

## BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES

Minutes of the Council Meeting held on Tuesday 11<sup>th</sup> April 2023

**MEMBERS PRESENT:** **Parish Councillors:** Anthony Church (Chairman), Imade Edosomwan (Vice-Chairman), Peter Nowland, Gill Taylor and Maggie Lewis.

**OFFICERS PRESENT:** Clerk to the Council: Emma Kearney

**OTHERS PRESENT:** **Members of the Public:** Six.

**APOLOGIES:** **Parish Councillor:** None

### DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION

None to be received.

**PC01/23** **MINUTES OF THE PREVIOUS MEETING**

It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 14<sup>th</sup> March 2023 as a true record. This was proposed by Cllr Taylor and seconded by Cllr Edosomwan.

**PC02/23** **PUBLIC PARTICIPATION**

- Residents attended and raised concerns and questions regarding the regeneration planning application, these were **NOTED** to form part of the council's formal response.
- A resident attended to raise concerns with and the two Housing of Multiple Occupancy (HMO) applications.

**PC03/23** **PLANNING APPLICATION**

The following planning applications from Oxford City Council were considered.

No.	Application	Address	Ward	Deadline	Outcome
1.	<b>23/00388/FUL COMM</b> Demolition of 2no. canopies to north elevation and formation of 1no. canopy to main entrance. Replacement cladding to all elevations. Replacement cladding and rooflights to all roofs. Replacement window and fire exit doors.	U Y S Ltd Garsington Road Oxford Oxfordshire OX4 2BW	Blackbird Leys Ward	11.04.2023	No Objections
2.	<b>23/00405/OUTFUL COMM</b> Hybrid application for the redevelopment of Blackbird Leys District Centre and land off Knights Road, Oxford. Full planning permission is sought for the erection of up to 210 apartments and up to 1,300sqm of retail and commercial space (Use Classes E and Sui Generis) across four buildings on Blackbird Leys Road and the erection of up to 84 dwellinghouses at Knights Road, all with associated demolition of	Land At Blackbird Leys Road And Knights Road Oxford Oxfordshire	Northfield Brook Ward	16.04.2023 <i>(Deadline extension requested)</i>	Questions and concerns were noted to form part of the formal response, which will added to the April full parish council meeting.

	existing buildings and the provision of vehicular accesses, highway improvements, public open space and associated necessary infrastructure. Outline planning permission is sought for the provision of a community centre and public open space surrounding the community centre and block A (community square and green) in the District Centre with all matters reserved except for the principle means of access				
3.	<b>23/00431/ADV DEL</b> Display of 1no. non-illuminated metal sign and 1no. non-illuminated vinyl.	Oxford Retail Park, Unit 7 Ambassador Avenue Oxford Oxfordshire OX4 6XJ	Blackbird Leys Ward	13.04.2023	No Objections
4.	<b>23/00432/FUL DEL</b> Insertion of 1no. window to north elevation.	Oxford Retail Park, Unit 7 Ambassador Avenue Oxford Oxfordshire OX4 6XJ	Blackbird Leys Ward	13.04.2023	No Objections
5.	<b>23/00528/FUL DEL</b> Alterations to existing entrance to include replacement windows and doors with new access control system. Installation of new UPVC casement units to all elevations, 1no UPVC rear door, new entrance door on Block of Flat 1,2,3, Block 12,14,16 and Block 20,21,22,23. Installation of double glazed units to front and rear elevation.	Street Record Celandine Place Oxford Oxfordshire	Northfield Brook Ward	15.04.2023	No Objections
6.	<b>22/03061/FUL DEL</b> <i>Continued use as motorcycle training area (Sui Generis) and retention of 3no portable cabins and bicycle shelter.</i>	Storage Area Adjacent Recreation Ground Sandy Lane Oxford Oxfordshire OX4 6SJ	Blackbird Leys Ward	17.04.2023	No Objections
7.	<b>23/00494/FUL DEL</b> Change of use of dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4).	37 Pegasus Road Oxford Oxfordshire OX4 6DS	Northfield Brook Ward	23.04.2023	* Objection 1

8.	<b>23/00592/FUL DEL</b> Change of Use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) (Retrospective)	24 Comfrey Road Oxford Oxfordshire OX4 6SP	Blackbird Leys Ward	22.04.2023	* Objection 2
9.	<b>23/00528/FUL DEL</b> Alterations to existing entrance to include replacement windows and doors with new access control system. Installation of new UPVC casement units to all elevations, 1no UPVC rear door, new entrance door on Block of Flat 1,2,3, Block 12,14,15 and Block 20,21,22,23. (Amended Description).	Flats 1, 2 And 3, 4, 5 ,6, And 7, 12, 14 And 15, 20, 21, 22 And 23 Celandine Place Oxford Oxfordshire	Northfield Brook Ward	21.04.2023	No Objections
10.	<b>23/00597/FUL DEL</b> Replacement of windows to existing blocks and replacement of 1no door to rear elevation.	Site Of 26-42 Norman Smith Road Oxford Oxfordshire OX4 7RY	Northfield Brook Ward	30.04.2023	No Objections

**\*Objection 1 – Parking provision.**

Pegasus Road is already solid with traffic, and vehicles are parked on the left of the road, as this is on a major bus route sometimes 5 in a convoy. Parking will be reduced further by a marked-out bus stop, thus losing 2-4 parking spaces on Pegasus Road.

