

# Agenda

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## East Area Planning Committee

Date: **Tuesday 3 July 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 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 TRAX REAR OF 90 AND 92 BLACKBIRD LEYS ROAD, OXFORD - 12/01101/CT3

1 - 6

The Head of City Development has submitted a report which details an application for a change of use from D1 (training of young people in car mechanics and social skills) to B8 (storage) purposes.

Officer recommendation: Approve subject to conditions.

### 4 6 LITTLE ACREAGE, OXFORD - 12/01017/FUL

7 - 12

The Head of City Development has submitted a report which details an application for a single storey side extension, conversion of garage and new ramp

Officer recommendation: Approve subject to conditions.

### 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) 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.
- (7) Cotuit Hall, Pullens Lane, Oxford – 12/01107/CAC – Demolition of existing upper and middle blocks of accommodation.
- (8) 5 Lockheart Crescent, Oxford – 12/01349/FUL – Extension.
- (9) 30 Bartlemas Road, Oxford – 12/01294/FUL – Extension.
- (10) Shelley Ares, Cricket Road, Oxford – 12/01357/FUL – Erection of 4 houses.
- (11) 28 Quarry High Street, Oxford – 12/01341/CAC and 12/01349/FUL – Erection of 2 houses.

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

- (12) 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.

## 6 MINUTES

13 - 16

Minutes of the meeting held on 12<sup>th</sup> June 2012.

## 7 DATES OF FUTURE MEETINGS

Tuesday 14<sup>th</sup> August 2012 (and Thursday 16<sup>th</sup> August if necessary)  
 Tuesday 4<sup>th</sup> September 2012 (and Thursday 6<sup>th</sup> September if necessary)  
 Tuesday 9<sup>th</sup> October 2012 (and Thursday 11<sup>th</sup> October if necessary)  
 Tuesday 6<sup>th</sup> November 2012 (and Thursday 8<sup>th</sup> November if necessary)  
 Tuesday 4<sup>th</sup> December 2012 (and Thursday 6<sup>th</sup> December if necessary)  
 Tuesday 8<sup>th</sup> January 2013 (and Thursday 10<sup>th</sup> January if necessary)  
 Tuesday 5<sup>th</sup> February 2013 (and Tuesday 12<sup>th</sup> February if necessary)  
 Tuesday 5<sup>th</sup> March 2013 (and Thursday 7<sup>th</sup> March if necessary)  
 Tuesday 16<sup>th</sup> April 2013 (and Tuesday 23<sup>rd</sup> April if necessary)

Tuesday 7<sup>th</sup> May 2013 (and Thursday 9<sup>th</sup> 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.

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# Agenda Item 3

**EAST AREA PLANNING COMMITTEE**

3<sup>rd</sup> July 2012

**Application Number:** 12/01101/CT3

**Decision Due by:** 12th July 2012

**Proposal:** Change of use from D1 (training of young people in car mechanics and social skills) to B8 (storage) purposes.

**Site Address:** Trax Rear Of 90 To 92 Blackbird Leys Road, Oxford  
(Appendix 1)

**Ward:** Northfield Brook Ward

**Agent:** Marriotts

**Applicant:** Oxford City Council

The application is required to be determined by Committee as the applicant is Oxford City Council.

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## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The site is no longer required to meet the specific needs of Trax and, as a result of the awkward location and constrained nature of the site, it is very unlikely to be suitable for any other training or commercial use other than a storage use. The proposal is therefore considered to be acceptable and in accordance with policies CP1, CP19 and CP21 of the Oxford Local Plan 2001-2016 as well as policy CS28 of the Oxford Core Strategy 2026.
- 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 Develop in accordance with approved plans

## **Main Local Plan Policies:**

**Oxford Local Plan 2001-2016**

**CP1** - Development Proposals  
**CP6** - Efficient Use of Land & Density  
**CP8** - Design Developmt to Relate to its Context  
**CP9** - Creating Successful New Places  
**CP10** - Siting Development to Meet Functional Needs  
**HS19** - Privacy & Amenity  
**CP19** - Nuisance  
**CP21** - Noise

### **Core Strategy**

**CS28\_** - Employment sites

### **Other Material Considerations:**

National Planning Policy Framework

### **Relevant Site History:**

72/26216/A\_H - Erection of cleansing sub-depot for City Engineers Dept comprising of mess room and garage with yard – Permitted 15.08.1972

96/01524/NF - Change of use from sweepers' depot to training of young people in all aspects of car mechanics and social skills – Permitted 17.01.1997

### **Representations Received:**

None

### **Statutory and Internal Consultees:**

Highway Authority – No objection

### **Officers' Assessment:**

#### Site Description

1. The application site relates to a small enclosed and gated yard area together with its associated single storey office/storage building located to the rear of a group of neighbourhood shops on Blackbird Leys Road. The site is shown on a location plan attached as Appendix 1.

