

Chinnor Parish Council

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

Staff: Liz Folley and Helen Ambridge

Minutes of the **Planning Committee** held on **Monday 14th October 2024 at 7.00pm in the main hall** at the Chinnor Pavilion.

Public Question Time –There were 3 members of public present not requests to speak.

1. **Apologies for absence:** Received and accepted from Cllrs. Edwards & Minter
2. **Declarations of Interest** – Nothing to declare
3. **Minutes of the last meeting IT WAS RESOLVED** that the minutes of the Planning Committee dated: 09th September 2024 be signed by the chair
4. **Planning applications to be considered: IT WAS RESOLVED** that the following responses are submitted to SODC

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>	<u>Response</u>
P24/S3076/HH https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S3076/HH#exactline	Proposed new front open porch extension, 2-storey side extension, 2-storey rear extension and single storey side/rear extension.	6 Oakley Lane Chinnor OX39 4HT	Objection: Concern with regard to drainage and the impact to existing infrastructure. Over development of the site, Overbearing, intrusion to neighbouring properties.
P24/S2911/HH https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2911/HH	Single storey rear extension with 1 x rooflight.	15 Braken Road Chinnor OX39 4FU	No Objection.
P24/S1879/FUL https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S1879/FUL	Erection of 2 new build 1.5 height eaves detached dwellings with associated parking and access (layout and design revised and daylight/sunlight assessment as shown on amended and additional documents received 4th September 2024 and width of access reduced	Littlewick House Mill Lane Chinnor OX39 4RF	Objection: Amendment has not addressed previous matters raised.

	as shown on amended plan received 20th September 2024).		
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5. Planning applications for information only:

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>
<u>P24/S2718/HH</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2718/HH	Convert existing garage to habitable accommodation. (No comment submitted due to time restraints)	26 Lower Icknield Way Chinnor Oxon OX39 4DZ
<u>P24/S2786/DIS</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S2786/DIS	Discharge of condition 16(Tree Protection) on application P21/S0804/O and condition 2 (Tree Protection) on P22/S3225/RM (Outline application (with all matters reserved except Layout and Access), for the erection of up to 54 age restricted dwellings (for people aged 55 and over), including 40% affordable housing and communal facilities, on land to the north of Crowell Road, Chinnor. New vehicular access to be created off Crowell Road, along with the retention of the existing pedestrian access to Oakley Road to the North).	Land at Crowell Road Chinnor To note that the Tree officer has refused the discharge of condition
<u>P24/S3181/N5D</u> https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P24/S3181/N5D	Proposed conversion of two office units into a 1-bed dwelling.	Robert House 19 Station Road Chinnor OX39 4PU

6. Planning Decisions made by SODC to be noted

Approved

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>
<u>P24/S2525/LDP</u>	Proposed new dropped kerb (to serve a new driveway - part of a separate application).	5 Druids Walk Chinnor OX39 4JF
<u>P24/S2105/FUL</u>	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

<u>P24/S2523/HH</u>	Part single storey and part two storey side and rear extension	18 Glimbers Grove Chinnor OX39 4HF
<u>P24/S2070/HH</u>	Installation of an Air Source Heat Pump.	West Down Chinnor Hill OX39 4BB
<u>P24/S2302/HH</u>	Proposed garage conversion, single storey front extension, single storey rear extension (replacing existing conservatory), material alterations to the existing house and installation of new wood-burning stove flue.	5 Druids Walk Chinnor OX39 4JF
<u>P24/S1853/FUL</u>	Cladding to front and rear elevation. Replacement of guttering and soffit/bargeboard.	1, 1a, 2, 2a, 3, 3a, 4, 4a, 5 & 5a Wheeler End Chinnor OX39 4JL
<u>P24/S2717/N5D</u>	Change of use from existing/established commercial use to a dwelling house.	51 High Street Chinnor Oxon OX39 4DJ

Discharged

<u>P24/S2969/DIS</u>	Discharge of condition 5(Archaeology (submission and implementation of WSI)) on application P18/S1553/O (Outline application (with all matters except for access reserved) for the erection of eight dwellings following demolition of all built form on site).	Manor Farm Henton OX39 4AE
<u>P24/S2677/DIS</u>	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
<u>P24/S2293/DIS</u>	Discharge of condition 4 (foul drainage works) on application P20/S1618/FUL (Demolition of single storey garage and construction of new two storey side attached dwelling).	33 Cowleaze Chinnor OX39 4TB

7. Correspondence

7.1 To reconsider planning application P24/S2058/FUL - Chinnor & Princes Risborough Railway: in light of the planning officer's email of 15 September reluctantly CPC withdraws the original objection, CPC believes that the Building is obtrusive and not in keeping but understands that this will not be upheld.

7.2 To consider Appeal Ref APP/Q3115/W/24/3350748 and 3350750 received Re applications P24/S0643/FUL and P24/S0968/PIP Demolition of 1 dwelling house and erection of 9 new dwelling houses at 81 Lower Icknield Way.

If the appeal proceeds a written report of objection will be submitted. Concerns were raised over the inspector's report as our NP has precedence over the Local Plan. This development is not allocated in the NP. Housing should meet the housing need as stated in the NP This site does not constitute infill.

No account of NP bio-diversity requirements

It was agreed that CPC write to the Secretary of state and the MP with regard to the disregard of the NP

7.3 To consider response to New Street Trading Consent Application for Middle Way Street Food. No objection

7.4 To note correspondence from Environmental Officer with regard to open space at Middle Way. Noted

7.5 To consider letter from planning officer regarding P24/S2626/FUL 81 and land to the rear of 79-83 Lower Icknield Way. **IT WAS RESOLVED** that CPC objection still stands. Noted that the planning officer has sought permission from the SODC planning chair and is now approaching the ward members for delegated authority to determine this application.

7.6 Draft Joint Local Plan is now available for comment

<https://www.southoxon.gov.uk/planning/the-next-steps-for-councils-joint-local-plan/>

Noted

7.7 For Information only: NPPF The response from SODC can be viewed at

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/external-planning-consultations-our-response/>

Noted

8. Neighbourhood Plan Review No update as waiting for the Governments position to be clarified.

9. CFO Housing Needs Survey –It was agreed that the amendments presented by Cllr Dixon should be submitted to Oxfordshire First

10. Election of Vice-Chair **IT WAS RESOLVED** that Cllr. Webb take on the role of vice-chair

11. Other Planning Matters – Transport/Parking/Traffic

11.1 For Information: OCC have commissioned traffic surveys throughout the village. Reports will be available once complete.

11.2 Cllr Dixon and Mackenzie are preparing a report for suggested traffic requirements for council to give full consideration prior to submission to OCC

12. Date of Next Meeting – 11th November 2024

Chair.....Date.....