Overmead Green only has 6 marked-out spaces, which are on housing land, and a white line prohibiting parking behind 29-37 Pegasus Road

There is already a shortage of on-site parking due to the amount of Houses of Multiple Occupancy (HMO) on Pegasus Road which are in a row of 5 terrace houses.

1. 33 Pegasus Road has 1 parking space but 5 bedrooms.
2. 35 Pegasus Road (believed to be an HMO) has 1 parking space but 3-4 bedrooms.
3. 37 Pegasus Road would have 1 parking space but 5 double bedrooms if it was approved.

There is simply not enough parking provision for the application to be viable.

**\*Objection 2 – Parking provision.**

There is not enough parking provision for this application to be viable.

**PC04/23 ITEMS PROPOSED FOR THE NEXT AGENDA**

None

**PC05/23 DATE OF THE NEXT MEETING**

1. Full Parish Council Meeting – Tuesday 25<sup>th</sup> April 2023.
2. Extraordinary Meeting of the Council – Tuesday 2<sup>nd</sup> May 2023.
3. Planning Committee – Tuesday 9<sup>th</sup> May 2023

Meeting closed at 8.10 pm.

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church (Chairman)**

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**

Minutes of the Council Meeting held on Tuesday 9<sup>th</sup> May 2023

**MEMBERS PRESENT:** **Parish Councillors:** Imade Edosomwan (Vice-Chairman), Gill Taylor and Maggie Lewis.

**OFFICERS PRESENT:** None.

**OTHERS PRESENT:** **Members of the Public:** None

**APOLOGIES:** **Parish Councillor:** Anthony Church and Peter Nowland.

**DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
None received.

**PC06/23** **MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 11<sup>th</sup> April 2023 as a true record. This was proposed by Cllr Taylor and seconded by Cllr Edosomwan.

**PC07/23** **PUBLIC PARTICIPATION**  
None

**PC08/23** **PLANNING APPLICATION**  
The following planning applications from Oxford City Council were considered.

Application	Address	Ward	Deadline	Outcome
<b>23/00702/FUL DEL</b> Erection of two storey side and rear extension in association with part conversion of garage to create habitable space. Erection of first floor side extension.	2 Appletree Close Oxford Oxfordshire OX4 7GP	Northfield Brook Ward	11.05.2023	No objection
<b>23/00809/FUL DEL</b> Demolition of existing garage. Erection of a two storey side extension, erection of a loft extension including the formation of 1no. rear dormer and insertion of 1no. rooflight to the front side elevation of the existing roof in association with loft conversion.	26 Firs Meadow Oxford Oxfordshire OX4 7GR	Northfield Brook Ward	18.05.2023	No objection
<b>23/00597/FUL DEL</b> Replacement of windows to existing blocks and replacement of doors on rear elevation. (Amended description)	Site Of 26-42 Norman Smith Road Oxford Oxfordshire OX4 7RY	Northfield Brook Ward	30.04.2023 <i>Expires before the meeting</i>	For reference

<p><b>23/00835/H42 DEL</b> Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.80m, and for which the height of the eaves would be 2.50m</p>	<p>89 Kestrel Crescent Oxford Oxfordshire OX4 6EE</p>	<p>Northfield Brook Ward</p>	<p>08.05.2023 <i>Expires before the meeting</i></p>	<p>For reference</p>
<p><b>23/00702/FUL DEL</b> Erection of two storey side and rear extension in association with part conversion of garage to create habitable space. Erection of first floor side extension.</p>	<p>2 Appletree Close Oxford Oxfordshire OX4 7GP</p>	<p>Northfield Brook Ward</p>	<p>11.05.2023</p>	<p>No objections, but concerns were raised this may become a House of multiple occupancy.</p>

**PC09/23 TEMS PROPOSED FOR THE NEXT AGENDA**

None

**PC010/23 DATE OF THE NEXT MEETING**

1. Full Parish Council Meeting – Tuesday 30<sup>th</sup> May 2023.
2. Planning Committee – Tuesday 13<sup>th</sup> June 2023

Meeting closed at 7.40 pm.

