

Agenda

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East Area Planning Committee

Date: **Tuesday 12 June 2012**

Time: **6.00 pm**

Place: **Oxford Town Hall**

For any further information please contact:

Mathew Metcalfe, Democratic Services Officer

Telephone: 01865 252214

Email: mmetcalfe@oxford.gov.uk

East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Steve Curran	Northfield Brook;
	Councillor Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Dee Sinclair	Quarry and Risinghurst;

HOW TO OBTAIN AGENDA

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 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.

3 BMW GARSINGTON ROAD, OXFORD - 12/01041/FUL

1 - 6

The Head of City Development has submitted a report which details an application for the erection of 2 temporary modular buildings for 2 years.

Officer recommendation: Approve subject to conditions.

4 10 AND 12 BEECHEY AVENUE, OXFORD - 12/00556/VAR

7 - 12

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

Officer recommendation: Refuse.

5 FORTHCOMING PLANNING APPLICATIONS

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

- (1) 33 Dene Road, Oxford – 12/00815/FUL – Erection of single storey 1 bedroom dwelling and 1xcar parking space accessed from Town Furze (retrospective) (amendment to 07/02540/FUL).
- (2) 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.
- (3) Hawkwell House Hotel, Church Way, Iffley, Oxford – 11/03107/FUL – Refurbishment of hotel by (i) conversion of conference room to additional 11 bedrooms, (ii) extension of 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.
- (4) 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.

- (5) Depot adjacent to 70 New High Street, Oxford – 12/01111/FUL – Demolition of existing storage building. Erection of 2 storey building comprising 3 flats (2x1 bed, 1x2 bed) with ancillary amenity space.
- (6) 6 Little Acreage, Oxford – 12/01017/FUL – Single storey side extension, conversion of garage and new ramp.
- (7) 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.
- (8) Cotuit Hall, Pullens Lane, Oxford – 12/01107/CAC – Demolition of existing upper and middle blocks of accommodation.
- (9) TRAX rear of 90 and 92 Blackbird Leys Road, Oxford – 12/01101/CT3 – Change of use from D1 (training of young people in car mechanics and social skills) to B8 (storage) purposes.

The following applications will be for comment only as an appeal for non-determination has been lodged.

- (10) Former Dominion Oils Site, Railway Lane, Littlemore, 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, 20x2 bed houses, 13x1 bed houses and 6x2 bed houses. Access road, footpaths and car parking.
- (11) Land to 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 3 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 stores.

6 MINUTES

13 - 18

Minutes of the meeting held on 29th May 2012.

7 DATES OF FUTURE MEETINGS

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 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.

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Agenda Item 3

East Area Planning Committee

12th June 2012

Application Number: 12/01041/FUL

Decision Due by: 27th July 2012

Proposal: Erection of 2 temporary modular buildings for 2 years.

Site Address: BMW UK Manufacturing Ltd Garsington Road Oxford,
Appendix 1.

Ward: Lye Valley Ward

Agent: Alpha Design Ltd

Applicant: BMW UK Manufacturing Ltd

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal accords with all the relevant policies within the Development Framework and therefore recommends approval for a temporary permission of two years as it has been demonstrated that there is a short term need for the buildings, they do not adversely affect visual attractiveness, trees or parking provision and nearby residential amenity.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Temporary consent for buildings two, two years from the date of this consent,
- 3 Develop in accordance with approved plans
- 4 Materials as specified
- 5 Delivery times

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Developmt to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Developmnt to Meet Functionl Needs
- CP25** - Temporary Buildings

Core Strategy (OCS)

- CS28_** - Employment sites

Other Material Considerations:

National Planning Policy Framework March 2012 (NPPF)

NB: As of 27th March 2012 the National Planning Policy Framework replaced various Planning Policy Statements (PPS's) and Planning Policy Guidance Notes (PPG's) which are now withdrawn.

Relevant Site History:

06/00012/TEM - Erection of temporary events structure and parking for 4 lorries and 42 cars. PER 24th May 2006.

07/01955/FUL - Erection for temporary period of mirror tent for theatre productions with portable buildings for use in association with the theatre use. PER 11th October 2007.

Representations Received:

None.

