

# Chinnor Parish Council

Minutes of the **Planning Committee** held on **Monday 08<sup>th</sup> July 2024 7.30pm in Main Hall** at the Chinnor Pavilion.

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

**Officers:** Sue Atkins Deputy Clerk & Helen Ambridge Admin Assistant

**Public Question Time** – (15 minutes maximum) To consider questions from members of the public (who live, work or run a business in the Parish). No members of the public present.

1. **Apologies for absence:** Cllr Sarai
2. **Declarations of Interest** – None declared
3. **Minutes of the last meeting IT WAS RESOLVED** that the minutes of the Planning Committee dated: 10<sup>th</sup> June 2024 were signed by the Chair as a true record of the meeting.
4. **Planning applications to be considered:**

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>	
<u>P24/S1879/FUL</u> <a href="https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S1879/FUL">https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S1879/FUL</a>	Construction of 2 new build 1.5 height eaves detached dwellings with associated parking and access.	Littlewick House Mill Lane Chinnor OX39 4RF	Objection on the grounds that the site is not allocated for development in the Neighbourhood Plan and it is overdevelopment. Design is contrary to the design guide. Against CHGP2 of the neighbourhood plan. Access rights are not clear. A previous application on this site has been rejected and, on top of the additional reasons we have given, we believe the previous arguments also hold.
<u>P24/S2058/FUL</u> <a href="https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S2058/FUL">https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S2058/FUL</a>	Single storey pavilion style building (to replace temporary marquee), and single storey detached kiosk building	Chinnor & Princes Risborough Railway Co Ltd Station Road Chinnor OX39 4ER	Objection as not in keeping with the heritage and appearance of the station building at the site and not considering that it is close to an AONB.
<u>P24/S1871/HH</u> <a href="https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S1871/HH">https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S1871/HH</a>	Single storey rear extension.	Orchard House 22 Church Lane Chinnor OX39 4PW	NO OBJECTION

<p><u>P241813/O</u>  <a href="https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S1813/O">https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&amp;REF=P24/S1813/O</a></p>	<p>Demolition works and the erection of a detached one-bedroom dwelling (comprising single &amp; two storey elements) with access, parking and amenity space.</p>	<p>1 Elm Drive Chinnor OX39 4HH</p>	<p>Objection as it is contrary to the policies contained in the Chinnor Neighbourhood Plan.</p> <p>This is not an 'infill' site and is contrary to Policy CH H1. This site is not designated for further development in the Chinnor neighbourhood Plan.</p> <p>There is no indication that the proposed development is anything other than a 'market value' house and does not meet the needs identified in policies CH H2, CH H3 or CH H4.</p> <p>The proposals constitute overdevelopment of the site and the outline design is contrary to Policy CH C1</p> <p>Chinnor has already met its identified housing requirement.</p> <p>Previous applications on this site have been rejected and, on top of the additional reasons we have given, we believe the previous arguments also hold.</p>
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## 5. Planning Decisions made by SODC

### Approved - noted

<u>P24/S1616/LDP</u>	Single storey rear extension. Materials to match existing, facing brickwork and flat roof.	17 Red Kite Road Chinnor OX39 4DG
<u>P24/S1097/HH</u>	Conversion of garage to residential annexe.	38 High Street Chinnor Oxon OX39 4DH
<u>P24/S1440/LDP</u>	Proposed single storey rear extension.	30 Woodgreen Square Chinnor OX39 4FJ
<u>P24/S1165/HH</u>	Construct single storey front extension and replace flat roof over dining room with lean-to roof.	16 Hailey Croft Chinnor Oxon OX39 4TS

P24/S0770/HH	Loft extension including roof extensions and dormer windows.	23 Wykeham Rise Chinnor OX39 4PS
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**Rejected - noted**

<u>P24/S1245/DIS</u>	Discharge of condition 4 (Foul and Surface Water Drainage Scheme) on application P20/S1618/FUL(Demolition of single storey garage and construction of new two storey side attached dwelling).	33 Cowleaze Chinnor OX39 4TB
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**6. Correspondence**

**6.1 Biodiversity Net Gain** brought forward from last meeting. Training on 13 June was an overview of how the programme development will take place. Currently no outline plan or route map developed that will set out how this will impact Chinnor. Cllr Cooke will liaise with the clerk and leave as a standing agenda item to monitor future developments.

**7. Neighbourhood Plan Review** Cllr Cooke will contact SODC Neighbourhood Planning Team (Ricardo) and let council know what is happening.

**8. Thames Water** The Clerk to update for next meeting regarding joining with another parish council to pursue Thames Water.

**9. Other Planning Matters – Transport/Parking/Traffic**

**9.1** Email from resident re concerns about speeding on Lower Icknield Way – Cllr Cooke will attend a meeting with the resident and OCC. Cllr Cooke will speak to the Clerk about a priority list for speed restriction signage.

**9.2** Update about the parking on Thame Road from Highways, OCC. IT WAS RESOLVED that the Clerk will respond and request bollards to be put in place due to lack of availability of enforcement, therefore a physical deterrent is needed. There have been a number of near misses and this would act as a preventative measure. Kate Gregor, County Councillor to be copied in.

**9.3** Email from OCC regarding Road sign cleaning. Take this item forward to full council to discuss in conjunction with a community clean up. Clerk to acknowledge the email and let them know Council has disseminated the information to the wider community.

**9.4** Crowell Road development. It was agreed for the Clerk to be made aware of the issues and ask her to write to SODC Planning enforcement to object to the contravention of the Management of Hedgerows (England) Regulations 2024 and copy DEFRA and the Wildlife Crime Officer.

**10. Date of Next Meeting – 12<sup>th</sup> August 2024**

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

Cllr Edwards requested that an agenda item was added for the next Full Council meeting on 15 July 2024, to discuss the response from the Chinnor Pump to the request by Ed Sadler to include his report.

**Chair.....Date.....**