

CUMNOR PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
held at the United Reformed Church Hall, Cumnor
on Monday 21 August 2017 at 7.30pm

Present: Steve Viner, Chairman (Council Vice-chairman), John Griffin, Judy Roberts, Nick Surman 3 parishioners and Tina Brock, Clerk.

62/17 Apologies for Absence. Gerald Frost (Council Chairman) (prior commitment) and Tom Christophers (prior commitment). These apologies were received.

63/17 Variation of Business. The Committee agreed to bring item 7iii planning application P17/V1466/FUL 18 Cumnor Hill forward on the agenda.

64/17 Declarations of Interest. Personal interest for:
Minute 68/17 i Steve Viner lives close to the site.

65/17 Minutes of the Meeting of the Planning Committee held on 17 July 2017. The Committee RESOLVED to approve the minutes which were agreed and signed by the Chairman as a correct record.

66/17 Matters arising from the minutes Monday 17 July 2017. None

67/17 Public Participation. The Committee adjourned to allow members of the public to speak. Planning application P17/V1466/FUL 18 Cumnor Hill Residents objected to the proposal on the grounds inaccurate FFL's, height of retaining wall, overlooking and harm to amenity areas. The Committee reconvened.

PLANNING

68/17 Submitted Planning Applications. The appended applications were discussed and observations have been submitted to the VWHDC by the Council:

i	P17/V1466/FUL amended details	18 Cumnor Hill, Cumnor, Oxford OX2 9HA <i>Variation of Condition 2 of P16/V1994/RM to refer to an additional drawing 5376 02B. Additional plan submitted 14 July 2017. Reserved Matters application following Outline permission P15/V1110/O for the access, appearance, landscaping, layout and scale of two dwellings.</i> 3 parishioners left the meeting at 8pm.
ii	P17/V2124/HH	1 Clover Close, Cumnor, Oxford OX2 9JH <i>Single-storey side entrance porch.</i>
iii	P17/V1106/FUL amended details	131 Pinnocks Way, Dean Court, Oxford OX2 9DF <i>Partial demolish and reconfiguration for the existing house and new construction for conversion into four number 2 bedroom 4 person flats over ground floor, first floor and attic loft, together with four parking bays, bicycle stores, refuse and recycle stores, hard and soft landscaping and associated site works. (Additional Information received 31 July 2017_parking survey) (Amended plans received 9 August bin store)</i>
iv	P17/V1789/HH	36 Bushy Close, Dean Court, Oxford OX2 9SJ <i>First floor side extension - garage conversion to habitable use.</i>
v	P17/V2147/HH	19 Meadow Close, Farmoor, Oxford OX2 9PA <i>Erect close board fencing 1.8m.</i>
vi	P17/V2087/FUL	Connemara, Cotswold Road, Cumnor Hill. Oxford OX2 9JG <i>Proposed new 6 bedroom house and car port. Part retrospective.</i>
vii	P17/V2115/FUL	2 Chestnut Place, Faringdon Road, Cumnor, Oxford OX2 9QY <i>Conversion of double garage into self-contained annex.</i>

69/17 Update on Other Current Matters. Planning application P17/V1376/HH 55 Meadow Close, Farmoor will be considered at the VWHDC Planning Committee meeting on Wednesday 23 August. No members of the Planning Committee are available to attend to speak in objection to the officers' recommendation to grant planning permission. The Clerk would ask Dudley Hoddinott if he could attend.

Judy Roberts would raise concerns with VWHDC Enforcement Team regarding the erection of a farm building at The Stables, Farmoor and a swimming pool at 9 Dean Court Road.

DATE OF THE NEXT MEETING

71/17 The next meeting would take place at **7.30pm** on **Monday 18 September 2017** (provisionally) in the **United Reformed Church Hall, Leys Road, Cumnor.**

The meeting closed at 8.35pm.

Signed

Dated2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference:	P17/V1466/FUL	Officer:	Hanna Zembrzycka-Kisiel
Application type:	Minor	Amended plans:	Yes
Address:	18 Cumnor Hill, Cumnor, Oxford OX2 9QJ		

Proposal: *Variation of condition 2 of P16/V1994/RM to refer to an additional drawing 5376 02B. Additional plan submitted 14/07/2017. RM application following outline permission P15/V1110/O for the access, appearance, landscaping, layout and scale of two dwellings*

CUMNOR PARISH COUNCIL:

1. Considers that this application should be **APPROVED** for the following reasons.
2. Considers that this application should be **REFUSED** for the following reasons.

Council objects to this application on the grounds that the land to the northern boundary of the rear gardens should follow the natural topography of the site, and not be artificially levelled to the detriment of the amenity of the houses behind in both overlooking and visual barrier.

In addition, the application will create overbearing and un-neighbourly fences to the northern boundary. In the application, it is claimed the 2016 approvals showed a retaining structure constructed of timber sleepers at the rear of the site, with a 1.8m high wooden fence above.

This retaining wall has been constructed and is a metre high. It is not clear whether planning permission has been granted for this height.

If the fence which has been granted planning permission were to be erected on top of the retaining wall it would create a solid 2.8 metre high boundary treatment. This in itself would be overbearing and un-neighbourly enough but when positioned only 4.3 metres from the kitchen window of no 9 Martin Close, 2.8 metres it would be totally unacceptable. If instead, the fence were to be erected on the proposed ground level it would be 2.3 metres above neighbouring properties. This would still be an unacceptable height.

The solution to this problem is for the rear gardens to fall from the level of the proposed patios down to the existing levels at the northern boundary. A 1.8 metre high fence erected on original ground level behind the retaining wall along this boundary would be a reasonable and acceptable solution.

As the District Council is aware Council and residents have constantly raised concerns of building on Cumnor Hill, and the raising of ground levels could impact the water course and spring line, which could possibly result in potential flooding to the properties on the Eynsham Road.

