

Chinnor Parish Council

SUMMONED TO BE PRESENT: Cllr's Ashdown, Boyle, **Cooke**, Dixon, Edwards, Mackenzie, Sarai, Webb, and Wright.

You are hereby summoned to attend a Meeting of the **Planning Committee** on **Monday 10th June 2024 7.30pm in Main Hall** at the Chinnor Pavilion.

Public Question Time – (15 minutes maximum) To consider questions from members of the public (who live, work or run a business in the Parish)

- 1. Apologies for absence:** Cllrs. Ashdown & Cooke
- 2. Declarations of Interest** – Members are asked to declare any disclosable pecuniary interest in items on the agenda, and the nature of the interest.
- 3. Minutes of the last meeting** to approve the minutes of the Planning Committee dated: 13th May 2024
- 4. Planning applications to be considered:**

| <u>Application Ref</u> | <u>Proposal</u> | <u>Address</u> |
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| P24/S1843/HH https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1843/HH | Proposed single storey rear extension | 18 Woodgreen Square Chinnor OX39 4FJ |
| P24/S1753/FUL https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1753/FUL | Outdoor sculptural seating made from solid oak with three oak frames making an archway along the footpath. | Land at Oak Hill Park Chinnor |
| P24/S1730/HH https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1730/HH | Rear and front single storey extension to establish a 'Granny' annex adjacent to/and as part of the main house | 6 Church Road Chinnor OX39 4PQ |
| P24/S0643/FUL https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S0643/FUL | Demolition of 1 dwelling house and erection of 9 new dwelling houses (additional ecological information submitted 10th April 2024 and correct ownership certificate received 23rd May 2024). | 81 Lower Icknield Way Chinnor OX39 4EA |

JUNE 2024

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| P24/S1655/DIS https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1655/DIS | Discharge of conditions 3 (Schedule of Materials), 4 (Landscaping (incl hardsurfacing and boundary treatment) and 6 (Surface water drainage works (details required) on application P22/S1794/FUL (Demolition of existing bungalow and outbuildings and erection of a pair of semi-detached dwellings with associated car parking, bin and cycle storage and external amenity space). | 1 Lime Grove Chinnor OX39 4PN |
| P24/S1624/CM https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1624/CM | Details pursuant to Condition 5 (CEMP) of planning permission no.(R3.0155/23). Change of Use From C3 Dwelling to C2 Small Children's Home, Addition of Insulated Layer to Garage Roof and Window to Replace Garage Door in Order to Facilitate Conversion to Ancillary Office Together With Associated External Alterations to Parking Area, Access and Landscaping | 79 A Lower Icknield Way Oxfordshire Chinnor OX39 4EA |
| P24/S1616/LDP https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1616/LDP | Single storey rear extension. Materials to match existing, facing brickwork and flat roof. | 17 Red Kite Road Chinnor OX39 4DG |
| P24/S1502/T28 https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1502/T28 | The installation of 3 no. replacement antenna and ancillary radio equipment at existing lattice mast | Eastern Elec Sub Station Kiln Avenue Chinnor Oxfordshire OX39 4BZ |

5. Planning Decisions made by SODC

Approved

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| P24/S1149/HH | Single storey rear extension, with fenestration/roof alterations to the existing house. | Lowfields 3 Manor Farm Barns Henton OX39 4AE |
| P24/S1140/HH | Proposed single-storey rear extension to the existing house, replacing the existing conservatory. Single-storey rear extension to the existing garage, partial garage conversion and a new higher flat roof over the whole garage/utility/link element. | 48 Oakley Road Chinnor OX39 4HX |
| P24/S1067/LDP | Two-storey front extension as detailed in planning permission reference P20/S0684/HH. | 21 Greenwood Meadow Chinnor OX39 4JQ |
| P24/S0906/HH | Proposed 2-storey side extension, proposed single storey (replacement) porch, proposed single storey outbuilding. | 18 Millers Turn Chinnor OX39 4JZ |

Refused

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| P24/S0632/O | Outline planning application (with all matters reserved except for access and layout) for demolition works and the erection of a detached two storey one-bedroom dwelling with access, parking and amenity space. | 1 Elm Drive Chinnor Oxon OX39 4HH |
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Withdrawn

