

# Chinnor Parish Council

**Minutes of the Planning Committee** on Monday 7<sup>th</sup> April 2025 at 7.00pm in the main hall at the Chinnor Pavilion.

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

**Staff:** Sue Atkins and Helen Ambridge

**Public Question Time** – One resident raised concerns about new application P25/S1006/PIP for 81 Lower Icknield Way.

A resident from Henton raised concerns regarding P24/S3743/FUL for Poppy Cottage and requested that CPC remain consistent in their objection.

- 1. Apologies for absence: Cllr Edwards, Cllr Minter**
- 2. Declarations of Interest** – Members are asked to declare any disclosable pecuniary interest in items on the agenda, and the nature of the interest. None
- 3. Minutes of the last meeting** to approve the minutes of the Planning Committee dated 10<sup>th</sup> March 2025 **accepted**
- 4. Planning applications to be considered: IT WAS RESOLVED** that the following decisions are submitted to SODC:

<b><u>Application Ref</u></b>	<b><u>Proposal</u></b>	<b><u>Address</u></b>	
<a href="#">P25/S0892/FUL</a> <a href="#">Planning Application</a> <a href="#">P25/S0892/FUL</a>	Change of two windows to a single door with a window panel and a French door to allow access to the rear garden from the property.	1 Pilmore Meadow Chinnor OX39 4GA	No objection
<a href="#">P25/S0646/HH</a> <a href="#">Planning Application</a> <a href="#">P25/S0646/HH</a>	Replacement of rear extension with erection of new single storey extension to be linked to existing garage.	46 The Avenue Chinnor OX39 4PE	No objection
<a href="#">P24/S3743/FUL</a> <a href="#">Planning Application</a> <a href="#">P24/S3743/FUL</a>	Replacement access and change of use.	Poppy Cottage Henton OX39 4AG	Objection: The current access is adequate and does not need to be replaced. Additionally, there is no indication that a satisfactory resolution to the tree issue has been found as previously raised by the Tree Officer. Goes against the principle of the village green which

			is a protected open space.
<a href="#">P25/S0744/LB Planning Application</a> <a href="#">P25/S0744/LB</a>	Replacement of cement render with insulating lime render to the front and side elevation, addition of insulated render to side elevation, improvements to rainwater goods, raising of second floor ceilings and addition of insulation.	27 High Street Chinnor OX39 4DJ	No objection
<a href="#">P25/S0944/HH Planning Application</a> <a href="#">P25/S0944/HH</a>	Single storey side/rear extension	7 Leyburne Gardens OX39 4EL	No objection
<a href="#">P25/S0873/HH Planning Application</a> <a href="#">P25/S0873/HH</a>	Removal of existing prefabricated garage and construct single storey rear extension	31 Wykeham Rise OX39 4PS	No objection
<a href="#">R3.0019/25 Planning Register   Oxfordshire County Council</a>	The retention and continued use of prefabricated classroom units T2 (E232A) and T3 (E232) for a further temporary period of five years	Mill Lane Community Primary School OX39 4RF	No objection
<a href="#">P/25S1040/HH Planning Application</a> <a href="#">P25/S1040/HH</a>	Construction single storey rear extension	16 Ashbridge OX39 4JU	No objection
<a href="#">P25/S1006/PIP Planning Application</a> <a href="#">P25/S1006/PIP</a>	Proposed development of 8 to 9 dwellings	Land to the rear of Nos 79a & 81 Lower Icknield Way OX39 4EA	Objection: It was agreed that councillors would consider and agree a detailed response for submission prior to 26 April 2025.
<a href="#">P25/S1067/S73 Planning Application</a> <a href="#">P25/S1067/S73</a>	Removal of condition 7 (permitted development restriction) on application ref. P24/S0643/FUL Appeal A Ref: APP/Q3115/W/24/3350748 (Demolition of 1 dwellinghouse and erection of 9 new dwellinghouses)	81 Lower Icknield Way OX39 4EA	Objection: The justification for removing Condition 7 is overly generic and lacks site-specific analysis. Given the higher-than-usual density of the approved backland development, there's an increased risk that permitted development could cause material harm—such as reduced garden sizes, poorly designed extensions, and impacts on neighbours' light,

			outlook, and privacy. Removing PD rights doesn't stop extensions but ensures proper oversight to prevent these issues. The original Inspector clearly deemed the condition necessary and compliant with planning tests.
--	--	--	---