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church** (*Chairman*)

## BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES

Minutes of the Council Meeting held on Tuesday 13<sup>th</sup> June 2023

**MEMBERS PRESENT:** **Parish Councillors:** Anthony Church (Chairman), Imade Edosomwan (Vice-Chairman), Gill Taylor and Maggie Lewis.

**OFFICERS PRESENT:** None.

**OTHERS PRESENT:** **Members of the Public:** One

**APOLOGIES:** **Parish Councillor:** None

### DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION

None received.

**PC011/23** **MINUTES OF THE PREVIOUS MEETING**

It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 9<sup>th</sup> May 2023 as a true record. This was proposed by Cllr Taylor and seconded by Cllr Edosomwan.

**PC012/23** **PUBLIC PARTICIPATION**

A resident attended to address the council.

**PC013/23** **PLANNING APPLICATIONS**

The following planning applications from Oxford City Council were considered.

Application Reference	Address	Ward	Deadline	Outcome
<b>23/00432/FUL DEL</b> Insertion of 1no. window to north elevation. Relocation of existing cycle rack.	Oxford Retail Park, Unit 7 Ambassador Ave Oxford OX4 6XJ	Blackbird Leys Ward	02.06.2023	Expired
<b>23/00966/FUL DEL</b> Demolition of existing single storey rear extension. Erection of a part single part two storey rear extension. Insertion of 3no. windows to side elevation. (Amended description).	32 Field Avenue Oxford OX4 6PL	Blackbird Leys Ward	21.06.2023	No Objections
<b>23/01039/FUL DEL</b> Alterations to fenestration, comprising replacement of uPVC window units and replacement doorway	27 - 33 Jack Argent Close Oxford OX4 7XL	Northfield Brook Ward	23.06.2023	No Objections
<b>23/01121/FUL DEL</b> Erection of single storey rear extension. Conversion of garage to habitable space and insertion of 2no. windows to front elevation.	9 Yarrow Close Oxford Oxfordshire OX4 7GA	Northfield Brook Ward	26.06.2023	No Objections
<b>23/01163/FUL DEL</b> Change of use of a dwelling house (Use Class C3) to a House in Multiple Occupation (Use Class	178 Sandy Lane Oxford Oxfordshire	Blackbird Leys Ward	29.06.2023	Objected Due to Parking and the

C4). Provision of bin and cycle stores.	OX4 6LQ			neighbours are not happy.
<b>23/00405/OUTFUL</b> Hybrid application for the redevelopment of Blackbird Leys District Centre and land off Knights Road, Oxford. Full planning permission is sought for the erection of up to 210 apartments and up to 1,300sqm of retail and commercial space (Use Classes E and Sui Generis) across four buildings on Blackbird Leys Road and the erection of up to 84 dwellinghouses at Knights Road, all with associated demolition of existing buildings and the provision of vehicular accesses, highway improvements, public open space and associated necessary infrastructure. Outline planning permission is sought for the provision of a community centre and public open space surrounding the community centre (Use Classes F2 and E) and block A (community square and green) in the District Centre with all matters reserved except for the principle means of access.	Land At Blackbird Leys Road and Knights Road Oxford.	Blackbird Leys and Northfield Brook Ward.	19/06/2023	It was noted the parish council was working on a response that will be addressed at the next full council meeting.

It was **NOTED** a meeting was being held with Oxford City Council with concerns over the badgers living in the Knights Road area, Cllr Church to attend.

**PC014/23 ITEMS PROPOSED FOR THE NEXT AGENDA**

None

**PC015/23 DATE OF THE NEXT MEETING**

At the Blackbird Leys Bowls Club.

1. Full Parish Council Meeting – Tuesday 27<sup>th</sup> June 2023.
2. Planning Committee – Tuesday 11<sup>th</sup> July 2023.

Meeting closed at 8.00 pm.

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church** (*Chairman*)

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**

Minutes of the Council Meeting held on Tuesday 11<sup>th</sup> July 2023

**MEMBERS PRESENT:** **Parish Councillors:** Anthony Church (Chairman), Imade Edosomwan (Vice-Chairman), Gill Taylor and Maggie Lewis.

**OFFICERS PRESENT:** None.

**OTHERS PRESENT:** **Members of the Public:** None

**APOLOGIES:** **Parish Councillor:** None

**DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**

None to be received.

**PC016/23 MINUTES OF THE PREVIOUS MEETING**

It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 13<sup>th</sup> June 2023 as a true record. This was proposed by Cllr Taylor and seconded by Cllr Edosomwan.

**PC017/23 PUBLIC PARTICIPATION**

None

**PC018/23 PLANNING APPLICATION**

The following planning applications from Oxford City Council were considered.

