

## CUMNOR PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held in the Garden Room, United Reformed Church Hall, Cumnor on Monday 19 November 2018 at 7.30pm

**Present:** Steve Viner, Chairman, Tom Christophers, Nick Surman, Laurence Waters, 3 members of the public and Tina Brock, Clerk.

**87/18 Apologies for Absence.** Gerald Frost (prior commitment), John Griffin (prior commitment) and Judy Roberts (prior commitment). These apologies were received.

**88/18 Variation of Business.** The Committee agreed to bring items 7ii, v and vi forward of the agenda.

**89/18 Declarations of Interest.** None.

**90/18 Minutes of the Meeting of the Planning Committee held on Monday 15 October 2018.** The Committee RESOLVED to approve the minutes which were agreed and signed by the Chairman as a correct record.

**91/18 Matters arising from these minutes.** None

**92/18 Public Participation.** None.

#### PLANNING

**93/18 Submitted Planning Applications.** The appended applications were discussed and observations have been submitted to the VWHDC by the Council:

i	P18/V2649/FUL	53 Meadow Close, Farmoor, Oxford OX2 9PA <i>Change of use from agricultural land to garden land and erection of outbuilding.</i>
ii	P18/V2510/FUL	20 Eynsham Road, Dean Court, Oxford OX2 9BP <i>Demolish existing flats. Construct 6 x self-contained apartments, 3 x 2 bed apartments, 3 x 1 bed apartment, 6 x car parking spaces, 10 x cycle bays, bin storage, landscaping and means of enclosure.</i>
iii	P18/V2700/FUL	22 Eynsham Road, Dean Court, Oxford OX2 9BP <i>Demolish rear extension and retaining original building. Original building converted into 2x2 bedroom apartments with gardens and parking spaces. Rear extension replaced with 3 x 2 bedroom houses with gardens and parking spaces.</i>
iv	P18/V2596/HH	Whiteoaks, Bedwells Heath, Boars Hill, Oxford OX1 5JE <i>Removal of part of existing garage building with storage over. New porch. Two-storey rear extension. Detached garage with accommodation over. Detached garden building.</i>
v	P18/V2682/HH	37 Norreys Road, Cumnor, Oxford OX2 9PT <i>Demolition of detached garage. Erection of side and part rear two-storey extension.</i>
vi	P18/V2581/FUL	Site of 18 Hids Copse Road, Cumnor, Oxford OX2 9JJ <i>Variation of condition 2 (approved plans) of planning permission P16/V0382/FUL.</i>

**94/18 Plan Receivers.** Laurence Waters would now become a Plan Receiver having attended an OALC planning event and would assist as necessary covering all areas of the parish.

**95/18 Update on Other Current Matters.** None.

#### DATE OF THE NEXT MEETING

**96/18** The next meeting would take place at **7.30pm** on **Monday 17 December 2018** (provisionally) in the **Garden Room, United Reformed Church Hall, Leys Road, Cumnor.**

The meeting closed at 8.15pm.

Signed .....

Dated .....2018



**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference:	P18/V2649/FUL	Officer:	Abbie Barnes
Application type:	Other	Amended plans:	
Address:	53 Meadow Close, Farmoor, Oxford OX2 9PA		
Proposal:	<i>Change of use from agricultural land to garden land and erection of outbuilding.</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.

Council understands that the land has a covenant attached to it which states that the land should be retained as a paddock. The outbuilding has already been erected and a footpath and steps installed which is clearly a breach of the covenant. The proposal is an encroachment of the Green Belt. If the proposal was to be given permission it would set a precedent for similar areas to be built on the curtilage of Farmoor, leading to the domestication of the Green Belt. The outbuilding impacts on the privacy of 51 Meadow Close as it overlooks their amenity area. This is partly a retrospective application as the outbuilding, footpath and steps are already in situ which was reported to the VWHDC Enforcement Officer in August ref VE18/492.

