for October. An agenda will follow, but it is expected that this will discuss area priorities, and a understanding of the S106 timelines.

25/60 Stratfield Brake update

A meeting was held with the GWEPC Chair regarding the future management of Stratfield Brake. It was agreed that, going forward, Kidlington Parish Council (in association with GWEPC) will manage the building. Further meetings are planned with the football clubs first, followed by the cricket club and other sports clubs in due course.

Action: Clerk to progress sports clubs meetings and follow up SBLG meetings.

25/61 Exeter Hall update

Cllr Mclean will be seeing architects on Friday to discuss further details and will report back to the full Council on 17 September.

25/62 Confidentiality Matters (this section will be closed to the Public and Press)

No items were required to be taken to the Confidentiality Matters section for discussion

Finished Meeting: 8.10pm

Next Meeting will be on 9 October from 6.30pm at Exeter Hall, Committee Room