

EAST AREA PLANNING COMMITTEE

Wednesday 1 February 2012

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Clarkson, Coulter, Fooks, Keen, Sanders, Wolff and Mills.

OFFICERS PRESENT: Mathew Metcalfe (Democratic and Electoral Services) and Martin Armstrong (City Development)

98. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Stephen Brown, Councillor Mark Mills attended as a substitute.

99. DECLARATIONS OF INTEREST

Councillors declared interests as follows:

- (1) Councillor Mark Mills declared a personal interest in agenda item 3 (Part Territorial Army Centre, Slade Barracks, Mascall Avenue, Oxford – 11/02946/FUL) as he was a former student of the University of Oxford and a future student of Oxford Brookes University. (Minute 100 refers)
- (2) Councillor Gill Sanders declared a personal interest in agenda item 5 (51 Littlemore Road, Oxford – 11/02885/FUL) as she had met with residents, however she did not express an opinion for or against the proposals. (Minute 102 refers).
- (3) Councillor Mary Clarkson declared a personal interest in agenda item 6 (34 Ferry Road, Oxford – 11/02937/VAR) as she had spoken to residents and Father Platt, but had not expressed an opinion for or against the proposals. (Minute 103 refers).

100. PART TERRITORIAL ARMY CENTRE, SLADE BARRACKS, MASCALL AVENUE, OXFORD - 11/02946/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application of a variation of condition 15 of planning permission 09/02802/VAR to allow for the occupation of the development by students in full time education on a course of one academic year or more.

Councillor Mark Mills declared a personal interest as he was a former student of the University of Oxford and a future student of Oxford Brookes University.

In accordance with the criteria for public speaking the Committee noted that no requests to speak had been received.

The Committee considered all submissions both written and oral and agreed to grant permission for the variation of condition 15 of planning permission

09/02802/VAR, subject to the four conditions as laid out in the Planning Officers report.

101. JOHN RADCLIFFE HOSPITAL - 11/02888/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a two storey extension to the existing Women's Unit, containing ground floor plant room and first floor new born intensive care unit.

In accordance with the criteria for public speaking, the Committee noted that no requests to speak had been received.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the seven conditions as laid out in the Planning Officers report and subject to the following additional condition:

Condition (8) – Sustainability and construction method.

102. 51 LITTLEMORE ROAD, OXFORD - 11/02885/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the 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.

Councillor Gill Sanders declared a personal interest as she had met with residents, however she did not express an opinion for or against the proposals.

In accordance with the criteria for public speaking Paul Stone and Mrs Davies spoke against the application and Marc Chenery spoke in favour of the application.

The Committee considered all submissions both written and oral and agreed not to grant planning permission for the following reasons:

- (1) Having regard to the size and scale of the building and its impact on the gardens of 51 and 49 Littlemore Road and 1A Van Diemens Lane, it was considered to be overbearing.
- (2) In the absence of it being demonstrated that there was adequate parking at 51 Littlemore Road, it was considered unacceptable;
- (3) Unacceptable overlooking of habitable rooms and gardens of neighbouring residential properties.

103. 34 FERRY ROAD, OXFORD - 11/02937/VAR

The Head of city Development submitted a report (previously circulated, now appended) which detailed an application to vary condition 3 (opening hours) and 6 (no bell ringing) of planning permission 08/02532/FUL to allow evening services (twice yearly) and ringing of bells before church services on Saturdays (5.30pm) and Sundays (10.30am) and for weddings, funerals and feast days.

Councillor Mary Clarkson declared a personal interest as she had spoken to residents and Father Platt, but had not express an opinion for or against the proposals.

In accordance with the criteria for public speaking Adam Ritchie spoke against the application and Father Stephen Platt spoke in favour of the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission for the variation of conditions 3 and 6 of planning permission 08/02532/FUL subject to the four conditions as laid out in the Planning Officers report and the further amended wording of condition 6 of planning permission 08/0253/FUL to read:

“Bell ringing may be carried out only between the hours of 10.25am and 6.00pm on Sundays and 9.25am and 6.00pm on Mondays to Saturdays. The bells may be rung for no more than a total period of 15 minutes per seven days (Sunday to Saturday) and for no more that 3 minutes on any single occasion”.