Application Reference	Address	Ward	Deadline	Outcome
<b>23/01326/FUL DEL</b> Conversion of garage to habitable space and alterations including changes to fenestration	7 Ashmole Place Oxford Oxfordshire OX4 6TA	Blackbird Leys	26/07/2023	No objection
<b>23/01383/FUL DEL</b> Demolition of existing garage and outbuilding. Subdivision of plot and erection of single storey side extension to create 1 x 1 bed dwellinghouse (Use Class C3). Provision of bin and bicycle stores. Provision of private outdoor amenity space and 1no. car parking space. Alterations to landscaping	14 Blay Close Oxford OX4 6BQ	Blackbird Leys	24/07/2023	Objected <sup>1</sup>
<b>23/00405/OUTFUL COMM</b> Hybrid application for the redevelopment of Blackbird Leys District Centre and land off Knights Road, Oxford. Full planning permission is sought for the erection of up to 210 apartments and up to 1,300sqm of retail and commercial space	Land At Blackbird Leys Road And Knights Road Oxford Oxfordshire	Northfield Brook	30/07/2023	On-going

<sup>1</sup> Car Parking, not sure what "private outdoor amenity space" involves also we believe there is an HMO very close by.



(Use Classes E and Sui Generis) across four buildings on Blackbird Leys Road and the erection of up to 84 dwellinghouses at Knights Road, all with associated demolition of existing buildings and the provision of vehicular accesses, highway improvements, public open space and associated necessary infrastructure. Outline planning permission is sought for the provision of a community centre and public open space surrounding the community centre (Use Classes F2 and E) and block A (community square and green) in the District Centre with all matters reserved except for the principle means of access. (Amended Description) (Amended Plans)				
<b>23/01476/CEU</b> Application to certify that the existing House in Multiple Occupation (Use Class C4) is lawful development.	9 Willow Way Oxford Oxfordshire	Northfield Brook	04/08/2023	Investigate further <sup>2</sup>

i. To consider the following 1 planning application from Oxford County Council.

<b>Application Reference</b>	<b>Address</b>	<b>Ward</b>	<b>Deadline</b>	<b>Outcome</b>
<b>R3.0010/20</b> Details pursuant to Condition 7 (Community Use Agreement document) of planning permission at Northfield School, Knights Road, Oxford, OX4 6DQ	Northfield School, Knights Road, Oxford, OX4 6DQ	Northfield Brook	20/07/2023	No objection

**PC019/23 ITEMS PROPOSED FOR THE NEXT AGENDA**  
None

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church** (*Chairman*)

<sup>2</sup> Fully support an investigation due to concerns there is already an HMO close by.

## BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES

Minutes of the Council Meeting held on Tuesday 8<sup>th</sup> August 2023

**MEMBERS PRESENT:** **Parish Councillors:** Anthony Church (Chairman), Peter Nowland, Imade Edosomwan (Vice-Chairman), Gill Taylor, Maggie Lewis and Cathy Balsamo.

**OFFICERS PRESENT:** None.

**OTHERS PRESENT:** **Members of the Public:** None

**APOLOGIES:** **Parish Councillor:** None

### DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION

None to be received.

### PC020/23 **MINUTES OF THE PREVIOUS MEETING**

It was **NOTED** the minutes of the previous meeting could not be obtained and would circulated for approval at the next meeting.

### PC021/23 **PUBLIC PARTICIPATION**

None

### PC022/23 **PLANNING APPLICATION**

The following planning applications from Oxford City Council were considered.

Application Details	Address	Ward	Deadline	Outcome
<b>23/01476/CEU DEL</b> Application to certify that the existing House in Oxfordshire Multiple Occupation (Use Class C4) is lawful OX4 6ET development.	9 Willow Way Oxford <i>Anyone having evidence of existing use or development should write to: - Head of Planning Services, Oxford Town Hall, St Aldate's, Oxford, OX1 1BX by 3rd August 2023</i>	Northfield Brook	04/08/2023	Expired
<b>23/01528/FUL</b> Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Erection of a single storey rear extension. Conversion of garage to habitable space. Alteration to 1no. window to front elevation. Provision of 2no. car parking spaces and bin and bicycle storage.	168 Sandy Lane Oxford Oxfordshire OX4 6LQ	Blackbird Leys Ward	10/08/2023	Objected P. Cllr Church S. Cllr Edosomwan Unanimous Vote.
<b>23/01383/FUL</b> Demolition of existing garage and outbuilding. Subdivision of plot and erection of single storey side extension to create 1 x 1 bed dwellinghouse (Use Class C3). Provision of bin and bicycle stores and air source heat pump.	14 Blay Close Oxford OX4 6BQ	Blackbird Leys Ward	16.08.2023	Objected P. Cllr Edosomwan S. Cllr Taylor Unanimous Vote.