Statutory and Internal Consultees:

Natural England: The application is in close proximity to Brasenose Wood and Shotover Hill Site of Special Scientific Interest (SSSI). However, given the nature and scale of the proposal, Natural England raises no objection to the proposal being carried out according to the terms and conditions of the application and submitted plans on account of the impact on the designated site.

Highway Authority: No objection subject to the delivery of the buildings taking place outside the peak traffic flows i.e. deliveries to occur between 9.30am and 3.00pm.

At the time of writing this report the consultation period had not ended. Therefore any comments subsequently received will be reported verbally to the committee

Issues:

Temporary Permission
Design/Visual Amenity

Officers Assessment:

Site Description

1. The application site lies within the confines of the BMW plant off Garsington Road. It is located behind building 10.3 which runs parallel to the eastern bypass and is an area of open tarmac. Appendix 1 refers.

Proposal

2. The application is seeking permission for the erection of two temporary buildings, 1500sqm each, for a period of two years. The buildings will be erected and removed over the two year period as and when they are required. The buildings will be of a modular construction with the roof and walls constructed from insulated modular panels in white.

Assessment

Temporary Permission

3. Policy CP25 of the OLP states planning permission will only be granted for temporary or portable buildings where short-term need has been clearly demonstrated, such as on sites already allocated for permanent development, buildings to house short-term or trial projects, to meet seasonal or peak demands, for urgent operational requirements, or in connection with major site development work.
4. The temporary buildings are required whilst construction works and plant modifications are being undertaken elsewhere on site. Therefore over a period of two years spare capacity for storing car parts at particular times in order to maintain manufacturing processes is required.
5. The construction or materials of some temporary buildings may be unsatisfactory for long-term use and the City Council will not support continued requests to renew permissions for temporary buildings. Planning permissions for temporary buildings will be subject to a planning condition that requires the removal of the buildings within a specified time period, in this case 2 years.

Design/Visual amenity

6. Policy CP1 of the OLP states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 of the OLP suggests

the siting, massing and design of the proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area.

7. Policy CP25 of the OLP also states planning permission for temporary or portable buildings will not be granted where: buildings would adversely affect visual attractiveness, trees or parking provision; and proposals do not adequately address, where appropriate: landscaping; noise insulation; access for people with disabilities; relationship to existing buildings; prejudice future developments; access points; or provide a suitable external appearance.
8. As stated above the buildings will be located behind an existing building (building 10.3). The buildings will be visible from oblique angles from the eastern by-pass and long range views from Horspath Road. They will not be visible from the residential properties which back onto the eastern by-pass to the west of the site due to the various boundary conditions separating the properties from the eastern by-pass. Given their location and construction materials the buildings are not considered to have a detrimental impact on the visual amenity of the surrounding area. The construction materials are considered to be appropriate for the site and the nature of the development. Also given their location the buildings will not have a detrimental impact in terms of noise on the nearby residential properties and they will not impact on any existing landscaping.

Conclusion:

9. For the reasons given above and taking into account all other matters raised Officers conclude that the proposal accords with all the relevant policies within the Development Framework and therefore recommends approval for a temporary permission of two years as it has been demonstrated that there is a short term need for the buildings, they do not adversely affect visual attractiveness, trees or parking provision and nearby residential amenity.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

