

Agenda

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East Area Planning Committee

Date: **Tuesday 14 August 2012**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

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If you would like help to understand this document please call Sarah Claridge, Democratic Services Officer on or email mmetcalfe@oxford.gov.uk in advance of the meeting.

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 Steven 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 LAND ON FORMER GOVERNMENT BUILDINGS MARSTON ROAD - 12/01434/CT3

1 - 8

The Head of City Development has submitted a report which details a planning application for temporary change of use of existing car park to 76 space public car park (including 4 disabled spaces). Provision of motor cycle parking, pay machines, lighting column and footway

Officer recommendation: Approve the application subject to the conditions listed in the report.

4 DEPOT ADJACENT TO 70 NEW HIGH STREET, OXFORD - 12/01112/FUL

9 - 18

The Head of City Development has submitted a report which details a planning application for the demolition of existing storage building. Erection of 2 storey building comprising 3 flats (3x1bed) with ancillary amenity space (amended plans)

Officer recommendation: Approve subject to the conditions listed in the report.

5 5 LOCKHEART CRESCENT, OXFORD - 12/01349/FUL

19 - 24

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

Officer recommendation: Approve subject to the conditions listed in the report.

6 SHELLEY ARMS, CRICKET ROAD, OXFORD - 12/01357/FUL

25 - 36

The Head of City Development has submitted a report which details a planning application for the demolition of a public house, and erection of 3 x 4-bedroom dwellings with undercroft with bin stores, cycle parking, car parking and private amenity space.

Officer recommendation: Approve subject to the conditions listed in report.

7 26-28 QUARRY HIGH STREET, OXFORD - 12/01340/FUL & 12/01341/CAC

37 - 52

The Head of City Development has submitted a report which details a planning application for the erection of a reconstructed stone wall to create new access and construction of 2 detached houses (2x3 beds). Erection of garage for 32 Quarry High Street. Erection of 2 storey rear extension for 28 Quarry High Street. Demolition of outbuildings and part stone wall

Officer recommendation: Approve application subject to conditions listed in the report.

8 CONSERVATION AREA APPRAISAL

53 - 186

The Head of City Development has submitted a report to inform the committee of the completion of public consultation on the Headington Hill Conservation Area Appraisal and to request endorsement of the amended appraisal.

Officer's recommendation: The Committee is recommended to endorse the study, support the principles it promotes and use it as a material consideration to inform the decisions that it makes about changes in the Headington Hill Conservation Area.

9 PLANNING APPEALS

187 - 194

To receive information on planning appeals received and determined during May and June 2012

The Committee is asked to note this information.

10 FORTHCOMING APPLICATIONS

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

12/01116/CT3 – Site of 1-30 Bradlands, Mill Lane - Demolition of existing buildings. Erection of 3 storey sheltered accommodation comprising 49 flats with ancillary communal space and facilities

12/01605/CT3 – The Stables, North Place - Conversion of Bury Knowle Stables and Barn to 3 x 2-bed dwellings. Provision of car parking, bin and cycle storage.

12/01606/CAC – The Stables, North Place - Conservation Area Consent for demolition of outbuilding and lean-to.

12/01563/FUL – 8 Jersey Road - Erection of two storey side and rear extensions and single storey rear extension. Conversion of building to provide 3 x 2 bedroom flats and 1 x 1 bedroom flat. Provision of car parking, bin stores and communal open space. (part retrospective).

12/01608/VAR – 77 & Sandfield Road - Application to remove conditions 7, 11, 15, 18 and 19 from planning permission 12/00077/FUL

12/01716/CT3 – Headington Community Centre, 39 Gladstone Road – Creation of disabled access

12/01779/FUL – John Radcliffe Hospital, Headley Way - Erection of single storey extension to main hospital entrance to provide new reception area and support facilities plus 4 ancillary retail units, cafe, reconfigured vehicular and parking arrangements.

12/01832/RES - Depot adjacent 70 New High Street - Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for outline application 11/00774/CT3 for the erection of 2 x 2 bedroom flats

12/01727/FUL - 57 Wilkins Road - Erection of detached single storey garden building to rear.

12/01643/FUL – 1 Elsfield Road - Proposed removal of existing porch and erection of single storey extension with a dormer window.

12/01853/FUL – 71 Hill Top Road - Demolition of existing dwelling house. Erection of 3 storey terrace (including basement) building to provide 2x4 bed semi-detached dwelling houses with car parking, bin and cycle stores.

12/01622/FUL - 13 Fair View - Change of use of family dwelling (class C3) to HMO (C4).

12/01734/FUL – 7 Moody Road - Change of use of single family dwelling (use class C3) to dwelling used as House in Multiple Occupation (use class C4).

11/03107/FUL – Hawkwell House Hotel, Church Way - 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.

12/00815/FUL - 33 Dene Road - Erection of single storey 1 bedroom dwelling and 1 x car parking space accessed from Town Furze (retrospective) (amendment to 07/02540/FUL)

12/01106/FUL – Cotuit Hall, Pullens Lane - 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.

12/01107/CAC – Cotuit Hall, Pullens Lane - Demolition of existing upper and

middle blocks of accommodation.

12/01135/FUL – 23 Outram Road - Erection of two storey side and rear extension (Amended Plans)

12/01233/FUL – 156 Fernhill Road - Retention of detached building in rear garden as separate unit of residential accommodation.

12/01452/FUL – 28 Merewood Avenue - Erection of part single storey, part two storey, side and rear extension.

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

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 MINUTES

195 - 198

Minutes of the meeting held on 3rd July 2012.

12 DATES OF FUTURE MEETINGS

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

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

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.