Provision of private outdoor amenity space and car parking. Alterations to landscaping. (amended description and plans)				
<b>23/01637/CEU DEL</b> Application to certify that the existing two storey side and single storey rear extension is lawful development.	42 Kestrel Crescent Oxford Oxfordshire OX4 6DY	Blackbird Leys Ward	30.08.2023	No Objection

**PC023/23 ITEMS PROPOSED FOR THE NEXT AGENDA**

- Update from the Oxford City Planning Meeting

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church** (*Chairman*)

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**  
Minutes of the Council Meeting held on Tuesday 12<sup>th</sup> September 2023

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**MEMBERS PRESENT:** Parish Councillors: Anthony Church (Chairman), Gill Taylor, Maggie Lewis and Kathy Basamo.

**OFFICERS PRESENT:** None.

**OTHERS PRESENT:** Members of the Public: One

**APOLOGIES:** Parish Councillor: Imade Edosomwan.

**PC024/23** **DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
None to be received.

**PC025/23** **MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 11th July 2023 and 8th August 2023 as a true record.  
This was proposed by Cllr Lewis and seconded by Cllr Balsamo.

**PC026/23** **PUBLIC PARTICIPATION**  
None.

**PC027/23** **REGENERATION PLANNING APPLICATION OUTCOME**  
It was **NOTED** the call-in of the regeneration planning application was sent to the Secretary of State in August, and the parish council was awaiting the outcome.

**PC028/23** **PLANNING APPLICATION**  
The following planning applications from Oxford City Council were considered.

Application	Address	Ward	Deadline	Outcome
<b>23/01735/FUL</b> Change of use from dwellinghouse (Use Class C3) to a large House in Multiple Occupation (Sui Generis). Erection of a single storey rear extension. Provision of bin and cycle store.	178 Sandy Lane Oxford Oxfordshire OX4 6LQ	Blackbird Leys Ward	08.09.2023	Expires before meeting. For reference.
<b>23/01949/FUL</b> Change of use of dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4). Provision of bin and cycle store.	33 Balfour Road Oxford Oxfordshire OX4 6AE	Blackbird Leys Ward	11.10.2023	Objected **

\*\* It was **RESOLVED** by unanimous vote to **OBJECT**, due to a lack of parking provision, as parking and noise will be worse when the regeneration begins, parking is already a problem as it is on a bus route.  
This was proposed by Cllr Church and Seconded by Cllr Balsamo

**PC029/23** **ITEMS PROPOSED FOR THE NEXT AGENDA**  
The regeneration call-in update.

**PC030/23**

**DATE OF THE NEXT MEETINGS**

Planning Committee - Tuesday 10<sup>th</sup> October 2023.

Full Council Meeting – Tuesday 19<sup>th</sup> September 2023.

**PC031/23**

**MEETING CLOSED**

19.40

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church** (*Chairman*)

## BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES

Minutes of the Council Meeting held on Tuesday 10<sup>th</sup> October 2023

**MEMBERS PRESENT:** **Parish Councillors:** Anthony Church (Chairman), Imade Edosomwan, Gill Taylor, Maggie Lewis and Kathy Basamo.

**OFFICERS PRESENT:** None.

**OTHERS PRESENT:** **Members of the Public:** One

**APOLOGIES:** None.

**PC032/23** **DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
None to be received.

**PC033/23** **MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 12<sup>th</sup> September 2023 as a true record. This was proposed by Cllr Lewis and seconded by Cllr Balsamo.

**PC034/23** **PUBLIC PARTICIPATION**  
An update from a resident regarding the first meeting of the design of the new community centre was received.

**PC035/23** **PLANNING APPLICATION**  
To consider the following 3 planning application from Oxford City Council.

Application	Address	Ward	Deadline	Outcome
<b>23/02057/FUL DEL</b> Demolition of existing garage. Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Alterations to bicycle storage and formation of bin store. Provision of 2no. car parking spaces	37 Pegasus Road Oxford OX4 6DS	Greater Leys	17.10.2023	Objected Unanimous Pro.AC Sec. PN
<b>23/02090/FUL DEL</b> Change of use from dwellinghouse (Use Class C3) to a larger house in multiple occupation (Sui Generis). Erection of a single storey rear extension. Conversion of garage to habitable space. Alteration to 1no. window to front elevation. Provision of 2no. car parking spaces and bin and bicycle storage. (Amended Description)	168 Sandy Lane Oxford OX4 6LQ	Blackbird Leys	13.10.2023	Objected Unanimous Pro.PN Sec. KB
<b>23/02166/FUL COMM</b> Demolition of Buildings 30.5 and 31.5, extension of Integrated Logistics Centre (Building 80.0) and Body-in-White/Logistics building (Building 31.0/31.3), provision of new lorry parking area, expansion of external waste storage area,	BMW UK Manufacturing Ltd Garsington Road Oxford Oxfordshire OX4 6NL	Blackbird Leys	26.10.2023	Objected Unanimous Pro. AC Sec. PN

realignment of internal road and installation of associated landscaping, delivery decks, canopies, shutter doors, windows, plant and equipment and all other associated works.				
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**PC036/23**

**DATE OF THE NEXT MEETINGS**

Planning Committee - Tuesday 14<sup>th</sup> November 2023.

