

EAST AREA PLANNING COMMITTEE

Tuesday 3 April 2012

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

OFFICERS PRESENT: Mathew Metcalfe (Democratic and Electoral Services), Martin Armstrong (City Development), Michael Morgan (Law and Governance) and Steven Roberts (City Development)

118. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None received.

119. DECLARATIONS OF INTEREST

Councillors declared interests as follows:

- (1) Councillor Mary Clarkson declared a personal interest in agenda item 4 (Headington Preparatory School, 26 London Road, Oxford – 11/02528/FUL) as her daughters attended the main school, not the pre-school. (Minute 121 refers).
- (2) Councillor Stephen Brown informed the Committee that while he had previously declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as his wife was an employee at the application site, this was now not the case. (Minute 121 refers).
- (3) Councillor Dick Wolff declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as he was a Minister of the Temple Cowley United Reformed Church which was close to the application site. (Minute 121 refers).
- (4) Councillor Jean Fooks declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as she was a Friend of Emmaus. (Minute 121 refers).
- (5) Councillor Gill Sanders declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as the Emmaus was her nominated charity when she was the Lord Mayor of Oxford. (Minute 121 refers).
- (6) Councillor Mary Clarkson declared a personal interest in agenda item 6 (77 Sandfield Road, Oxford – 12/00077/FUL) as she knew the neighbours at 75 Sandfield Road, but she had not discussed the application, nor expressed an opinion to them. (Minute 123 refers).

- (7) Councillor Brown informed the Committee that while he was unable to attend the formal site visit concerning agenda item 6 (77 Sandfield Road, Oxford – 12/00077/FUL) he had visited the site on 3rd April 2012 and spoken with the builder. (Minute 123 refers).

120. RISINGHURST COMMUNITY CENTRE, KILN LANE, OXFORD - 12/00259/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for external alterations consisting of renewal of roof coverings, replacement windows and doors and a new entrance canopy.

During the debate Councillor Dick Wolff requested that as part of the works the whole building was investigated for asbestos and not just the part to undergo the works detailed in the application.

In accordance with the criteria for public speaking, the Committee noted that no requests to speak either against or in favour of the application had been received from members of the public.

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

Additional conditions

Condition (4) – Investigation of improving sustainability measures.

121. HEADINGTON PREPARATORY SCHOOL, 26 LONDON ROAD, OXFORD - 11/02528/FUL

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

Councillor Mary Clarkson declared a personal interest as her daughters attended the main school, not the pre-school.

In accordance with the criteria for public speaking, John Aston and Michael Clarkson spoke in favour of the application, no one registered to speak against the application. The Committee noted that Michael Clarkson was not related to Councillor Mary Clarkson or her husband Michael Clarkson.

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

Additional condition

Condition (11) – Sustainability measures.

**122. 169 AND TEMPLE COWLEY UNITED REFORMED CHURCH HALL,
OXFORD ROAD, OXFORD - 12/00281/VAR**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the variation of condition 4 of planning permission 05/02333/FUL to allow occupation of two warden flats by ex-homeless persons.

Councillor Stephen Brown informed the Committee that while he had previously declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as his wife was an employee at the application site, this was now not the case. (Minute 121 refers).

Councillor Dick Wolff declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as he was a Minister of the Temple Cowley United Reformed Church which was close to the application site. (Minute 121 refers).

Councillor Jean Fooks declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as she was a Friend of Emmaus. (Minute 121 refers).

Councillor Gill Sanders declared a personal interest in agenda item 5 (169 and Temple Cowley United Reformed Church Hall, Oxford Road, Oxford – 12/00281/VAR) as the Emmaus was her nominated charity when she was the Lord Mayor of Oxford. (Minute 121 refers).

In accordance with the criteria for public speaking, the Committee noted that no requests to speak either in favour or against the application had been received from members of the public.

The Committee agreed to grant planning permission subject to the 17 conditions as laid out in the Planning Officers report.

123. 77 SANDFIELD ROAD, OXFORD - 12/00077/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of two story side, front and rear extension and alteration to roof. Sub-division to form two bedroom dwelling and provision of parking to front.

Councillor Mary Clarkson declared a personal interest in agenda item 6 (77 Sandfield Road, Oxford – 12/00077/FUL) as she knew the neighbours at 75 Sandfield Road, but she had not discussed the application, nor expressed an opinion to them. (Minute 123 refers).

Councillor Brown informed the Committee that while he was unable to attend the formal site visit concerning agenda item 6 (77 Sandfield Road, Oxford – 12/00077/FUL) he had visited the site on 3rd April 2012 and spoken with the builder. (Minute 123 refers).

In accordance with the criteria for public speaking Mike Bishop spoke against the application and Dr Jiang spoke in favour of the application.

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 subject to the following additional conditions and informative as follows:

Additional conditions

Condition (12) – No habitable room in roof space of 77a Sandfield Road

Condition (13) – Remove permitted development rights

Condition (14) – Height of extension adjacent to No 79 Sandfield Road to be as built not as shown on proposed plan

Condition (15) – Retention of privet hedge at 77a Sandfield Road and extension of amenity space (suggested 1m wider)

Condition (16) – Boundary fencing to be 2m in height or less

Condition (17) – Glazed internal wall to kitchen in 77a Sandfield Road

Condition (18) – Set backs adjacent to No 79 Sandfield Road to be re-instated

Condition (19) – Storage spaces and library in 77 Sandfield Road not to be used as habitable rooms

Condition (20) – Replacement of casement windows in roof of side and rear single storey extension with velux windows

Informative

Informative (1) – C3/C4 no HMO use

124. PLANNING APPEALS

The Head of City Development submitted information (previously circulated, now appended) which detailed planning appeals received and determined during January 2012 and February 2012.

The Committee agreed to note the information.

125. FORTHCOMING PLANNING APPLICATIONS

The Committee agreed to note that the following application may be submitted to a future meeting for consideration and determination.

- (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, 3x3 bed houses, 2x2 bed houses and 1x1 bed houses and 6x2 bed houses. Access road, footpaths and car parking.
- (2) 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.

126. MINUTES

The committee agreed to approve the minutes (previously circulated) of the meeting held on 7th March 2012.

The Committee noted that this was Councillor Bryan Keen's last East Area Planning Committee meeting prior to his retirement from the City Council. The Committee paid tribute to his contribution to planning matters during his many years on various Committees with planning responsibilities including his time as the Chair of the former Cowley Area Committee.

127. 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 Tuesday 29th May 2012 at 6.00pm in the Town Hall.

The meeting started at 6.00 pm and ended at 8.00 pm