The amendment has not addressed Councils previous comments submitted 20 June 2017

which still stand of:

Council strongly objects to this retrospective variation of condition 2 application to increase the retaining wall from 300mm to 600mm high. This has been necessitated because the contractor does not want to remove uncalculated spoil from the site after the houses being built too high. The land to the rear garden should follow the natural topography of the site and not be artificially levelled to the detriment of the amenity of the houses behind in both overlooking and visual barrier. Having visited the site, in reality the retaining wall has already built at a height of over 1m and this is totally unacceptable. Council understands that currently the Planning Enforcement Officer has stopped building work.

The changes in the ground level makes the approved drainage plan unsustainable and Council would request that a new drainage plan be submitted to take into account the changes within the site. As the Vale is aware Council and residents have constantly raised concerns of building on the hill and the impact on the water course and spring line which results in properties on the Eynsham Road being flooded.

3. has **NO STRONG VIEWS** on this application and accepts that VWHDC will determine it as it considers appropriate.

Signed by
Clerk to Cumnor Parish Council

T. Brook

Dated 22 August 2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V2124/HH
Application type: Other
Address: 1 Clover Close, Cumnor, Oxford OX2 9JH
Proposal: *Single-storey side entrance porch.*

Officer: Alastair Scott
Amended plans:

CUMNOR PARISH COUNCIL:

1. **FULLY SUPPORTS** this application for the following reasons.
2. has **NO OBJECTIONS** to this application.
3. has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4. **OBJECTS** to this application for the following reasons.

Signed by
Clerk to Cumnor Parish Council

T. Brook

Dated 22 August 2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference:	P17/V1106/FUL	Officer:	Sarah Green
Application type:	Minor	Amended plans:	Yes
Address:	131 Pinnocks Way, Dean Court, Oxford OX2 9DF		
Proposal:	<i>Partial demolish and reconfiguration for the existing house and new construction for conversion into four number 2 bedroom 4 person flats over ground floor, first floor and attic loft, together with four parking bays, bicycle stores, refuse and recycle stores, hard and soft landscaping and associated site works. (Additional information received 31/07/2017 parking survey.).</i>		

CUMNOR PARISH COUNCIL:

1. Considers that this application should be **APPROVED** for the following reasons.
2. Considers that this application should be **REFUSED** for the following reasons.

The amendment has not addressed Councils previous comments of:

- Overdevelopment of the site - scale and bulk at the rear of the site
- Loss of light to the garden of 133 Pinnocks Way due to the scale and bulk
- Insufficient parking spaces - 4 spaces allocated for potentially 16 persons

The additional Parking Technical Note does not offer a solution to the fact that the proposal has insufficient parking spaces. Parking on Pinnocks Way is an issue and there is a real possibility that overspill from the development will have an impact on the local road network.

3. has **NO STRONG VIEWS** on this application and accepts that VWHDC will determine it as it considers appropriate.

Signed by 
Clerk to Cumnor Parish Council

Dated 22 August 2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V1789/HH
Application type: Other
Address: 36 Bushy Close, Dean Court, Oxford OX2 9SJ
Proposal: *First floor side extension, garage conversion to habitable use.*
Officer: Anthony Hamilton
Amended plans:

CUMNOR PARISH COUNCIL:

1. **FULLY SUPPORTS** this application for the following reasons.
2. has **NO OBJECTIONS** to this application.
3. has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4. **OBJECTS** to this application for the following reasons.

Signed by 
Clerk to Cumnor Parish Council

Dated 22 August 2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V2147/HH
Application type: Other
Address: 19 Meadow Close, Farmoor, Oxford OX2 9PA

Officer: Kerry Street
Amended plans:

Proposal: *Erect close board fencing 1.8m.*

CUMNOR PARISH COUNCIL:

1. **FULLY SUPPORTS** this application for the following reasons.
2. has **NO OBJECTIONS** to this application.
3. has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4. **OBJECTS** to this application for the following reasons.

Meadow Close is characterised by its open nature with open front gardens on the north side and open front gardens on the south side.
Council objects to the proposal to erect a 1.8m high close boarded fence because it is harmful to the street scene.
The applicant states that they are the owner of all the land included in the application.
Council believes this land belongs to either the Vale or OCC and Emma Turner Enforcement has been advised of this concerns and is investigating ownership.

Signed by
Clerk to Cumnor Parish Council

T. Brook
Dated 22 August 2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V2087/FUL Officer: Penny Silverwood
Application type: Minor Amended plans:
Address: Connemara, Cotswold Road, Cumnor, Oxford OX2 9JG

Proposal: *Proposed new 6 bedroom house and car port. Part retrospective.*

CUMNOR PARISH COUNCIL:

1. **FULLY SUPPORTS** this application for the following reasons.
2. has **NO OBJECTIONS** to this application.
3. has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.
4. **OBJECTS** to this application for the following reasons.

Signed by 
Clerk to Cumnor Parish Council

Dated 22 August 2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P17/V2115/FUL
Application type: Minor
Address: 2 Chestnut Place, Faringdon Road, Cumnor, Oxford OX2 9QY

Officer: Anthony Hamilton
Amended plans:

Proposal: *Conversion of double garage into self-contained annex.*

CUMNOR PARISH COUNCIL:

1. **FULLY SUPPORTS** this application for the following reasons.
2. has **NO OBJECTIONS** to this application.
3. has **NO OBJECTIONS** to this application but wish the following comments to be taken into account.

Council would request that the Vale considers setting a condition that the annex should not be used as separate dwelling.

4. **OBJECTS** to this application for the following reasons.

Signed by
Clerk to Cumnor Parish Council

T. Brook

Dated 22 August 2017