

EAST AREA PLANNING COMMITTEE

Tuesday 14 August 2012

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Coulter, Curran, Lloyd-Shogbesan, Sinclair, Baxter, Goddard and Williams.

OFFICERS PRESENT: Martin Armstrong (City Development), Murray Hancock (City Development), Nick Worlledge (City Development), Robert Lloyd-Sweet (Conservation Officer) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

30. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor David Rundle (Councillor John Goddard attended as a substitute), Councillor Mary Clarkson (Councillor Laurence Baxter attended as a substitute) and Councillor Sam Hollick (Councillor David Williams attended as a substitute).

31. DECLARATIONS OF INTEREST

Councillor Sinclair declared that because of her previous involvement she would take no part in the discussion or voting on item 7 (26-28 Quarry High Street, Oxford 12/01340/FUL). (minute 36 refers) and would exclude herself from the meeting whilst this item was being discussed.

Councillor Baxter declared he had been involved in the appeal for a previous application for item 7 (26-28 Quarry High Street, Oxford 12/01340/FUL). (minute 36 refers) but was keeping an open mind regarding the new application.

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a temporary 76 space public car park with the provision of motor cycle parking, pay machines, lighting column and footway.

In accordance with the criteria for public speaking, the Committee noted Tony Joyce and Clinton Pugh spoke against the application and no one spoke for the application.

The Committee considered all submissions both written and oral and resolved to support the proposals in principle subject to the eight conditions as detailed in the Planning Officer's report and the following two additional conditions:

- A secured free bus service to and from St Clements Road
- Landscaping- measures to improve visibility of the site from Marston Road

The Committee agreed to refer the planning application to officers to approve under delegated powers in the event that conservation area consent and planning permission are granted, relating to a development of student accommodation and remodelled public car park at St Clement's car park. In the event that the St Clements applications 12/01369/FUL & 12/01370/CAC are unsuccessful then the current application would be withdrawn.

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing storage building and the erection of a 2 storey building comprising of 3 flats (3x1 bed) with ancillary amenity space.

In accordance with the criteria for public speaking, the Committee noted Jake Collinge (agent) spoke in favour of the application and no one spoke against the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission (with the rear space subdivided as the applicant originally suggested) and subject to the ten conditions (excluding condition 4) as detailed in the Planning Officer's report and the following two conditions:

- Garden Maintenance
- Changing the bedroom window

34. 5 LOCKHEART CRESCENT, OXFORD - 12/01349/FUL

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

In accordance with the criteria for public speaking, the Committee noted Mr Rhys (agent) spoke in favour of the application and no one spoke against the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the three conditions as detailed in the Planning Officer's report.

35. SHELLEY ARMS, CRICKET ROAD, OXFORD - 12/01357/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to demolish a public house and erect 3x4 bedroom dwellings with undercroft with bin stores, cycle parking and private amenity space.

In accordance with the criteria for public speaking, the Committee noted Habib Khushi spoke in favour of the application and no one spoke against the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the 17 conditions as detailed in the Planning Officer's report.

36. 26-28 QUARRY HIGH STREET, OXFORD - 12/01340/FUL & 12/01341/CAC

Councillor Sinclair left the room for the discussion of this item as referred to minute 31.

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a new stone wall and construction of 2 detached houses (2x3 bedrooms), erection of a garage and a 2 storey rear extension for 28 Quarry High Street.

In accordance with the criteria for public speaking, the Committee noted that Malcolm Griffiths spoke in favour of the application and no one spoke against the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the 21 conditions as detailed in the Planning Officer's report.

37. CONSERVATION AREA APPRAISAL

The Head of City Development submitted a report (previously circulated, now appended) which requested committee endorsement of the amended Headington Hill Conservation Area Appraisal.

The Conservation Officer presented the report and explained the year long conservation appraisal and consultation process to the Committee. The public and residential groups had been involved in the initial data collecting phase for the draft report followed by a 4 week consultation period which had ended 24 July 2012. From the consultation 42 comments had been received, many of which had been incorporated into the draft appraisal.

In accordance with the criteria for public speaking, the Committee noted Philip Waddy who spoke against the consultation process. He felt that the institutions within the conservation area had not been adequately consulted in the drafting of the appraisal.

The Chair offered to organise a meeting between representatives of the institutions, local resident associations, Headington Hill and Northway ward Councillors and officers to further discuss the proposed appraisal.

The Committee agreed to endorse the Headington Hill Conservation Area Appraisal subject to the Chair convening a meeting between all interested stakeholders to further discuss the proposed appraisal.

38. PLANNING APPEALS

The Committee noted the Planning Appeals for May and June 2012.

39. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming planning applications.

40. MINUTES

The Committee noted the Minutes of 3 July 2012

41. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be on Thursday, 6 September 2012.

The meeting started at 6.00 pm and ended at 8.45 pm