

# Agenda

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## East Area Planning Committee

Date: **Tuesday 29 May 2012**

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Time: **6.00 pm**

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Place: **Oxford 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 Mohammed Altaf-Khan</b>	Headington Hill and Northway;
	<b>Councillor Mary Clarkson</b>	Marston;
	<b>Councillor Van Coulter</b>	Barton and Sandhills;
	<b>Councillor Steve Curran</b>	Northfield Brook;
	<b>Councillor Sam Hollick</b>	Holywell;
	<b>Councillor Ben Lloyd-Shogbesan</b>	Lye Valley;
	<b>Councillor Dee Sinclair</b>	Quarry and Risinghurst;

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# AGENDA

## Pages

**1 ELECTION OF CHAIR FOR THE COUNCIL YEAR 2012/13**

**2 ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2012/13**

**3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

**4 DECLARATIONS OF INTEREST**

Councillors serving on the Committee are asked to declare any personal or prejudicial interests they may have in any of the following items.

**5 DEVELOPMENT SITE OF FORMER OXFORD BUS DEPOT 395 COWLEY ROAD, OXFORD - 12/00455/FUL**

1 - 8

The Head of City Development has submitted a report which details an application for the erection of building to provide 112 student study rooms, 3 parking spaces, cycle parking, access, and landscaping (amended scheme to include additional study rooms from that approved under references 09/01201/OUT and 11/01150/RES).

Officer recommendation: Approve subject to conditions.

**6 LAND AT REAR OF 82, 84 AND 86 WINDMILL ROAD, OXFORD - 12/00660/FUL**

9 - 20

The Head of City Development has submitted a report which details an application for the erection of 2x3 bed dwellings and 1x2 bed dwelling in terraced block, with associated refuse and cycle storage.

Officer recommendation: Approve subject to conditions.

**7 129 LIME WALK, OXFORD - 12/00393/FUL**

21 - 30

The Head of City Development has submitted a report which details an application for an extension to existing property plus extension and alteration to form 2 x 3-bed and 1 x 2-bed chalet bungalows. Provision of 1 car parking space per property, together with cycle and bin stores.

Officer recommendation: Approve subject to conditions.

**8 22 MEREWOOD AVENUE, OXFORD - 12/00228/FUL**

31 - 36

The Head of City Development has submitted a report which details an

application for erection of roof canopy to front elevation.

Officer recommendation: Approve subject to conditions.

**9 28 MEREWOOD AVENUE, OXFORD - 12/00382/FUL**

37 - 42

The Head of City Development has submitted a report which details an application for the erection of outbuilding to rear (retrospective).

Officer recommendation: Approve subject to conditions.

**10 16 BARTHOLOMEW ROAD, OXFORD - 12/00228/FUL**

43 - 48

The Head of City Development has submitted a report which details an application for a proposed single storey rear extension.

Officer recommendation: Approve subject to conditions.

**11 PLANNING APPEALS**

49 - 56

To receive information on planning appeals received and determined during March and April 2012.

The Committee is asked to note this information.

**12 PLANNING ENFORCEMENT - PERFORMANCE UPDATE**

57 - 62

The Head of City Development has submitted a report which provides the East and West Area Planning Committees with an update on the performance and progress of the planning enforcement service for 2011/12.

The Committee is asked to comment on and note the report.

**13 FORTHCOMING PLANNING APPLICATIONS**

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

- (1) Temple Court Business Centre, 107 Oxford Road - 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.
- (2) Hawkwell House Hotel, Church Way, Oxford - 11/03107/FUL - Refurbishment of hotel by: (i) conversion of conference room to additional 11 bedrooms; (ii) extension to dining room by infilling courtyard and fitting new glazed roof; (iii) re-laying and extending service road and parking area; (iv) excavation and construction of gabion cage, retaining structure and walkways; and (v) fitting of patio doors and external screens.

