

# Agenda

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## East Area Planning Committee

Date: **Tuesday 6 December 2011**

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Time: **4.00 pm**

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Place: **The Old Library, Town Hall**

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For any further information please contact:

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If you would like help to understand this document please call Mathew Metcalfe, Democratic Services Officer on or email [mmetcalfe@oxford.gov.uk](mailto:mmetcalfe@oxford.gov.uk) in advance of the meeting.

# East Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Roy Darke</b>	Headington Hill and Northway;
<b>Vice-Chair</b>	<b>Councillor David Rundle</b>	Headington;
	<b>Councillor Stephen Brown</b>	Carfax;
	<b>Councillor Mary Clarkson</b>	Marston;
	<b>Councillor Van Coulter</b>	Barton and Sandhills;
	<b>Councillor Jean Fooks</b>	Summertown;
	<b>Councillor Bryan Keen</b>	Cowley;
	<b>Councillor Gill Sanders</b>	Littlemore;
	<b>Councillor Dick Wolff</b>	St. Mary's;

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# AGENDA

	<b>Pages</b>
<b>1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
<b>2 DECLARATIONS OF INTEREST</b>	
<p>Councillors serving on the Committee are asked to declare any personal or prejudicial interests they may have in any of the following items.</p>	
<b>3 69 CHERWELL DRIVE, OXFORD - 11/02377/FUL</b>	1 - 8
<p>The Head of City Development has submitted a report which details a planning application for the erection of first floor and two storey side extension to form 1 bed house.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>4 54 WILLIAM STREET, OXFORD - 11/02305/FUL</b>	9 - 20
<p>The Head of City Development has submitted a report which details a planning application for the demolition of existing building. Erection of 1x4 bedroom dwelling with bin and cycle store. (Additional information).</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>5 27 WELDON ROAD, MARSTON, OXFORD - 11/02666/FUL</b>	21 - 30
<p>The Head of City Development has submitted a report which details a planning application for the demolition of existing single storey garage. Erection of two storey side extension to form two self-contained one bed flats. Provision of 2 car parking spaces for existing house.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>6 FORMER DHL SITE, SANDY LANE WEST, OXFORD - 11/02492/FUL</b>	31 - 38
<p>The Head of City Development has submitted a report which details a planning application for a variation of condition 10 (hours of deliveries and fork lift truck activity) of planning permission 11/01550/FUL to enable activity from 07:30hrs to 17:00hrs Monday to Friday and 08:00hrs to 12:00hrs on Saturdays.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>7 UNIT 1, TEMPLARS SHOPPING PARK, OXFORD - 11/02032/FUL</b>	39 - 52

The Head of City Development has submitted a report which details a planning application for the refurbishment of Unit 1, comprising:

- External alterations to the eastern elevations of the building to match the rest of the shopping park to create 4 units, additional glazing and new frontage louvers; (Additional information);
- Mezzanine floor space within retail units 1A, 1B and 1C;
- Alterations to the pedestrian and parking areas to front of the retail building and replacement compound/new plant area within the service area (all as a variation on previous approval), and out of hours deliveries within the car park;
- Formation of three Class A3 café-restaurants as a change of use and extension of the south western part of the existing retail building and enhancement of the open space to the south;
- Demolition of part of the rear of existing building and redevelopment of that area and the adjoining garden centre to provide four dwelling houses with related access and car parking. (Additional information) (Amended plans):

Officer recommendation: Approve subject to conditions.

**8 72 ROSE HILL, OXFORD - 11/02377/FUL**

53 - 62

The Head of City Development has submitted a report which details a planning application for the erection of internally illuminated tower sign and fascia sign.

Officer recommendation: Approve subject to conditions.

**9 BRICKLAYERS ARMS, 39 CHURCH LANE, OLD MARSTON, OXFORD - 11/02477/FUL**

63 - 78

The Head of City Development has submitted a report which details a planning application for the conversion and alteration to the existing public house to form a four bedroom dwelling, together with erection of five dwellings and garages parking, landscaping and alterations to existing access. (Amendment to permission 11/01331/FUL) (Amended plans).

Officer recommendation: Approve subject to conditions.

**10 PLANNING APPEALS**

79 - 82

To receive information on planning appeals received and determined during October 2011

The Committee is asked to note this information.