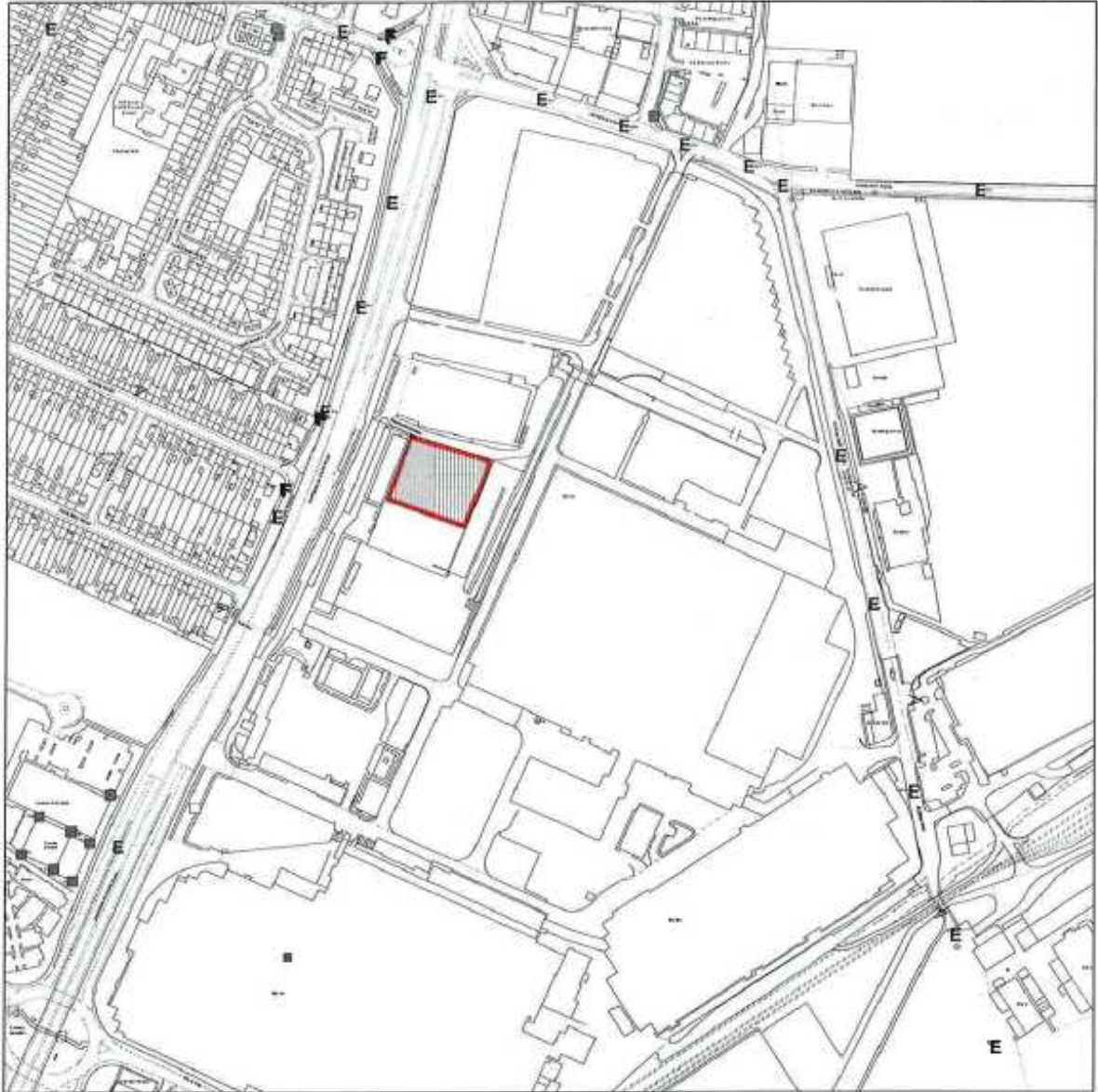
Contact Officer: Lisa Green

Extension: 2614

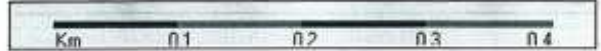
Date: 22nd May 2012

Appendix 1

BMW Garsington Road



Scale : 1:5000



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Ordnance Survey 100019348.

Organisation	Not Set
Department	Not Set
Comments	12/01041/FUL
Date	22 May 2012
SLA Number	LA100019348

East Area Planning Committee

- 12th June 2012

Application Number: 12/00556/VAR

Decision Due by: 1st May 2012

Proposal: 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

Site Address: 10 And 12 Beechey Avenue Oxford

Ward: Marston Ward

Agent: N/A

Applicant: Mr F Rich

Application Called in by Councillors – Clarkson, Rowley, Coulter, Tanner, Humberstone and Khan

For the following reasons – as both parties are happy for work to proceed at different times

Recommendation:

APPLICATION BE REFUSED

For the Following Reasons:-

- 1 Due to the proximity of the proposed extensions to the neighbouring first floor bedroom windows of no. 10 and 12 Beechey Avenue, allowing the extensions to be built in isolation would lead to an unacceptable loss of light to the adjacent property and would result in a claustrophobic and overly oppressive outlook. Officers have taken into account the specific circumstances of this case but conclude that these do not outweigh the harm that would be caused to the living conditions of present and future occupiers. The proposal is contrary to policy CP10 and HS19 of the Oxford Local Plan 2001-2016.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context
CP10 - Siting Development to Meet Functional Needs
HS19 - Privacy & Amenity

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan - Submission

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

12/00032/FUL - First floor rear extensions at 10 and 12 Beechey Avenue. Approved 24th February 2012.

