



**Minutes of the Meeting of the Kidlington Parish Council Planning Committee.  
Held at 6.30pm at Exeter Hall on Thursday 11 August 2022**

**Present:** Cllr Alan Graham, Cllr Doug Williamson, Cllr David Thurling, Cllr Lesley Mclean, Cllr Lucy Loveridge, Cllr Dorothy Walker, Cllr Fiona Mawson

**Apologies:** Cllr David Betts

**In attendance:** Rachel Faulkner – Clerk to the Council, William Main – Manor Oak Homes, Martin Andrews – Highways Engineer, Huw Mellor – Planning Consultant

**20/P008:** Declarations of Interest - None

**20/P009:** The minutes of the meeting held on 14 July 2022 were approved as a true record

**20/P010:** The following Planning Applications were considered:

- a. **22/01611/OUT** Stratfield Farm, 374 Oxford Road  
**Proposal:** Outline planning application for up to 118 no dwellings (all matters reserved except for access) with vehicular access from Oxford Road  
**KPC Response:** Kidlington Parish Council accepts the principle of development on this site as it is an allocation site in the adopted Local Plan, although the overall number of dwellings applied for exceeds the allocation. Kidlington Parish Council is concerned about the one vehicular access to the site onto the slip road of the Oxford Road as it is close to the Kidlington roundabout at the bend in the road which is considered hazardous. Therefore, Kidlington Parish Council objects to the means of access to Oxford Road. Additionally, Kidlington Parish Council is not satisfied that the traffic generated by this development within the overall context of all the other developments proposed in adopted Local Plan to address Oxford's Unmet Housing Needs has been taken into account. This application needs to be considered within that context holistically and objects on that basis.
- b. **22/01757/LB** Stratfield Farm, 374 Oxford Road  
**22/01756/F**  
**Proposal:** Alterations and repairs to listed farmhouse and annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no new dwelling; provision of car parking, bin and cycle stores and access  
**KPC Response:** Kidlington Parish Council accepts the principle of development on this site as it is an allocation site in the adopted Local Plan, although the overall number of dwellings applied for exceeds the allocation. Kidlington Parish Council is concerned about the one vehicular access to the site onto the slip road of the Oxford Road as it is close to the Kidlington roundabout at the bend in the road which is considered hazardous. Therefore, Kidlington Parish Council objects to the means of access to Oxford Road. Additionally,



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- c. 22/00747/OUT                      Land at Bicester Road, Kidlington  
Proposal:                              Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.  
KPC Response:                      Kidlington Parish Council notes that within proposed amendments the allotments in the indicative plan are proposed to be moved to within the developable area of the site. Kidlington Parish Council objection remains to the number of dwellings proposed as it substantially higher for this part of the overall Local Plan allocation at a density of development that is too great. Kidlington Parish Council additionally objects to the vehicular access arrangement shown on the indicative layout for the proposed community pavilion and playing fields as the current access proposed is through the residential area and these require a more direct access from Bicester Road. Kidlington parish Council retains its objection to drainage issues associated with the proposed development as these do not appear to have been resolved. Kidlington Parish Council objects on the grounds that there is inadequate provision of bus stops on the Bicester Road to serve this development and does not address adequately provision of sustainable modes of transport associated with public transport as well as provision for cyclists and pedestrians.
- d. 22/01961/F                        50 Wise Avenue  
Proposal:                              Single and two storey side, front and rear extensions to provide separate living spaces for large growing family  
KPC Response:                      Kidlington Parish Council objects on the following grounds:  
1. The large extension of the property is detrimental to the amenity of adjoining residents.  
2. The proposed development is out of character with the surrounding area.  
3. The application has not addressed the necessary provision of parking spaces.
- e. 22/01999/F                        60 Bicester Road  
Proposal:                              Demolition of existing 3 bed house and erection of 5 new flats – 4 x 2 Bed (C3) & 1 x 1 bed (C3). Associated parking, amenity, refuse and bike storage  
KPC Response:                      Kidlington Parish Council projects on the following grounds:  
1, The height of the proposed development will have a detrimental impact upon adjoining development.  
2, There are concerns about the level of on street parking in Bicester Road and the provision of one parking space per flat is inadequate, within this context.
- f. 22/02059/F                        132 Oxford Road  
Proposal:                              Removal of existing shed, landscaping and construction of a new garden room  
KPC Response:                      Kidlington Parish seeks any planning permission is conditional for the proposed development not being used for residential purposes.



- g. 22/02049/F                      Gowan Lea, 1 Mill End  
 Proposal:                              Installation of gates and stone pillars to both entrances of the property and fence along property edge of public footpath.  
 KPC Response:                      No objection
- h. 22/02098/F                      1 Exeter Road  
 Proposal:                              Demolition of existing building. Proposed erection of 2 no. new dwellings  
 KPC Response:                      Kidlington Parish Council does not object to the principle of this development but objects to the following details:  
 1, The cycle and bin provision at the rear of the gardens is unrealistic and a detail that is unlikely to be achieved.  
 2, It does not appear feasible from the plans provided to create an independent access for one of the properties to the rear.
- i. 22/02045/F                      22 Hardwick Avenue  
 Proposal:                              Extension of existing garage and conversion of garage to accommodation  
 KPC Response:                      Kidlington Parish Council objects to this application as the plans indicate that this creates a separate dwelling in the grounds of the property.
- j. 22/02093/F                      27 Churchill Road  
 Proposal:                              Loft conversion and raising the roof height to the same as previously approved application 21/02680/F and rear outbuilding to provide an ancillary annexe building  
 KPC Response:                      Kidlington parish Council seeks any planning permission to be conditional on the proposed annexe building not to be used for residential purposes.
- k. 22/02144/F                      21 Stratfield Road  
 Proposal:                              Demolish existing concrete garage and construct stand-alone outbuilding, ancillary to the main property to accommodate family member  
 l. KPC Response:                      Kidlington Parish Council objects on the following grounds:  
 1, The creation of a free standing additional residential unit is out of character with the residential amenity of the area.  
 2, The proposed dwelling is of a sub-standard design resembling a portacabin.
- m. 22/02178/F                      60 Axtell Close  
 Proposal:                              Single storey rear extension  
 KPC Response:                      No objection
- n. 22/02189/F                      23 Broad Close  
 Proposal:                              Proposed garage conversion and first floor pitched roof side extension. Remove existing flat roof rear extension and construct new single storey pitched roof rear extension.  
 KPC Response:                      No objection



- o. 22/02221/F                      48 Sterling Road  
Proposal:                              Proposed first floor rear extension to dwelling  
KPC Response:                      No objection
  
- a. 22/02214/F                      Unit 5B, Oxford Tech Park  
Proposal:                              Variation of condition 2 (plans) 6 (vehicle parking layout) 16 (external areas) of 21/03913/F – amendments to specified conditions  
KPC Response:                      No objection

