

Chinnor Parish Council

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

You are hereby summoned to attend a Meeting of the Planning Committee on Monday 10th February 2025 at 7.00pm in the 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) Representative from Kings Church Homes to address the committee with their request for a water supply under the Henton Village Green.

- 1. Apologies for absence:** Cllrs Ashdown
- 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 January 2025
- 4. Planning applications to be considered:**

<u>Application Ref</u>	<u>Proposal</u>	<u>Address</u>
P25/S0271/HH Planning Application P25/S0271/HH	Erection of proposed extension, alternative to P22/S0684/HH.	Campions Hill Top Lane Chinnor Hill OX39 4BH
P25/S0139/LDP Planning Application P25/S0139/LDP	Single storey extension to rear. Small porch less then 3m2 to the front with mono pitched roof.	10 Fox Cover Chinnor OX39 4TH
P25/S0068/HH Planning Application P25/S0068/HH	Construct single storey rear extension to replace smaller conservatory previously removed. Alter existing roof and loft conversion to include forming of new dormers and rooflight to front and alter existing dormers at rear.	Bramleys, 20a The Lane Lower Icknield Way Chinnor Oxon OX39 4EP
P25/S0015/LDP Planning Application P25/S0015/LDP	Construct single storey rear extension.	8 Flint Hollow Chinnor OX39 4JT
P24/S4078/HH Planning Application P24/S4078/HH	Remove existing conservatory. Construct single storey rear extension. Part convert existing garage to habitable accommodation.	13 Leyburne Gardens Chinnor Oxon OX39 4EL
P25/S0030/HH Planning Application P25/S0030/HH	Single storey flat roof extension to rear of property	13 Elderdene Chinnor OX39 4EG

<p>P24/S1287/FUL Planning Application P24/S1287/FUL</p>	<p>Amendments to Hybrid planning application seeking: A) Full planning permission for the erection of two detached two-storey self/custom build dwellings with access, parking and amenity space (plots 2 and 4). B) Outline planning permission for the erection of two detached two-storey self/custom build dwellings with access, parking and amenity space (Plots 1 and 3). (alterations to accommodate waste collection vehicle tracking and drainage routes shown on amended plans received 4th July 2024 and additional drainage plans received 3rd September 2024 and 8th October 2024 and additional ecological information received 5th November 2024 and dwellings repositioned as shown on amended plan received 22nd January 2025).</p>	<p>Land to the rear of The Paddocks Lower Icknield Way Chinnor OX39 4GR</p>
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5. Planning applications for information only:

<p>P25/S0160/DIS Planning Application P25/S0160/DIS</p>	<p>Discharge of condition 11 (Construction Traffic Management Plan) on application P21/S0804/O (APP/Q3115/W/21/3289271) (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).</p>	<p>Land at Crowell Road Chinnor</p>
<p>P25/S0113/DIS Planning Application P25/S0113/DIS</p>	<p>Discharge of condition 17 on planning application P21/S0804/O (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).</p>	<p>Land at Crowell Road Chinnor</p>
<p>P25/S0084/DIS Planning Application P25/S0084/DIS</p>	<p>Discharge of condition 3 (Schedule of Materials) on planning application P22/S3225/RM (Reserved Matters application for appearance, landscaping and scale and discharge of Condition 7 (Biodiversity Enhancement Plan), Condition 8 (Landscaping Management Plan) and Condition 22 (Cycle Parking Facilities) pursuant to Outline Permission P21/S0804/O. [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</p>	<p>Land North of Crowell Road Chinnor</p>

	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 at Land at Crowell Road, Chinnor, Oxfordshire])).	
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6. Planning Decisions made by SODC to be noted

Approved

<u>P24/S4073/NM</u>	Non material amendment to planning application P22/S1515/FUL (Demolition of existing dwelling and erection of nine dwellings) - to add a planning condition to enable a phased development.	The Barn House 46 Lower Icknield Way Chinnor OX39 4EB
<u>P24/S3869/HH</u>	Single storey extensions to rear of property with internal alterations	61 Lower Icknield Way Chinnor OX39 4EA
<u>P24/S3076/HH</u>	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

Discharged

<u>P24/S3711/DIS</u>	Discharge of condition 12 (Construction Environmental Management Plan) and 13 (surface water and foul drainage) on application P21/S0804/O (APP/Q3115/W/21/3289271) (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
<u>P24/S3404/DIS</u>	Discharge of condition 16(Tree Protection) on application ref. P21/S0804/O and 2(Tree Protection) on application ref. P22/S3225/RM (Reserved Matters application for appearance, landscaping and scale and discharge of Condition 7 (Biodiversity Enhancement Plan), Condition 8 (Landscaping Management Plan) and Condition 22 (Cycle Parking Facilities) pursuant to Outline Permission P21/S0804/O. [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	Land North of Crowell Road Chinnor

	pedestrian access to Oakley Road to the North).	
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Withdrawn

<u>P24/S3503/LDP</u>	Proposed log cabin.	5 Walnut Tree Close Chinnor OX39 4FH
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Rejected

<u>P24/S3403/DIS</u>	Discharge of condition 11(Construction Traffic Management Plan) on application P21/S0804/O(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
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7. Correspondence

7.1 To note response from SODC regarding findings during excavation at site P21/S0804/O Land North of Crowell Road Chinnor

Archaeological excavations at the above are currently on-going. Areas opened to date have revealed activity dating from the Iron Age to medieval period, these primarily comprising ditched enclosures, pits and postholes. A small inhumation cemetery of Roman date has been revealed this comprising both adults and juveniles. As yet an understanding of the character and function of the site remains unclear but will hopefully be better understood and revealed as the excavations continue.

7.2 To consider a request from Kings Church Homes regarding permission for a proposed new water supply under the Henton Village Green. Location maps have been provided along with confirmation from SODC that this will not affect the drainage, and quotes from solicitors for preparation of easement.

Information form Open Space Society also available [Our Common Land](#) and TVG [protection](#).

7.3 STTRAD/26464/24 Middleway Street Food. Email from SODC Licencing Officer. To note that the applicant has now decided to substantially reduce his intended hours of trading to 1500 to 2000 on three days a week, namely Wednesday, Friday and Sunday; down from the original 12 hours a day, 7 days a week. It has been decided that he would not require planning permission for this. All other matters relating to the application remain the same.

7.4 Henton - Recent Flooding incident. Concerns have been raised about drainage at the Manor Farm Development - clerk has raised this with SODC enforcement.

7.5 Henton residents would appreciate a meeting with CPC regarding possible solutions to eliminate erosion and parking on the Village Green. Date to be agreed.

7.6 Sydenham PC have informed CPC Chair of some ditch improvement work that they are undertaking with OCC and are seeking some support from Chinnor, where this overlaps

into CPC territory. *Waiting for further information.*

- 8. Neighbourhood Plan Review** Working group meeting to review the CPC action points will take place 12.2.25 at 2pm. Cllrs Ashdown, Mackenzie and Wright
- 9. Thames Water** Clerk has emailed for an update
- 10. Other Planning Matters – Transport/Parking/Traffic**
Active Travel Project and Chinnor Schools - Briefing following meeting (10.02.25) with OCC regarding S106 funding to promote active and sustainable travel to school
- 11. Date of Next Meeting – 10th March 2025**

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