2. The site is in a poor state of repair having become disused following the relocation of Trax, a motor based training organisation for young people, to a site adjacent to the Pear Tree roundabout after operating at the site for approximately 14 years.

#### Description of Proposal

3. The application seeks consent for the conversion of the site from its current D1 use (non-residential education and training centre) to B8 use (storage and

distribution).

#### Change of Use

4. The site and its building were constructed as and formerly used as a storage facility for road sweepers of Oxford City Council until approximately the early 1990s. Trax were granted permission to use the site for its training purposes back in January 1997. However a condition was imposed restricting the use and the operation of the site to Trax only with no other person/organisation within the D1 use class afforded such permission. The condition was imposed having taken account of the community benefits afforded by Trax as well as its specific and relatively low key nature in comparison with the potential harm to the amenity of nearby local residents were an unrestricted commercial or training use to take place. The site therefore does not enjoy permission for general D1 use and, as a result, it could not be re-used by a similar training organisation without planning permission.

5. Notwithstanding the site's previous use by Trax it is not a site that is likely to be used by any other similar training organisation or commercial operation given that the site was clearly designed for storage purposes and is obviously poorly located at the rear of a row of shops such that it would not be an enticing proposition for new tenants. In addition, since Trax has successfully relocated to another larger and more appropriate site within the City no overall loss of such training space will be lost and the return of the site to storage purposes (likely to be in connection with the operation of one of the shops to the front of the site) will help enhance an existing commercial operation within the area.

#### **Conclusion:**

6. The site is not considered to be realistically suitable for any purpose other than for storage use following the relocation of Trax to another site within the City. Committee are therefore recommended to approve the application.

#### 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

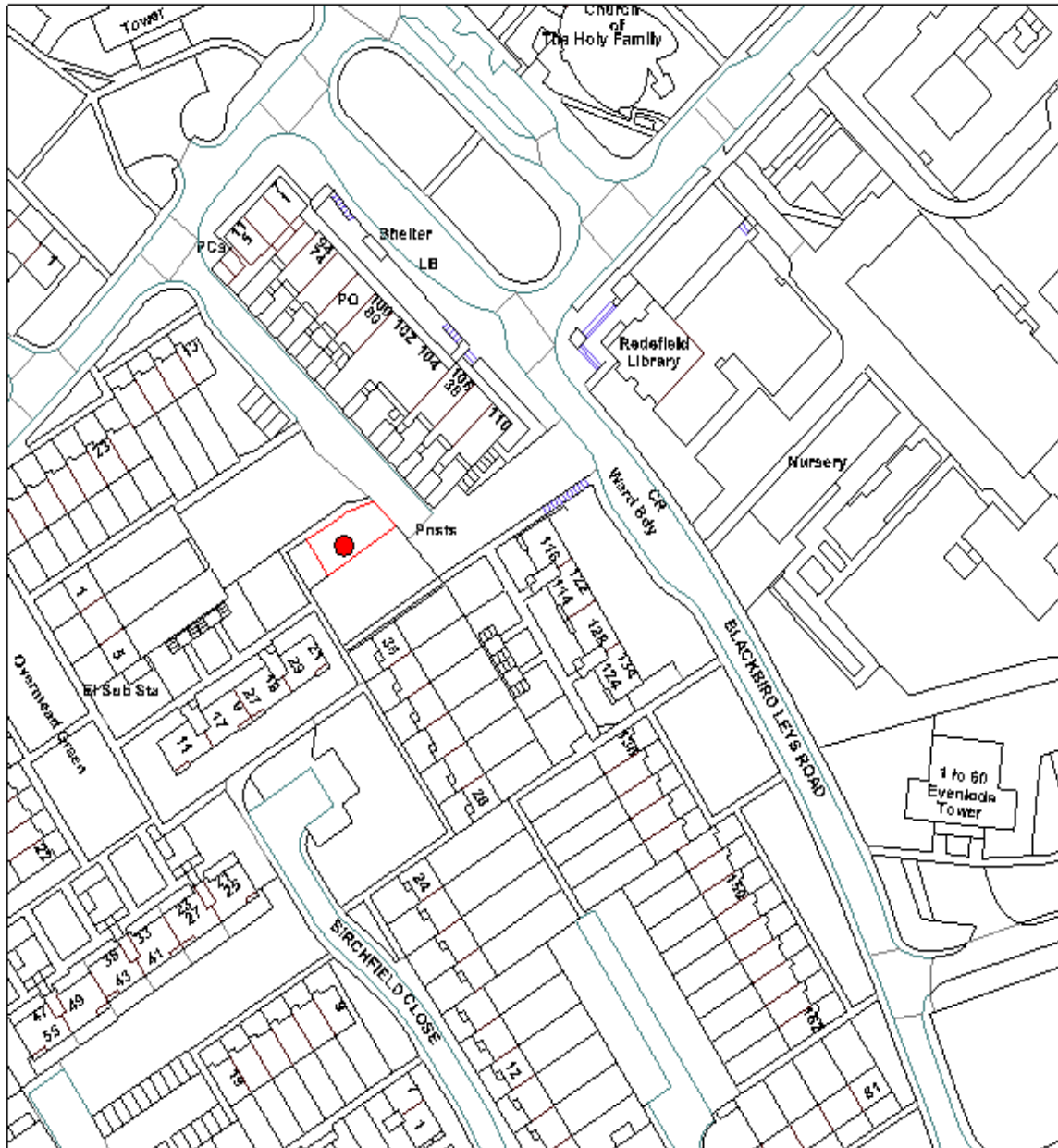
**Background Papers:** 72/26216/A\_H, 96/01524/NF & 12/01101/CT3