104. 9 MOODY ROAD, OXFORD - 11/02950/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a proposed new 2 bed dwelling to side of 9 Moody Road.

In accordance with the criteria for public speaking the Committee noted that no requests to speak had been received.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the 11 conditions as laid out in the Planning Officers report and an additional condition as follows:

Condition (12) – Sustainability measures.

105. BARTON POOL, WAYNFLETE ROAD, OXFORD - 12/00195/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the installation of photovoltaic panels.

The Chair agreed to certify the report as urgent business.

The Committee considered all submissions both written and oral and agreed in principle to grant planning permission, but to delegate authority to Officers to determine the application (following the expiry of the consultation period) in conjunction with the Chair of the East Area Planning Committee, having regard to the following comments made by the Members of the East Area Planning

Committee and any further representations being received before the expiry of the consultation period.

Comments made by Members of the Committee

- (1) Visual impact of the panels
- (2) Maximum sustainability

106. PLANNING APPEALS

The Head of City Development submitted information (previously circulated, now appended) which detailed planning appeals received and determined during December 2011.

The Committee agreed to note the information and to request the Head of City Development to provide information on appeal decisions to Ward Members.

107. FORTHCOMING PLANNING APPLICATIONS

The Committee agreed to note that the following application may be submitted to a future meeting for consideration and determination. And also noted that items 4 and 5 while listed for the East Area Committee, fell within the responsibility of the West Area Committee to consider and determine.

- (1) 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.
- (2) Land between 38 and 40 Cardinal Close, Oxford – 11/03011/CT3 – Outline application for the erection of 3x3 bed units with associated parking and bin storage (all matters reserved) (amended description).
- (3) Garage court adjoining 102 Leiden Road, Oxford – 11/03012/CT3 – Outline permission for demolition of garage block. Erection of 3x3 bed units with associated parking and bin store.
- (4) Garage block on the corner of Kendall Crescent and David Walker Close, Oxford – 11/03013/CT3 – Outline permission for demolition of garage block. Erection of 2x2 bed and 1x3 bed units, associated parking and bin storage.
- (5) Garages adjacent to 14 David Walter Close, Oxford – 11/03014/CT3 – Outline permission for demolition of garage block. Erection of 2x3 bed units, associated parking and bin storage.
- (6) 51 Green Road, Oxford – 11/02890/FUL – Retention of outbuilding to rear, incorporating reduction to size and removal of existing garage.

- (7) Temple Court Business Centre, 107 Oxford Road, Oxford – 11/02960/FUL – Conversion of offices to form 6 flats (2x3 bed, 3x2 bed and 1x1 bed) and 1x3 bed house, gardens, car parking, cycle parking, refuse storage and landscaping.
- (8) Headington Preparatory School, 26 London Road, Oxford – 11/02528/FUL – 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.
- (9) 10 Stephen Road, Oxford – 12/00036/EXT – Application to extend the time limit for implementation of planning permission 08/01961/FUL (Demolition of existing property to create 4x3 bed houses, 3x1 bed apartments and 1x2 duplex apartment. On plot car parking. Retention of existing commercial unit and parking at rear).
- (10) Part Manzil Way Gardens and 205 Cowley road, Oxford – 12/00028/VAR – Variation of condition 3 of planning permission 09/00731/FUL to allow student accommodation to be occupied by students in full time education of one academic year or more.

108. MINUTES

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 4th January 2012.

109. DATES OF FUTURE MEETINGS

The Committee agreed to note the dates and times of future meetings as detailed on the agenda and that the next meeting would be on Wednesday 7th March 2012.

The meeting started at 6.00 pm and ended at 8.15 pm