

## BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES

Minutes of the Council Meeting held on Tuesday 21<sup>st</sup> January 2025

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

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

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

**APOLOGIES:** Peter Nowland

**PC046/24** **DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATION**  
None

**PC047/24** **MINUTES OF THE PREVIOUS MEETING**  
It was **RESOLVED** by unanimous vote to accept the minutes of the planning committee meeting held on Tuesday 17<sup>th</sup> January 2025 as a true record. This was proposed by Cllr Taylor and seconded by Cllr Balsamo.

**PC048/24** **PUBLIC PARTICIPATION**  
None.

**PC049/24** **PLANNING APPLICATIONS**  
The following 4 planning applications from the City Council were considered.

Application Reference	Address	Ward	Deadline	Outcome
<b>18/03405/FUL – MAJOR APPLICATION</b> Holy Family Church 1 Cuddesdon Way Oxford OX4 6JH	Holy Family Church 1 Cuddesdon Way Oxford OX4 6JH	Blackbird Leys	Not specified	Up to date information to be requested.
<b>24/02750/EC56</b> Application for prior approval for change of use from Commercial, Business and Service (Use Class E) to create a 1 x 3 bed dwellinghouse (Use Class )	Dental Surgery 50 Blackbird Leys Road Oxford OX4 5HP	Blackbird Leys	20.01.2025	No objections
<b>24/03032/FUL</b> Formation of temporary access to 28 residential properties from Spindleberry Close	Spindleberry Close Oxford	Northfield Brook	06.02.2025	No objections
<b>24/02865/FUL</b> Change of use from dwelling house (Use Class C3) to a children's residential care home (Use Class C2).	66 Watlington Road Cowley Oxford OX4 6SR	Blackbird Leys	23.01.2025	No objections
<b>24/02842/FUL</b> Change of use from dwellinghouse (Use Class C3) to a larger house in multiple occupation (Sui Generis). Provision of bin storage.	24 Comfrey Road Oxford Oxfordshire OX4 6SP	Blackbird Leys	23.01.2025	<b>OBJECTED*</b>
<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	Land At Blackbird Leys Road and Knights Road Oxford Oxfordshire	Blackbirds Leys Parish	Showing as 'Decided'.	No objections

<p>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. (Amended Description) (Amended Plans)). To allow alterations to approved drawings.   Land At Blackbird Leys Road And Knights Road Oxford Oxfordshire</p>				
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**PC050/24      \*24/02842/FUL**

24 Comfrey Road Oxford Oxfordshire OX4 6SP

Change of use from dwellinghouse (Use Class C3) to a larger house in multiple occupation (Sui Generis). Provision of bin storage.

It was **RESOLVED** by unanimous vote to **OBJECT** to the above application due to

1. Amount of development on site
2. On-street parking
3. Open space provision
4. Parking provision

The planning committee has reviewed the application for a larger house in multiple occupation (HMO) with 10 flats at 24 Concrete Road. After careful consideration, the committee objects to this application on the following grounds:

1. Overdevelopment of the site: The proposed 10-flat extension is seen as an excessive and inappropriate intensification of the use of the property, which is out of character with the surrounding area.
  2. Parking and traffic concerns: The committee is concerned that the additional units will exacerbate the already problematic parking situation on the estate, leading to increased congestion and potential safety issues.
  3. Loss of green space: The committee notes that the development would result in the loss of valuable green space between the existing property and the proposed extension, which currently provides an important amenity for the local community.
- Given these significant concerns, the planning committee respectfully requests that the application be refused.

This was proposed by Cllr Church and seconded by Cllr Taylor.

**PC051/24      ITEMS FOR THE NEXT AGENDA**

None.

**PC052/24**

**MEETING CLOSED**

19.20

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

**Councillor Church** - Planning Committee Chair