**Contact Officer:** Matthew Parry

**Extension:** 2160

# Appendix 1

Rear of 90 to 92 Blackbird Leys Road (former Trax site)



Scale: 1:1250

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<b>Organisation</b>	Oxford City Council
<b>Department</b>	City Development
<b>Comments</b>	1201101/CT3
<b>Date</b>	30 May 2012
<b>SLA Number</b>	Not Set

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**East Area Planning Committee**

- 3<sup>rd</sup> July 2012

**Application Number:** 12/01017/FUL

**Decision Due by:** 19th June 2012

**Proposal:** Single storey side extension, conversion of garage and new ramp

**Site Address:** 6 Little Acreage Oxford

**Ward:** Marston Ward

**Agent:** Mrs Christine Smith

**Applicant:** Mr B Hussain

**Application Called in –** by Councillors – Clarkson, Coulter, Khan, Van Nooijen & Canning

**For the following reasons -** Impact on parking congestion in the street and the size and bulk of the extension

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## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension is acceptable in design terms and would preserve the character of the conservation area. The development would not be harmful to the living conditions of neighbouring occupiers, and there is adequate off-street parking on the frontage. Officers were mindful of comments raised through consultation and conclude that the proposal complies with policies CP1, CP6, CP8, CP10, TR3, HE7 and HS19 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy 2026.
- 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 Develop in accordance with approved plans
- 3 Materials - matching

## **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

**HE7** - Conservation Areas

**TR3** - Car Parking Standards

## **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:**

84/00227/SON - (1) Pitched roof front entrance porch; (2) Utility room adjoining kitchen; (3) Rear summer room annexe to living room. Approved 14th May 1984.

95/01134/NFH - Building in garden (games room ancillary to dwelling). Approved 27th September 1995.

97/01046/NFH - First floor extension. Approved 1st August 1997.

## **Representations Received:**

5 Little Acreage – concerned over increase in number of bedrooms and loss of parking

Oxford Civic Society – Design and Access statement was insufficient; can adequate parking be provided

Oxfordshire County Council Adult Social Care – extensions are needed to meet the family's specific requirements

## **Statutory and Internal Consultees:**

Highways Authority – no objection



**Issues:**

Design

Impact on neighbours

Parking

**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 large detached two-storey dwelling located in the north-eastern corner of Little Acreage, a cul-de-sac off Elsfield Road in Old Marston. The property has been extended in the past to the side and rear, and sits in a large plot with paving on the frontage.