## 11 FORTHCOMING PLANNING APPLICATIONS

These items are for information only and are not for discussion or determination at this meeting.

- (1) John Radcliffe Hospital – 11/02888/FUL – Two storey extension to the existing Women's Unit, containing ground floor plant room and first floor new born intensive care unit.
- (2) 4 Brookside, Oxford – 11/02710/FUL – Erection of linked studio with rooms in roof space.
- (3) 83 Edgeway Road, Oxford – 11/02755/FUL – Conversion of car port into dining room.
- (4) 51 Littlemore Road, Oxford – 11/02885/FUL – Subdivision of existing garden serving 51 Littlemore Road. Demolition of existing garages and erection of detached 2 storey, 4 bedroom dwelling and provision of 2 car parking spaces with access off Van Diemens Lane. Provision of bin and cycle stores and private amenity space.
- (5) 1 Quarry Road, Oxford – 11/02626/FUL – Change of use from single dwelling to 2x3 bedroom flats. Provision of parking and amenity space. (Amended plans).
- (6) 6 Bells Public House, 3 Beaumont Road, Oxford – Erection of timber framed smoking shelter to rear.
- (7) Part Territorial Army Centre, Slade Barracks, Mascall Avenue, Oxford – Variation of condition 15 of planning permission 09/02802/VAR to allow occupation of the development by students in full time education on courses of one academic year or more.
- (8) Temple Court Business Centre, 107 Oxford Road, Oxford – 11/02960/FUL – Conversion of offices to form 6 flats (2x3 bed and 1x1 bed) and 1x3 bed house, gardens, car parking, cycle parking, refuse storage and landscaping.
- (9) Headington Preparatory School, 26 London Road, Oxford – Construction of two storey entrance foyer. Single storey extension to form kitchen. First floor extension to provide store and teaching space. Two storey extension to provide cloakroom. New entrance lobby at rear with canopy over library.
- (10) Land to the rear of 1-2 Collinwood Close, Oxford – Demolition of existing buildings. Erection of single storey, one bedroom dwelling. Provision of one parking space, bin and cycle store and private amenity space.
- (11) Elmthorpe Convent, Oxford Road, Cowley, Oxford – 11/02628/FUL – Two storey extension to provide 6 additional bedrooms, office and store.
- (12) Former Dominion Oils site, Railway Lane, Oxford - 11/02189/OUT - Outline application (seeking access and layout) for residential

redevelopment of site including the erection of 78 flats and houses comprising 3x5 bedroom houses, 4x4 bed houses, 32x3 bed houses, 20x2 bed houses and 13x1 bed houses and 6x2 bed houses. Access road, footpaths and car parking.

- (13) 83-97 Ashurst Way, Oxford - 11/02526/FUL - Erection of two storey extension to form 2 x 1-bed flats. Provision of new bin and cycle store. (Amended description).
- (14) 59 Staunton Road, Oxford - 11/02634/FUL - Erection of outbuilding to rear to be used as a gym/games room (Amended Plans)

## **12 MINUTES**

83 - 86

Minutes of the meeting held on 2 November 2011.

## **13 DATES OF FUTURE MEETINGS**

Wednesday 4 January 2012 (and 5 January if necessary)  
Wednesday 1 February 2012 (and 2 February if necessary)  
Wednesday 7 March 2012 (and 8 March if necessary)  
Tuesday 3 April 2012 (and 5 April if necessary)

## **DECLARING INTERESTS**

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

### **What do I need to do if I have a personal interest?**

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

### **What is a prejudicial interest?**

You have a prejudicial interest in a matter if;

- a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and
- b) the matter affects your financial interests or relates to a licensing or regulatory matter; and
- c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

### **What do I need to do if I have a prejudicial interest?**

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

## **CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE**

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
  - (a) the Planning Officer will introduce it with a short presentation;
  - (b) any objectors may speak for up to 5 minutes in total;
  - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

  - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
  - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to [planningcommittee@oxford.gov.uk](mailto:planningcommittee@oxford.gov.uk) before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
  - (a) rely on considerations which are not material planning considerations in law;
  - (b) question the personal integrity or professionalism of officers in public;
  - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
  - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.