

Chinnor Parish Council

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

Staff: Liz Folley and Helen Ambridge

Minutes of the Planning Committee Meeting on Monday 10th February 2025 at 7.00pm in the main hall at the Chinnor Pavilion.

Public Question Time – 4 Members of public present

Representative from Kings Church Homes 11 The Green, Henton explained their request for access to supply a water connection under the Henton Village Green.

Applicant & agent for P24/S1287/FUL addressed the members regarding the amendments that have been submitted.

- 1. Apologies for absence:** Received from Cllrs Ashdown & Edwards
- 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 IT WAS RESOLVED** to approve the minutes of the Planning Committee dated 13th January 2025. Chair duly signed.
- 4. Planning applications to be considered: IT WAS RESOLVED** that the following decision are submitted to SODC

<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	No Objection
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	No Objection
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	No Objection
P25/S0015/LDP Planning Application P25/S0015/LDP	Construct single storey rear extension.	8 Flint Hollow Chinnor OX39 4JT	No Objection
P24/S4078/HH Planning Application P24/S4078/HH	Remove existing conservatory. Construct single storey rear extension. Part convert	13 Leyburne Gardens Chinnor Oxon OX39 4EL	No Objection

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	existing garage to habitable accommodation.		
P25/S0030/HH Planning Application P25/S0030/HH	Single storey flat roof extension to rear of property	13 Elderdene Chinnor OX39 4EG	No Objection
P24/S1287/FUL Planning Application P24/S1287/FUL	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).	Land to the rear of The Paddocks Lower Icknield Way Chinnor OX39 4GR	Objection: This development does not meet Chinnor's specified local housing need as set out in the policies H1 H3 and H4 at section 4 of the current NP.

5. Planning applications for information only: Noted

P25/S0160/DIS Planning Application P25/S0160/DIS	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).	Land at Crowell Road Chinnor
P25/S0113/DIS Planning Application P25/S0113/DIS	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	Land at Crowell Road Chinnor

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	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).	
P25/S0084/DIS Planning Application P25/S0084/DIS	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 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]).	Land North of Crowell Road Chinnor

6. Planning Decisions made by SODC noted

Approved

P24/S4073/NM	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
P24/S3869/HH	Single storey extensions to rear of property with internal alterations	61 Lower Icknield Way Chinnor OX39 4EA
P24/S3076/HH	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

P24/S3711/DIS	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	Land at Crowell Road Chinnor
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	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.)	
<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 pedestrian access to Oakley Road to the North).	Land North of Crowell Road Chinnor

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

IT WAS RESOLVED that subject to an agreed compensation to cover the costs of stone edging/fencing to protect the village green and all solicitor costs to be met by the developer an easement would be permissible.

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. **IT WAS RESOLVED** that the Henton residents should be invited to attend a meeting on 10th March 2025 immediately following the planning committee meeting. Residents will deliver invitations (printed and supplied by CPC) to all Henton households.

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. It was confirmed that the owner of the field has now been identified. CPC fully endorse any ditch work to solve or alleviate the flooding in this area on the B4445

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. 34k is available for capital projects and must be of benefit to both primary schools. CPC to submit wish list to OCC **IT WAS RESOLVED** that consideration should be given to the following ideas

- Pelican Crossings at both sites
- 4 x VAS – to encourage the reduction of speed at the entrance to the schools
- Reflective flashing school signs timed to be on at school drop-off and pick-up times (it is understood that these have already been applied for on Station Road in a 2022 application bid and from a different funding source)

11. Date of Next Meeting – 10th March 2025

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