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| P24/S0495/FUL | Replacement of existing access to property. | Poppy Cottage 8 Henton Henton OX39 4AG |
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6. Correspondence

6.1 Biodiversity Net Gain to consider the emails received from BBOWT and TOE and plan how CPC should progress.

6.2 Following the withdrawal of P24/S0495/FUL Poppy Cottage, Henton the architect has requested a meeting with PC representatives to discuss alternative replacement access points in order to gauge opinion

6.3 Email with request to meet at Henton with regard to P24/S0427/PEM (Pre Planning advise therefore no details yet available) Self build project in Henton. SODC planning officer has recommended meeting with CPC to the client. Possible time 13.06.24 between 11am and 5pm.

7. Other Planning Matters – Transport/Parking/Traffic

7.1 Cllr Edwards to raise a concern regarding parked cars on the Village Green at Henton

8. Date of Next Meeting – 8th July 2024

To note any items that councilors would like to consider for the next agenda.

Dated 4th June 2024

Liz Folley
Clerk

Item 6.1

Email from Trust for Oxfordshire's Environment

Thank you for your interest in Biodiversity (BNG) Net Gain. This is a government policy to ensure that there is no overall loss of biodiversity following a development project. Developers are encouraged to do this on the site of the development, but this is not always possible.

Biodiversity losses for this policy are measured in habitat loss, and named biodiversity units, so items like bird or bat boxes, which can be required through other planning policies, do not contribute to BNG.

Sites that can contribute to off-site BNG (providing units for those developments where on-site provision is not possible) have to go through a rigorous approval process, including a full ecological survey prior to any habitat works being undertaken, the preparation of a 30 year Habitat Management and Monitoring Plan and meet a number of basic criteria. This plan must show how you will improve or create new habitats and manage them going forward.

JUNE 2024

To pay for this you can sell units. To sell or offset units to developers the site has to be secured through a 30 year legally binding agreement, so needs the landowner's permission. This agreement is usually with the Local Planning Authority.

Protected sites, such as SSSI's can be used for off-site BNG (for those developments where on site is not possible) but you would need the permission of Natural England.

As you can see BNG is a complicated process, and there can be large costs attached to the set up process.

If this is something the Parish Council feels it can undertake I would be happy to give some advice on where to start.

Email from BBOWT

Thank you for your email enquiry below to our Wildlife Trust and I appreciate your perspective and responsibility towards the parish of Chinnor.

As a Wildlife Trust, our involvement in the Biodiversity Net Gain sector will support the guidelines created by DEFRA including the mitigation hierarchy, aligned to our landscape-scale approach to wildlife conservation following the recommendation of 'more, bigger, better managed and joined up' wildlife sites from Prof Sir John Lawton's report "Making Space for Nature".

We would therefore be happy to work with your Parish Council where possible to support our mutual aims within Chinnor and also to advise you of relevant projects we are developing elsewhere across Buckinghamshire.

If you would like to have a meeting either in person or online to discuss this further, please let me know.

Email from Chilterns National Landscape

I do apologise for the delay in getting back to you!

Currently each local authority has a slightly different approach to BNG.

In Oxfordshire, prospective proposals are dealt mainly through TOE (Trust for Oxfordshire's Environment) – George Lewis, Biodiversity Net Gain Delivery Officer, George.Lewis@trustforoxfordshire.org.uk.

You may also want to speak to the Bucks Team - biodiversitynetgain@buckinghamshire.gov.uk

We do not have specific staff working on BNG within the Chilterns national Landscape Team but would be keen to support appropriate proposals. We also work with networks of farmers and farm clusters in your area so might be able to help identify suitable projects if funds are available.

Item 6.2 P24/S0495/FUL Poppy Cottage

After discussions with the Planning and Forestry Officer we have withdrawn this application for further consideration.

We'll need to prepare a scheme we're reasonably confident the Forestry Officer and Chinnor Parish would not object to, otherwise we're unlikely to achieve consent or the necessary easement.

Would it be possible to arrange a meeting with representatives from the Parish in this respect to discuss alternative replacement access points to gauge opinion?