

CUMNOR PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
held at the United Reformed Church Hall, Cumnor
on Monday 17 July 2017 at 7.30pm

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

52/17 Apologies for Absence. Gerald Frost (Council Chairman) (prior commitment), Tom Christophers (prior commitment), John Griffin, (prior commitment). These apologies were received.

53/17 Variation of Business. None.

54/17 Declarations of Interest. Personal interest for:

Minute 58/17 i Nick Surman is temporarily renting close to the site.

55/17 Minutes of the Meeting of the Planning Committee held on 19 June 2017. The Committee RESOLVED to approve the minutes which were agreed and signed by the Chairman as a correct record.

56/17 Matters arising from the minutes Monday 22 May 2017. None

57/17 Public Participation. The Committee adjourned to allow members of the public to speak. Planning application P17/V1727/FUL 11 Dean Court Road. Residents objected to the proposal on the grounds of loss of view, overlooking, inadequate parking provision, increase in traffic and mass. The Committee reconvened.

PLANNING

58/17 Submitted Planning Applications. The appended applications were discussed and observations have been submitted to the VWHDC by the Council:

i	P17/V1727/FUL	11 Dean Court Road, Cumnor, Oxford OX2 9JL <i>Demolition of the existing 5 bedroom dwelling and erection of 8 2 2 bedroom flats in two building and single replacement detached 5 bedroom dwelling. Provision of a shared access drive with associated parking, amenity, refuse and cycle stores.</i>
---	---------------	--

59/17 VWHDC Parish Partners programme. The Parish Partner has been created in response to parishes asking for VWHDC to look differently at the way they communicate, share information and provide training. A trial of the programme has been a success and it is now being rolled out across the area. The launch event will involve an introduction to the concept. There will be opportunity to train with specialists from the planning service presenting on how VWHDC can support with the queries received from parishioners and how to be more effective when commenting on planning applications. The Committee agreed that the Clerk and Judy Roberts should attend the launch session on Wednesday 19 July at 10am in The Beacon, Wantage.

DATE OF THE NEXT MEETING

61/17 The next meeting would take place at **7.30pm** on **Monday 21 August 2017** (provisionally) in the **United Reformed Church Hall, Leys Road, Cumnor.**

The meeting closed at 8.25pm.

Signed

Dated2017

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference:	P17/V1727/FUL	Officer:	Sarah Green
Application type:	Minor	Amended plans:	
Address:	11 Dean Court, Road, Cumnor, Oxford OX2 9JL		
Proposal:	<i>Demolition of the existing 5 bedroom dwelling and erection of 8 x 2 bedroom flats in two buildings and single replacement detached 5 bedroom dwelling. Provision of a shared access drive with associated parking, amenity, refuse and cycle stores.</i>		

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.

The site slopes considerably from south east to north east and from Dean Court Road to the rear of the proposed site. With the omission of existing ground level information in the form of a topography survey it is impossible to relate the finished floor levels and make an assessment of the necessary site fill requirements, retaining walls etc and therefore the mass of the proposed two blocks of flats in relation to the adjacent properties.

Block 1 will impact on 15 Dean Court Road causing loss of privacy both to their rear garden, lounge and first floor bedroom windows on their south west elevation.

Block 2 will also impose a large mass and scale building in relation to 13 Dean Court Road due to the slope of the site causing loss of privacy both to their rear garden, lounge and first floor bedroom windows on their south west elevation. The proposed house to the rear of the site will also impose loss of privacy to their first floor windows.

The provision of 12 car parking spaces is inadequate as Council believes that there is a requirement for 1.75 car parking spaces per 2 bedroom apartments also no allowance for visitor parking has been made. This will result in overflow on Dean Court Road which is a narrow public highway.

Access to the proposed development is via a single width driveway with a proposed enlarged entrance area to provide the ability for two cars to pass before entering Dean Court Road. What will happen to vehicles meeting further along the road where there are no passing places?

A major concern is that the arboriculture impact report identifies 2 trees on the adjacent property that will require root protection measures as the new proposed driveway will pass under the canopy and root system.

If permission is to be granted Council would request that a Construction Management

Plan be submitted and approved prior to work commencing.

Signed by
Clerk to Cumnor Parish Council

T. Brook

Dated 18 July 2017