Proposal

2. Planning consent is sought for a single storey extension to the side and conversion of the existing double integral garage into living accommodation. The additional accommodation would provide two ground floor bedrooms to meet the family's' needs, where two members of the family have mobility difficulties. A letter from Oxfordshire County Council Adult Social Care supports the application. A ramp to provide wheelchair access is proposed along the side (north-west) elevation.
3. The conversion of the garage to living accommodation can be carried out under permitted development as there are no conditions preventing it from being converted to habitable accommodation.

Design and impact on conservation area

4. Policies CP1 and CP8 of the OLP state that planning permission will only be granted for development that respects the character and appearance of the area and creates an appropriate visual relationship with the site and its surroundings. For developments within a conservation area policy HE7 goes further, stating that proposals should preserve or enhance the special character and appearance of the area.
5. Policy CS18 of the adopted Core Strategy states that development should respond appropriately to the site and its surroundings and contribute to an attractive public realm.
6. The extension would be set back approximately 5.25 metres from the front building line and would project out approximately 1.65 metres beyond the side wall. Matching materials would be used and the extension would have a pitched roof. The extension is single storey and appears subservient to

the main house.

7. Officers are of the view that it due to its size and position it would not be harmful to the character of the conservation area and would have a minimal impact on the streetscene. The scale of the proposed extension is considered modest when compared to the existing house.
8. The front elevation would be changed to replace the garage doors with windows. Matching facing brick would be used and the fenestration would match the existing. Officers do not consider this minor change to be harmful.

#### Impact on neighbours

9. 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.
10. The proposed extension is set away from the common boundary with no. 5 Little Acreage, and being single storey would not block out any unacceptable levels of light and would not appear overbearing.

#### Parking

11. There is adequate space on the frontage for at least three cars to park off the street. This meets the Council's requirements for dwellings of this size (4+ bedrooms), as set out in Appendix 3 of the Oxford Local Plan. The Highway Authority does not object to the proposals and officers do not consider that extending the ground floor accommodation would lead to any additional localised parking problems.

**Conclusion:** For the reasons given above, the proposal is considered to accord with the relevant policies and is recommended for approval.

#### **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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:** 12/01017/FUL

**Contact Officer:** Rona Gregory

**Extension:** 2157

**Date:** 19th June 2012

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## EAST AREA PLANNING COMMITTEE

**Tuesday 12 June 2012**

**COUNCILLORS PRESENT:** Councillors Darke (Chair), Rundle (Vice-Chair), Altaf-Khan, Clarkson, Coulter, Curran, Lloyd-Shogbesan, Sinclair and Williams.

**OFFICERS PRESENT:** Mathew Metcalfe (Democratic and Electoral Services), Murray Hancock (City Development) and Michael Morgan (Law and Governance)

### **16. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Councillor Sam Hollick (Councillor David Williams attended as a substitute).

### **17. DECLARATIONS OF INTEREST**

Councillor Mary Clarkson declared a personal interest in agenda item 4 (10 and 12 Beechey Avenue, Oxford – 12/00556/VAR) as she had been in e-mail contact with both supporters and objectors, but had not expressed an opinion either for or against the application. (Minute 19 refers).

### **18. BMW GARSINGTON ROAD, OXFORD - 12/01041/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of 2 temporary modular buildings for 2 years.

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.

### **19. 10 AND 12 BEECHEY AVENUE, OXFORD - 12/00556/VAR**

The Head of city Development submitted a report (previously circulated, now appended) which detailed 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.

Councillor Mary Clarkson declared a personal interest as she had been in e-mail contact with both supporters and objectors, but had not expressed an opinion either for or against the application.

In accordance with the criteria for public speaking, Nasreen Rich and Francis Rich spoke in favour of the application.

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

- (a) To support a variation to planning permission 12/00032/FUI to remove condition 4, but to include a further condition as follows:

Additional Condition

That the owners of 12 Beechey Avenue paint the wall facing 10 Beechey Avenue white.

- (b) To defer the application to allow officers to receive a signed written copy of the affidavit from the owners of number 10 Beechey Avenue, raising no objection to the application and to delegate to Officers the issuing of the Notice of Permission.

## **20. 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) 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, 3x2 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.

## **21. MINUTES**

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 29<sup>th</sup> May 2012.

## **22. DATES OF FUTURE MEETINGS**

The Committee agreed to note the dates and times of future meetings as detailed on the agenda pages and that the next meeting would be on Tuesday 3<sup>rd</sup> July 2012.

**The meeting started at 6.00 pm and ended at 6.40 pm**

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