

Chinnor Parish Council

Minutes of the **Planning Committee** held on **Monday 09 September 2024 at 7.30pm in Main Hall** at the Chinnor Pavilion.

PRESENT: Cllr's Boyle, Dixon, Mackenzie, Minter, Webb, and **Wright**.

Officers: Sue Atkins Deputy Clerk & Helen Ambridge Admin Assistant

Public Questions: 5 members of the public present. One person spoke with regard to Planning Reference P24/S1879/FUL – Amendment to give an update on the amendments made to the application and request support from the council.

- 1. Apologies for absence: Cllr Ashdown, Cllr Edwards**
- 2. Declarations of Interest** – None declared
- 3. Minutes of the last meeting IT WAS RESOLVED that** the minutes of the Planning Committee dated: 12th August 2024 were signed by the Chair as a true record of the meeting.
- 4. Planning applications to be considered: : IT WAS RESOLVED** that the decisions and comments as seen below are submitted to SODC

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>	
P24/S2661/HH https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2661/HH	Demolish existing conservatory / extension at rear. Construct single storey rear extension.	60 Beech Road Chinnor OX39 4RD	No Objections
FOR INFORMATION ONLY P24/S2677/DIS https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2677/DIS	Discharge of conditions 4(Landscaping) and 6(Drainage) 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	It was agreed that it would be noted that there appears to be a conflict between the landscaping and drainage.
P24/S2626/FUL https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2626/FUL	Demolition of 1 dwelling house and erection of 9 new dwelling houses.	81 and land to the rear of 79-83 Lower Icknield Way Chinnor OX39 4EA	Our previous objections for applications on this site still stand as no material change has been made to the plans and supporting document doesn't contain any facts that change the situation

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			<p>In summary Chinnor Parish Council objects to this application for the following reasons: In accord with Para 14 of the NPPF the Council considers that: The adverse impact of giving permission to this application is that as it conflicts with the Policies of Chinnor's Neighbourhood Plan it is likely to significantly and demonstrably outweigh the benefits of such a development.</p> <p>Since Chinnor's NP became part of the SODC development plan in 2023 and the neighbourhood plan contains policies and allocations to meet its identified housing requirement there is no requirement or need for this development</p> <p>This proposed development is not on an allocated site within the Neighbourhood Plan and does not classify as infill development.</p> <p>Concerns have been raised that this proposed development would provide a gateway for future development which currently lies beyond the Council's Designated development boundary.</p>
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<u>P24/S2308/LDP</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2308/LDP#exactline	Addition of a ramp, Air Source Heat Pump (ASHP) and changes to the existing patio.	79A Lower Icknield Way Chinnor OX39 4EA	No Objection
<u>P24/S2525/LDP</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2525/LDP			No objection
<u>P24/S2105/FUL</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2105/FUL	Permission is being sought for the retention of a temporary track for use by a miniature railway for demonstration purposes.	The Railway Station, Station Road Chinnor Oxon OX39 4ER	No objection
FOR INFORMATION ONLY <u>P24/S2717/N5D</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2717/N5D	Change of use from existing/established commercial use to a dwelling house	51 High Street OX39 4DJ	Objection as No on-site parking and suggested Public carpark opposite the site is not feasible as it is now restricted to only 2 hours during the day. The application is against our Neighbourhood Plan of retaining commercial premises.
<u>P24/S1879/FUL – Amendment</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1879/FUL	Construction of 2 new build 1.5 height eaves detached dwellings with associated parking and access Email received from Planning Agent amended drawings to be added to the portal	Littlewick House, Mill Lane OX39 4RF	Objection still stands on the grounds that the site is not allocated in the Neighbourhood Plan and it is overdevelopment.

5. Planning Decisions made by SODC to be noted

Approved - noted

<u>P24/S2372/CC</u>	Proposed retention and continued use of prefabricated classroom unit T3 for a further temporary period of 5 years. Consultation End date 22 August 2024	St Andrews C of E School Station Road Chinnor OX39 4PU
<u>P24/S1890/FUL</u>	Garage conversion and front/side extension to 8 Fox Cover and roof alteration to flat roof section to the front of 8 & 10 Fox Cover.	8 & 10 Fox Cover Chinnor OX39 4TH
<u>P24/S1871/HH</u>	Single storey rear extension.	Orchard House 22 Church Lane Chinnor OX39 4PW

<u>P24/S1349/HH</u>	Proposed new porch and fenestration alterations to the existing house. Proposed new replacement detached garage, with useable accommodation over.	Manor Farm Cottage Chinnor Hill OX39 4BQ
<u>P23/S2579/S73</u>	Variation of condition 7 (highway works) on planning application P16/S4079/O (Erection of seven detached and semi-detached two storey dwellings together with access, parking and amenity space) - alternative solution to the access on to Lower Icknield Way.	Land rear of 59-63 Lower Icknield Way Chinnor OX39 4EA

6. Correspondence

- 6.1 Proposal that the CFO Housing needs Survey is approved for distribution. **It was agreed** that Cllr Dixon would amend the document and bring to the next meeting for approval.
- 6.2 To consider the NPPF consultation and propose that a working group compiles a response for submission. **It was agreed** that no response was needed however that it would be beneficial to join the discussions with the local CPRE.

7. Neighbourhood Plan Review

- 7.1 To note reply from SODC stating that an addition of a definition would likely be a material modification. **Noted**
- 7.2 Community Infrastructure Plan to agree that the clerk should obtain further information and quotes for professional engagement get this project started. **It was agreed** that this should go ahead.

8. Other Planning Matters – Transport/Parking/Traffic

- 8.1 To note that an OCC Highways Engagement meeting is taking place 10th September.
Noted
- 8.2 To note that OCC Traffic Surveys will be conducted during October - Noted

9. Date of Next Meeting – 14th October 2024

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

Election of Vice Chairman

Chairman.....Dated.....