Full Council Meeting – Tuesday 28<sup>th</sup> November 2023.

**PC037/23**

**MEETING CLOSED**

19.40

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church** (*Chairman*)

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**  
Minutes of the Council Meeting held on Tuesday 14<sup>th</sup> November 2023

**MEMBERS PRESENT:** Parish Councillors: Anthony Church (Chairman), Gill Taylor, Maggie Lewis and Kathy Basamo.

**OFFICERS PRESENT:** None

**OTHERS PRESENT:** Members of the Public: One

**APOLOGIES:** Imade Edosomwan

**PC038/23 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
To be received

**PC039/23 MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 10<sup>th</sup> October 2023.  
This was proposed by Cllr Lewis and seconded by Cllr Balsamo.

**PC040/23 PUBLIC PARTICIPATION**  
None.

**PC041/23 PLANNING APPLICATIONS**  
i. To consider the following 8 planning applications from the City Council, 5 are live, and there are also 3 expired applications noted for reference.

Application	Address	Ward	Deadline	Outcome
<b>23/01950/FUL DEL</b> Demolition of the existing building and construction of a new warehouse with ancillary office area.	County Trading Estate Transport Way Oxford OX4 6LX	Blackbird Leys Ward	03.11.2023	Expired, noted for reference
<b>23/02280/FUL DEL</b> Erection of single storey side extension.	1 Sundew Close Oxford OX4 6RP	Blackbird Leys Ward	13.11.2023	Expired, noted for reference
<b>23/02333/FUL DEL</b> Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4). Provision of bin and bicycle store.	9 Willow Way Oxford OX4 6ET	Northfield Brook Ward	10.11.2023	Expired, noted for reference
<b>23/02306/FUL DEL</b> Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4). Erection of a single storey rear extension. Provision of bin and cycle store.	61 Warburg Crescent Oxford OX4 6BS	Blackbird Leys Ward	21.11.2023	<b>Objected</b> Pro: Cllr Lewis Sec: Cllr Nowland Noise, parking and not supported by the neighbours.
<b>23/02313/FUL</b> Formation of 1no. rear dormer in association with a loft conversion.	7 Bryony Close Oxford OX4 7UT	Blackbird Leys Ward	24.11.2023	No objections.
<b>23/02399/FUL</b>	22 Ladenham Road Oxford	Blackbird Leys Ward	24.11.2023	<b>Objected</b> Pro: Cllr Balsamo.



Demolition of existing side conservatory and rear garage. Erection of a single storey side extension to create 1 x 1 bed dwellinghouse (Use Class C3). Installation of 1no. air source heat pump. Provision of car parking and bin and cycle storage. Alterations to landscaping				Sec: Cllr Lewis Noise and parking.
<b>23/02313/FUL DEL</b> Formation of 1no. rear dormer in association with a loft conversion.	7 Bryony Close Oxford OX4 7UT	Blackbird Leys Ward	24.11.2023	No objections.
<b>23/02425/FUL DEL</b> Change of use from dwellinghouse (Use Class C3) to Large House in Multiple Occupation (Sui generis). Provision of bin and bike stores. Erection of a two storey side extension and a part single, part two storey rear extension. Provision of 2 car parking spaces. (Amended description)	26 Merlin Road Oxford OX4 6EP	Northfield Brook Ward	30.11.2023	<b>Objected</b> Pro: Cllr Church Sec: Cllr Nowland Noise, parking also there will be reduced light to adjoining properties.

**PC042/23****MEETING DATE**

It was **NOTED** the meeting date would be changed, and the third Tuesday of the month was proposed.

**PC043/23****ITEMS FOR THE NEXT AGENDA**

None.

**PC044/23****DATE OF THE NEXT MEETING** - held at the Bowls Club

1. Full Meeting of the Council – Tuesday 28<sup>th</sup> November 2023 at 7pm
2. Planning Committee Meeting –Tuesday 12<sup>th</sup> December 2023

**PC045/23****MEETING CLOSED**

19.40

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church** - *Planning Committee Chair*

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**

Minutes of the Council Meeting held on Tuesday 12<sup>th</sup> December 2023

**MEMBERS PRESENT:** **Parish Councillors:** Anthony Church (Chairman), Peter Nowland, Gill Taylor, Maggie Lewis Kathy Basamo and Jenny Wells.