Representations Received:

None received

Statutory and Internal Consultees:

None received

Issues:

Impact on neighbours

Sustainability:

This proposal aims to make the best use of urban land and recognises one of the aims of sustainable development in that it will create extended accommodation on a brownfield site, within an existing residential area.

Officers Assessment:

Site

1. The application site comprises a pair of two-storey semi-detached dwellings located on the southern side of Beechey Avenue, in a residential area of Marston. No. 10 Beechey Avenue has a single and two-storey rear extension (granted consent in 1999) and no. 12 Beechey Avenue has a partly built single storey rear extension built under permitted development rights.

Background

2. Planning consent was granted in February 2012 for first floor rear extensions to be constructed at no's 10 and 12 Beechey Avenue. A condition was attached stating:

'The extensions hereby approved at 10 and 12 Beechey Avenue shall be built simultaneously.'

Reason: To avoid any detrimental impact upon the amenities of the occupiers of both properties if constructed in isolation, contrary to Policy HS19 of the Oxford Local Plan 2001-2016.'

Proposal

3. Planning consent is sought to remove the above condition (condition 4) which would allow the extensions to be built at different times.
4. The application has been accompanied by a supporting statement and an (unsigned) affidavit by the owners of no. 10 Beechey Avenue. The argument put forward is that the owners of no. 12 need to build their part of the extension straight away, whilst the owners of no. 10 are not in a position to build yet, but intend to do so in the future.

Issues

5. The main issue in determining this application is the impact of the development, if built separately, on present and future occupiers. In this case the impact would be upon no. 10 Beechey Avenue, who are not yet in a position to start work on their extension.
6. Policy HS19 of the OLP states that the Council must assess proposals in terms of the potential for overlooking, sense of enclosure, overbearing nature and sunlight and daylight standards.
7. The OLP sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25 degree code of practice, as detailed in Appendix 6 of the OLP.
8. The window that would be affected by allowing no. 12 to build their extension in isolation is the first floor bedroom window in the rear facing wall of the original house of no. 10. Were no. 12 to build their part of the extension it would breach the 45/25° guidance when measured from the mid-point of the bedroom window. The window already experiences an element of loss of light and outlook due to the existing two-storey rear extension at no. 10. Allowing the extension at no. 12 to be built in such close proximity to this window would result in a tunnelling effect that would appear overly oppressive and claustrophobic. Officers have taken into account the position of the extension and the orientation of the sun but this does not outweigh the harm that would be done.
9. The supporting information with the application indicates that the owners of no. 10 wish to build their part of the extension in the future, although no specific time is given as it would depend on finances and family arrangements. No clear evidence has been provided to show that the extension would be built shortly and there is no guarantee that the extension would be built at all. There is therefore the prospect of a

permanent unacceptable situation arising and it would be inappropriate for the Local Planning Authority to approve an unacceptable development where there is the possibility of harm not being remedied.

10. The owners of no. 12 have indicated that if they are not able to build their extension they would extend into the loft space instead. Loft extensions can be carried out under permitted development rights (subject to certain conditions) and they would be within their rights to do this. This does not change the Officers' position on the acceptability of the extension however.