Signed by ..... *T. Brook*  
Clerk to Cumnor Parish Council

Dated 20 November 2018


## CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P18/V2510/FUL  
Application type: Minor  
Address: 20 Eynsham Road, Dean Court, Oxford OX2 9BP  
Officer: Tim Dunkley  
Amended plans:  
Proposal: *Demolish existing flats. Construct 6 x self-contained apartments, 3x2 bed apartments, 3x1 car parking spaces, 10x cycle bays, bin storage, landscaping and means of enclosure.*

### 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.

This proposal is an over development of the site from 2 flats, 2 storeys to 6 flats, 9 bedrooms, 2 - 3 storeys. The proposal is an increase on the existing footprint and an increase in height causing over dominance and loss of light and overshadowing to surrounding properties, in particularly 2 Tilbury Lane.  
The proposal is out of character for the area where houses have pitched roofs and would change the building line in Tilbury Lane.  
There is inadequate parking provision for the number of flats and there is no visitor parking. There is no parking on the busy Eynsham Road or privately owned Tilbury Lane. Tilbury Lane is a designated route for both pedestrians and cyclists travelling from the Tilbury Fields development. Council has concerns of highway safety from an increase in traffic generation from the site onto the busy Eynsham Road.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 November 2018

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference:	P18/V2700/FUL	Officer:	Tim Dunkley
Application type:	Minor	Amended plans:	
Address:	22 Eynsham Road, Dean Court, Oxford OX2 9BP		
Proposal:	<i>Demolish existing rear extension and retaining original building. Original building converted into 2x2 bedroom apartments with gardens and parking spaces. Rear extension replaced with 3x2 bedroom houses with gardens and parking spaces.</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.

This proposal is an overdevelopment of the site changing from 2 x flats to 2 x apartments and 3 x houses and is out of character for the area. There are no terraced houses in Tilbury Lane.


The proposal is an increase in scale and mass which will impact on the privacy of the flats at 24 Eynsham Road and 2 Tilbury Lane.

Council notes that the Waste Management Team has concerns regarding the size of the bin store, that they are not big enough.

Noise from the bin store and parking will impact on 1 Tilbury Lane.

There is no provision for visitor parking. There is no parking on the busy Eynsham Road or privately owned Tilbury Lane. Tilbury Lane is a designated route for both pedestrians and cyclists travelling from the Tilbury Fields development. The apartments parking area is too close to the junction of Eynsham Road and Tilbury Lane which creates serious safety concerns.

As the lane is privately owned, has the impact of damage to the road surface from the increase of traffic to the site been discussed with the owners? The drain at the entrance of Tilbury Lane must be kept clear of debris and not damaged as any surface water must be able to drain away. In the past during prolonged heavy rainfall residents properties have flooded.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 November 2018

**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference: P18/V2596/HH  
Application type: Other  
Address: Whiteoaks, Bedwells Heath, Boars Hill, Oxford OX1 5JE  
Proposal: *Removal of part of existing garage building with storage over. New porch. Two-storey rear extension. Detached garage with accommodation over. Detached garden building.*

Officer: Lewis Dixey  
Amended plans:

**CUMNOR PARISH COUNCIL:**

1.  **FULLY SUPPORTS** this application for the following reasons.
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4.  **OBJECTS** to this application for the following reasons.

Signed by .....   
Clerk to Cumnor Parish Council

Dated 20 November 2018


### CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P18/V2682/HH  
Application type: Other  
Address: 37 Norreys Road, Cumnor, Oxford OX2 9PT  
Proposal: *Demolition of detached garage. Erection of side and part rear two-storey extension.*

Officer: Kerry Street  
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 20 November 2018


### CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P18/V2581/FUL  
Application type: Minor  
Address: Site of 18 Hids Copse Road, Cumnor, Oxford OX2 9JJ  
Proposal: *Variation of condition 2 (approved plans) of planning permission P16/V0382/FUL.*

Officer: Tim Dunkley  
Amended plans:

#### CUMNOR PARISH COUNCIL:

1.  **FULLY SUPPORTS** this application for the following reasons.
2.  has **NO OBJECTIONS** to this application.
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Clerk to Cumnor Parish Council

Dated 20 November 2018