- (3) Land to the rear of 1 Oxford Road, Littlemore, Oxford - 12/00743/EXT - Application to extend the time limit on planning permission 08/02702/FUL for "Proposed 3 storey building containing three houses (1x4 and 2x3 bed) and 3 flats (3x2 bed), new vehicular access to Dudgeon Drive and pedestrian access to Oxford Road. Provision of 9 parking spaces, cycle and bin store."
- (4) 54 William Street, Oxford - 12/00821/FUL - Demolition of existing building. Erection of 1x4 bed dwelling.
- (5) Apartment 5, 8 and 11 Brock Grove, Oxford - 12/00765/FUL - Change of use from Class C3 residential flats to Class C4 houses in multiple occupation (HMO). (Amended description)
- (6) The Carling Academy at Oxford - 12/00683/VAR - Application to vary condition 2 of planning permission 05/01355/VAR to enable the premises to be open between the hours of 18:00 - 02:00 Mondays to Thursdays; 18:00 - 04:00 on Fridays and Saturdays; 12:00 - 00:00 on Sundays; 12:00 - 04:00 on Sundays prior to Bank Holidays; and on 30th April each year to be open until 06:00 the following day (May Day)
- (7) 33 Dene Road, Oxford - 12/00815/FUL - Erection of single storey 1 bedroom dwelling and 1 x car parking space accessed from Town Furze (retrospective) (amendment to 07/02540/FUL)
- (8) 34 Rivermead Road, Oxford - 12/00983/FUL - Demolition of existing garage. Single storey extension to side to form 1 bed flat. Provision of 3 car parking spaces to forecourt.
- (9) 6 Little Acreage, Oxford - 12/01017/FUL - Single storey side extension, conversion of garage and new ramp.
- (10) Cotuit Hall, Pullens Lane, Oxford - 12/01106/FUL - Erection of 3 new buildings on 3 floors plus basement to provide teaching, residential and ancillary accommodation, together with underground common room to frontage. Refurbishment of existing Marcus and Brewer buildings, including alteration to existing elevations. Provision of new pedestrian footpath from Pullens Lane.
- (11) Cotuit Hall, Pullens Lane, Oxford - 12/01107/CAC - Demolition of existing upper and middle blocks of accommodation.
- (12) Site of 1-30 Bradlands, Mill Lane, Oxford - 12/01116/CT3 - Demolition of existing buildings. Erection of 3 storey sheltered accommodation comprising 49 flats with ancillary communal space and facilities.
- (13) BMW Garsington Road, Oxford - 12/01041/FUL - Erection of 2 temporary modular buildings for 2 years.
- (14) Oxford Ice Rink, Oxpens Road, Oxford - 12/00561/CT3 - Replacement of external entrance/exit doors to main entrance.
- (15) 10 and 12 Beechey Avenue - 12/00556/VAR - Application to remove

condition 4 of planning permission 12/00032/FUL (First floor rear extensions at 10 and 12 Beechey Avenue) to allow construction of extensions at different times

NOTE: The following will not be for determination, but will be got comment only as an appeal has been lodged for non-determination.

- (16) 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.

## **14 MINUTES**

63 - 68

Minutes of the meeting held on 3<sup>rd</sup> April 2012.

## **15 DATES OF FUTURE MEETINGS**

Tuesday 12 June 2012 (and 14 June if necessary)  
Tuesday 3 July 2012 (and 5 July if necessary)  
Tuesday 14 August 2012 (and 16 August if necessary)  
Tuesday 4 September 2012 (and 6 September if necessary)  
Tuesday 9 October 2012 (and 11 October if necessary)  
Tuesday 6 November 2012 (and 8 November if necessary)  
Tuesday 4 December 2012 (and 6 December if necessary)  
Tuesday 8 January 2013 (and 10 January if necessary)  
Tuesday 5 February 2013 (and 12 February if necessary)  
Tuesday 5 March 2013 (and 7 March if necessary)  
Tuesday 16 April 2013 (and 23 April 2013 if necessary)  
Tuesday 7 May 2013 (and 9 May 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.