Conclusion: Allowing the extensions to be built separately would result in an unacceptable level of harm to the adjoining property, with no guarantee that this would be rectified in the very near future. The application is contrary to policies CP10 and HS19 of the Oxford Local plan and is recommended for refusal.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to refuse, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

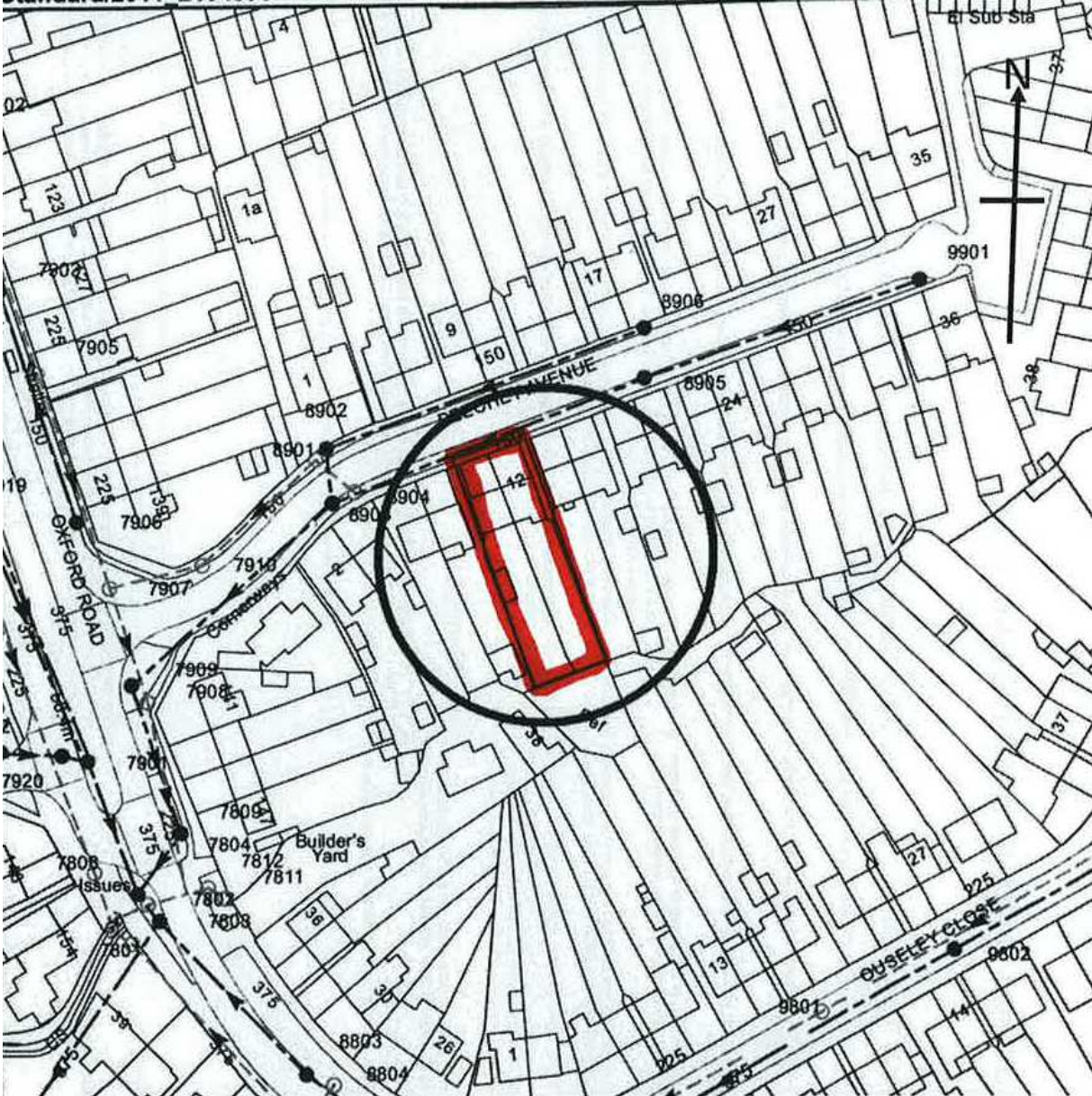
Background Papers: 12/00032/FUL, 12/00556/VAR

Contact Officer: Rona Gregory

Extension: 2157

Date: 29th May 2012

Appendix 1



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EAST AREA PLANNING COMMITTEE

Tuesday 29 May 2012

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Clarkson, Coulter, Curran, Hollick, Lloyd-Shogbesan, Campbell and Sanders.

