

BLACKBIRD LEYS PARISH COUNCIL PLANNING COMMITTEE MINUTES

Minutes of the Council Meeting held on Tuesday 11th April 2023

MEMBERS PRESENT: **Parish Councillors:** Anthony Church (Chairman), Imade Edosomwan (Vice-Chairman), Peter Nowland, 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 14th 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.	23/00388/FUL COMM 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.	23/00405/OUTFUL COMM 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.	23/00431/ADV DEL 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.	23/00432/FUL DEL 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.	23/00528/FUL DEL 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.	22/03061/FUL DEL <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.	23/00494/FUL DEL 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.	23/00592/FUL DEL 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.	23/00528/FUL DEL 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.	23/00597/FUL DEL 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 25th April 2023.
2. Extraordinary Meeting of the Council – Tuesday 2nd May 2023.
3. Planning Committee – Tuesday 9th May 2023

Meeting closed at 8.10 pm.

SIGNED: _____

Councillor Anthony Church (Chairman)