**OFFICERS PRESENT:** None

**OTHERS PRESENT:** **Members of the Public:** None.

**APOLOGIES:** Imade Edosomwan

**PC046/23 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**

To be received

**PC047/23 MINUTES OF THE PREVIOUS MEETING**

It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 14<sup>th</sup> November 2023.

This was proposed by Cllr Nowland and seconded by Cllr Lewis.

**PC048/23 PUBLIC PARTICIPATION**

None.

**PC049/23 PLANNING APPLICATIONS**

To consider the following 2 planning applications from the City Council.

Application	Address	Ward	Deadline	Outcome
<b>23/02593/FUL DEL C</b> Change of use from dwellinghouse (Use Class C3) to a large House in Multiple Occupation (Sui Generis). Provision of car parking and bin and cycle storage. External alterations to omit garage door and install 1no. window.	42 Kestrel Crescent Oxford Oxfordshire OX4 6DY	Greater Leys	15.12.2023	No objections.
<b>23/02733/FUL DEL</b> Sub-division of existing dwellinghouse into a 1 x 2bed and 1 x 1-bed flats (Use Class C3). Provision of bin and cycle stores	1 Harebell Road Oxford Oxfordshire OX4 6RG	Blackbird Leys	03.01.2023	No objections.

**PC050/23 ITEMS FOR THE NEXT AGENDA**

Planning Training and discussion

**PC051/23 MEETING CLOSED**

19.40

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church - Planning Committee Chair**

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**  
Minutes of the Council Meeting held on Tuesday 9<sup>th</sup> January 2024

**MEMBERS PRESENT:** **Parish Councillors:** Anthony Church (Chairman), Peter Nowland, Gill Taylor, Maggie Lewis and Jenny Wells.

**OFFICERS PRESENT:** None

**OTHERS PRESENT:** **Members of the Public:** None.

**APOLOGIES:** Imade Edosomwan and Kathy Basamo.

**PC052/23 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
None

**PC053/23 MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 12<sup>th</sup> December 2023.  
This was proposed by Cllr Nowland and seconded by Cllr Wells.

**PC054/23 PUBLIC PARTICIPATION**  
None.

**PC055/23 PLANNING APPLICATIONS**  
To consider the following 3 planning applications from the City Council.

Application	Address	Ward	Deadline	Outcome
<b>23/02733/FUL</b> Sub-division of existing dwellinghouse into a 1 x 2bed and 1 x 1-bed flats (Use Class C3). Relocation of existing front entrance and installation of additional entrance. Alterations to windows, landscaping and parking provision. Installation of EV charging point, bin and bicycle stores.(amended description and plans).	1 Harebell Road Oxford Oxfordshire OX4 6RG	Blackbird Leys	07.01.2024	<i>Expires before the meeting.</i>
<b>23/02707/FUL DEL</b> Demolition of existing shed to side elevation. Erection of a single storey rear and side extension.	15 Blacksmiths Meadow Oxford OX4 7YF	Greater Leys	11.01.2024	No Objections
<b>23/02784/FUL DEL</b> Demolition of existing garage and rear outbuilding. Erection of a two-storey side extension to create a 1 x 1 bed dwellinghouse (Use Class C3). Provision of car parking, bin and cycle stores, and amenity space.	14 Blay Close Oxford OX4 6BQ	Blackbird Leys Ward	14.01.2024	No Objections

**PC056/23 ITEMS FOR THE NEXT AGENDA**  
To propose the planning meeting date is moved to the third Tuesday of every month and to incorporate Strategy Aims and Neighbourhood Planning

**PC057/23 MEETING CLOSED**  
19.40

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church - Planning Committee Chair**

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**  
Minutes of the Council Meeting held on Tuesday 20<sup>th</sup> February 2024

**MEMBERS PRESENT:** Parish Councillors: Anthony Church (Chairman), Peter Nowland, Gill Taylor, Maggie Lewis, and Kathy Basamo.

**OFFICERS PRESENT:** Clerk to the Council: Emma Kearney

**OTHERS PRESENT:** Members of the Public: One.

**APOLOGIES:** Imade Edosomwan.

**PC032/23 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
None

**PC033/23 MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 9<sup>th</sup> January 2024.  
This was proposed by Cllr Taylor and seconded by Cllr Nowland.