## 5. Planning applications for information only: Noted

<a href="#">P25/S0905/DIS Planning Application</a> <a href="#">P25/S0905/DIS</a>	Discharge of condition 4 (Noise Mitigation Measures) 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).	Land adjacent Crowell Road Chinnor
<a href="#">P25/S0816/LDP Planning Application</a> <a href="#">P25/S0816/LDP</a>	Proposed single storey rear extension. Existing conservatory to be removed.	4 Farm Place Henton OX39 4AD
<a href="#">P25/S0797/DIS Planning Application</a> <a href="#">P25/S0797/DIS</a>	Discharge of condition 4 (Ecology - Protected Species Method Statement) on application P24/S3593/FUL (Demolition and removal of former agricultural buildings and barns and the erection of a new self-build dwelling).	Barn Complex The Stone House New Close Farm Road Henton OX39 4AJ
<a href="#">P25/S0790/DIS Planning Application</a> <a href="#">P25/S0790/DIS</a>	Discharge of Condition 17 (Phased Risk Assessment - Contamination) 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).	Land at Crowell Road Chinnor

<a href="#"><u>P25/S1033/LDP Planning Application</u></a> <a href="#"><u>P25/S1033/LDP</u></a>	Proposed loft conversion and new roof windows	23 Rushland Field OX39 4FZ
---	---	----------------------------

## 6. Planning Decisions made by SODC noted

### Approved

<a href="#"><u>P25/S0439/HH</u></a>	Convert garage to habitable accommodation including raising height of flat roof.	3 Millers Turn Chinnor Oxfordshire OX39 4JZ
<a href="#"><u>P25/S0271/HH</u></a>	Erection of proposed extension, alternative to P22/S0684/HH.	Campions Hill Top Lane Chinnor Hill OX39 4BH
<a href="#"><u>P25/S0068/HH</u></a>	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
<a href="#"><u>P25/S0536/HH</u></a>	Proposed side/rear extension to the existing garage conversion, with a new pitched roof over the whole existing and extended garage conversion. Proposed new flat roof and fenestration changes to the existing conservatory. Proposed single storey porch to front of property	Walnut Cottage, 54 High Street OX39 4DH
<a href="#"><u>P25/S0394/HH</u></a>	Take down existing conservatory and construct single storey rear extension	4 Church Lane OX39 4PW
<a href="#"><u>P25/S0586/FUL</u></a>	Placement of a food van to use for take-away food sales	Community Pavilion Car Park, Station Rod OX39 4PU

### Discharged: noted

<a href="#"><u>P25/S0160/DIS</u></a>	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
--------------------------------------	---	------------------------------

<u>P25/S0084/DIS</u>	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
----------------------	---	------------------------------------

**Rejected:** noted

<u>P25/S0113/DIS</u>	Discharge of condition 17 (Ground Contamination Strategy) 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).	Land at Crowell Road Chinnor
----------------------	--	------------------------------

## 7. Correspondence

**7.1** To note that appeal APP/Q3115/W/24/3352753 1 Elm Drive P24/S1813/O was allowed. **Noted**

**7.2** To Note the Certificate of end of Defects received from Highways. **Noted**

**7.3** To consider information from the Open Space Society regarding replacement access over the village green. **Noted**

## 8. Neighbourhood Plan - no further information at this moment

## 9. Thames Water

**9.1** To consider request from Freddie van Mierlo MP regarding his request for local information as part of his ongoing campaign to hold Thames Water accountable for the practices. **It was agreed that the Clerk would forward the report from 2019 promising changes by 2025 will be sent to our MP.**

**9.2** To review updates received from Thames Water concerning Drainage & Sewage matters which are an ongoing inquiry. **Noted**

## 10. Other Planning Matters – Transport/Parking/Traffic

**10.1** To note: **Thame Road** verge and footway Parking Restriction – OCC consultation should be proceeding to advert this month with an aim for a report to be presented at the OCC June meeting and hoping that the signs can be in place by the end of July, early August. **Noted**

**10.2** To consider Emails from resident regarding his concerns about speeding traffic on the B4009, Lower Icknield Way  
To note that OCC has confirmed the VAS units will be replaced and apologies for the delay. **Noted**

**11. Date of Next Meeting –12<sup>th</sup> May 2025**

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

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