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

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

The Committee agreed to elect Councillor Roy Darke as Chair for the Council year 2012/13.

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

The Committee agreed to elect Councillor David Rundle as Vice-Chair for the Council Year 2012/13.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Mohammed Altaf-Khan (Councillor Jim Campbell attended as a substitute) and Councillor Dee Sinclair (councillor Gill Sanders attended as a substitute).

4. DECLARATIONS OF INTEREST

None declared.

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed 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 reference 09/01201/OUT and 11/01150/RES).

In accordance with the criteria for public speaking, Valentina Ryabova spoke against the application, no one registered to speak in favour of the application.

The Committee considered all submissions both written and oral and agreed:

- (a) To support the proposals in principle subject to the 18 conditions as laid out in the Planning Officers report with the specific wording of conditions

4, 6, 7 and 8 to be agreed with the chair and Vice-Chair of the East Area Planning Committee;

- (b) To defer the application in order to allow an accompanying legal agreement to be drawn up, and to delegate to Officers the issuing of the Notice of Permission;
- (c) To request Officers to approach the developer to discuss a further increase in the number of cycle parking stands to be provided.

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of 2x3 bed dwellings and 1x2 bed dwellings in terraced block with associated refuse and cycle storage.

In accordance with the criteria for public speaking, Julie Upton spoke against the application, and Huw Mellor 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 reason:

- (1) The larger dwellings would be inadequately served by the proposed parking provision for the scheme.

Committee also noted that Councillor Rundle indicated that in the event of an appeal against the refusal, he would defend the decision on behalf of the Council.

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for an extension to an existing property plus an extension and alteration to form 2x3 bed and 1x2 bed chalet bungalows. Provision of 1 car parking space per property, together with cycle and bin stores.

In accordance with the criteria for public speaking, Mike Orr spoke in favour of the application, no one had registered to speak against the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the 12 conditions as laid out in the Planning Officers report.

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of roof canopy to front elevation.

In accordance with the criteria for public speaking, the Committee noted that no one had registered to speak either for or against the application.

The Committee considered all written submissions written and agreed to grant planning permission subject to the 3 conditions as laid out in the Planning Officers report.

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

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

In accordance with the criteria for public speaking, the Committee noted that no one had registered to speak either for or against the application.

The Committee considered all written submissions both written and agreed to grant planning permission subject to the 2 conditions as laid out in the Planning Officers report.

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

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

In accordance with the criteria for public speaking, the Committee noted that no one had registered to speak either for or against the application.

The Committee considered all written submissions and agreed to grant planning permission subject to the 5 conditions as laid out in the Planning Officers report.

11. PLANNING APPEALS

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

The Committee agreed

- (a) To note the information;
- (b) To request Officers inform all Members of Council when the date of the inquiry into the planning appeals concerning applications 11/01040/FUL and 11/01044/CAC – St. Clements Car Park and Public Conveniences, was set by the Planning Inspectorate.

12. PLANNING ENFORCEMENT - PERFORMANCE UPDATE

The Head of City Development submitted a report (previously circulated, now appended) which provided the Committee with an update on the performance and progress of the Planning Enforcement Service for 2011/12.

The Committee agreed to note the report and to welcome the improvement in the service and its continued improvement.

13. FORTHCOMING PLANNING APPLICATIONS

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

- (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." – Application for comment.
- (4) 54 William Street, Oxford - 12/00821/FUL - Demolition of existing building. Erection of 1x4 bed dwelling.
- (5) 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)
- (6) 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.
- (7) 6 Little Acreage, Oxford - 12/01017/FUL - Single storey side extension, conversion of garage and new ramp.
- (8) 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.

- (9) Cotuit Hall, Pullens Lane, Oxford - 12/01107/CAC - Demolition of existing upper and middle blocks of accommodation.
- (10) 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.
- (11) BMW Garsington Road, Oxford - 12/01041/FUL - Erection of 2 temporary modular buildings for 2 years.
- (12) 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.

- (13) 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. – Application for comment.

14. MINUTES

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 3rd April 2012.

15. 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 12th June 2012 at 6.00pm in the Town Hall.

The meeting started at 6.00 pm and ended at 8.15 pm

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