**PC034/23 PUBLIC PARTICIPATION**  
None.

**PC035/23 COMMUNITY MAPPING PRESENTATION**  
A presentation on the community mapping was received.

**PC036/23 PLANNING APPLICATIONS**  
To consider the following 8 planning applications from the City Council.

Application	Address	Ward	Deadline	Outcome
<b>1. 23/02905/FUL DEL</b> Erection of a single storey rear extension.	50 Sparrow Way Oxford OX4 7GE	Northfield Brook	23.01.2024	<i>Expired before the meeting.</i>
<b>2. 24/00009/ADV DEL</b> Display of 1no. internally illuminated media screen and 2no. non-illuminated flagpole signs (retrospective).	Tesco Unit 7 Oxford Retail Park Ambassador Ave Oxford OX4 6XJ	Blackbird Leys Ward	06.02.2024	<i>Expired before the meeting</i>
<b>3. 23/02784/FUL DEL</b> Demolition of existing garage and rear outbuilding. Erection of a two-storey side extension to create a 1 x 1 bed dwellinghouse (Use Class C3). Provision of car parking, bin and cycle stores, amenity space and air source heat pump. (amended description and plans).	14 Blay Close Oxford OX4 6BQ	Blackbird Leys Ward	08.02.2024	<i>Expired before the meeting</i>
<b>4. 23/02924/FUL DEL</b> Demolition of existing garage. Erection of two storey side extension to create 1 x 2 bed dwellinghouse (Use Class C3).	22 Merlin Road Oxford OX4 6EP	Northfield Brook Ward	12.02.2024	<i>Expired before the meeting</i>

Erection of a part single, part two storey rear extension. Installation of air source heat pump. Provision of new vehicle access with car parking, private amenity space and bin and cycle store. Alterations to landscaping.				
<b>5. 24/00074/FUL DEL</b> Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4). Erection of a two-storey side and a single storey rear extension. Provision of bin and cycle storage.	140 Sandy Lane Oxford OX4 6LQ	Blackbird Leys Ward	15.02.2024	<i>Expired before the meeting</i>
<b>6. 24/00171/FUL DEL</b> Formation of concrete hard standing and retaining walls. Relocation of 1no. lightning mast.	Assembly And Service Division BMW UK Man. Ltd Garsington Rd OX4 5NL	Blackbird Leys Ward	01.03.2024	No objections
<b>7. 22/01673/FUL DEL</b> Demolition of the existing garage, W.C. and store. Erection of a two-storey side and rear extension to create a 1 x 1 bed dwellinghouse (Use Class C3). Removal of 1no window to the rear elevation. Provision of car parking, private amenity space, bin and cycle stores, and a dropped kerb. Installation of air source heat pump. (Amended description and plans and additional reports).	55 Field Avenue Oxford OX4 6PA	Blackbird Leys Ward	07.03.2024	Objected Unanimously P. Cllr Church S. Cllr Nowland
<b>8. 24/00195/FUL DEL</b> Demolition of existing pergola. Erection of a single storey rear, side and front extension.	22 Blay Close Oxford OX4 6BQ	Blackbird Leys Ward	12.03.2024	No objections

**PC037/23**      **ITEMS FOR THE NEXT AGENDA**  
Cllr Basamo – Willow Way

**PC038/23**      **MEETING CLOSED**  
19.40

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church - Planning Committee Chair**

**BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES**  
Minutes of the Council Meeting held on Tuesday 12<sup>th</sup> March 2024

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**MEMBERS PRESENT:** Parish Councillors: Anthony Church (Chairman), Peter Nowland, Gill Taylor, and Imade Edosomwan.

**OFFICERS PRESENT:** Clerk to the Council: Emma Kearney

**OTHERS PRESENT:** Members of the Public: One.

**APOLOGIES:** Maggie Lewis.

**PC039/23 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
None

**PC040/23 MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the Planning Committee meeting held on Tuesday 13<sup>th</sup> February 2024.  
This was proposed by Cllr Taylor and seconded by Cllr Nowland.

**PC041/23 PUBLIC PARTICIPATION**  
None.

**PC042/23 PLANNING APPLICATIONS**  
To consider the following 3 planning applications from the City Council.

Application	Address	Ward	Deadline
<b>1. 24/00302/H42 DEL</b> Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.5m	33 Blackbird Leys Road Oxford OX4 6HJ	Blackbird Leys	14.03.2024 <i>Expires before the meeting.</i>
<b>2. 24/00517/FUL DEL</b> Erection of a rear first floor extension and single storey front extension.	9 Sawpit Road Oxford OX4 6BD	Blackbird Leys	08.04.2024 No objections
<b>3. 24/00535/FUL DEL</b> Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4). Provision of bin and cycle storage. (Retrospective)	147 Sorrel Road Oxford OX4 6SJ	Blackbird Leys	10.04.2024 Objected P. Cllr Church S. Cllr Nowland

**PC043/23 ITEMS FOR THE NEXT AGENDA**  
None.

**PC044/23 MEETING CLOSED**  
19.10

**SIGNED:** \_\_\_\_\_

**Councillor Anthony Church - Planning Committee Chair**