

EAST AREA PLANNING COMMITTEE

Thursday 6 September 2012

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Clarkson, Coulter, Curran, Hollick, Lloyd-Shogbesan, Sinclair and Gotch.

OFFICERS PRESENT: Martin Armstrong (City Development), Murray Hancock (City Development), Angela Fettiplace (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

42. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor David Rundle (Councillor Michael Gotch attended as a substitute).

43. DECLARATIONS OF INTEREST

There were no declarations of interest.

44. TEMPLE COURT BUSINESS CENTRE, 107 OXFORD ROAD, OXFORD - 11/02960/FUL

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

The Committee noted that there was no one to speak for or against the application.

The Committee resolved to support the development in principle but DEFER the application in order to draw up a legal agreement in the terms outlined in the report, and delegate to officers the issuing of the notice of permission, subject to the conditions set out in the Planning Officer's report upon completion of the agreement.

45. HEADINGTON COMMUNITY CENTRE, 39 GLADSTONE ROAD - 12/01716/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to create disabled access.

The Committee noted there was no one to speak for or against the application.

The Committee resolved to APPROVE the application subject to the three conditions listed in the Planning Officer's report.

46. 1- 30 BRADLANDS, MILL LANE, OXFORD - 12/01116/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing buildings. Erection of 3 storey sheltered accommodation comprising 49 flats with ancillary communal space and facilities

In accordance with the criteria for public speaking, the Committee noted that James Lawrie spoke against the application.

The Committee considered all submissions both written and oral and resolved to support the proposal in principle but DEFER the application in order to receive a Unilateral Undertaking. To delegate to officers the issuing of the notice of planning permission, subject to the 14 conditions (listed in the Planning Officer's report), an additional condition for a Construction Management Plan and an informative on additional car parking if the need arises in the future upon its receipt.

47. THE STABLES, NORTH PLACE -12/01606/CAC & 12/01605/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to:

- (1) Grant Conservation Area Consent to demolish an outbuilding and lean-to
- (2) Convert Bury Knowle Stables and Barn to 3 x 2-bed dwellings. Provision of car parking, bin and cycle storage demolish an outbuilding and lean-to.

In accordance with the criteria for public speaking, the Committee noted that Mark Pitt spoke against the application.

The Committee considered all submissions both oral and written and resolved to GRANT Conservation Area Consent and APPROVE the planning application subject to the 14 conditions listed in the Planning Officer's report.

The Committee expanded on the requirements for the following conditions:
Condition 4 Further details of all doors, windows, and roof lights - to include having roof lights rather than windows in the bathrooms proposed in the two dwellings in the old barn.

Condition 7 Details of means of enclosure - the steel estate fencing should be the amenity type of steel fencing rather than the security type.

Condition 10 Biodiversity Mitigation Measure - to include bat boxes

Condition 12 Details of Parking Area - to consider a safer and easier access way.

48. 13 FAIR VIEW- 12/01622/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a change of use of a single family dwelling (use class C3) to dwelling used as House in Multiple Occupation (use class C4).

In accordance with the criteria for public speaking, the Committee noted that Paul Gardiner spoke against the application and James Schumann spoke for the application.

The Committee considered all submissions both oral and written and resolved to APPROVE the application subject to the three conditions listed in the Planning Officer's report.

49. 33 DENE ROAD, OXFORD - 12/00815/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a single storey 1 bedroom dwelling and 1 x car parking space accessed from Town Furze (retrospective) (amendment to 07/02540/FUL)

In accordance with the criteria for public speaking, the Committee noted that Huw Mellor and Douglas Higginson spoke in favour of the application.

The Committee considered all submissions both oral and written and resolved to APPROVE the application subject to the 12 conditions listed in the Planning Officer's report.

50. 101 BULAN ROAD - 12/01954/FUL

The Head of City Development has submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a two storey rear extension

The Committee noted there was no one to speak for or against the application.

The Committee resolved to APPROVE the application subject to the nine conditions listed in the Planning Officer's report.

51. JOHN RADCLIFFE HOSPITAL, HEADLEY WAY- 12/01779/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to erect a single storey extension to the main hospital entrance to provide a new reception area and support facilities plus 4 ancillary retail units, cafe, reconfigured vehicular and parking arrangements.

The Committee noted there was no one to speak for or against the application.

The Committee resolved to APPROVE the application subject to the 12 conditions listed in the Planning Officer's report.

The Committee expanded on the requirements for the following conditions: Conditions 4 Landscaping Plan and 11 SUDS/Drainage - need to maximise tree planting opportunities.

52. 57 WILKINS ROAD- 12/01727/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a detached single storey garden building to rear.

The Committee noted there was no one to speak for or against the application.

The Committee resolved to APPROVE the application subject to the four conditions listed in the Planning Officer's report and an additional condition to prohibit permitted development rights related to further garden buildings only.

53. 7 MOODY ROAD - 12/01734/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a change of use of a single family dwelling (use class C3) to dwelling used as House in Multiple Occupation (use class C4).

In accordance with the criteria for public speaking, the Committee noted that Councillor Mick Haines spoke against the application.

The Committee considered all submissions both oral and written and resolved to APPROVE the application subject to the five conditions listed in the Planning Officer's report and an additional condition requiring the garage to be used for bin storage.

54. 23 OUTRAM ROAD 12/01135/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of two storey side and rear extension (Amended Plans).

The Committee noted there was no one to speak for or against the application.

The Committee considered all written submissions and resolved to APPROVE the application subject to the conditions listed in the report.

55. 34 RYMERS LANE- 12-01931-FUL

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

The Committee noted there was no one to speak for or against the application.

The Committee considered all written submissions and resolved to APPROVE the application subject to the three conditions listed in the Planning Officer's report and an additional condition removing permitted development rights for additional windows in the side elevations.

56. RECEIPT AND EXPENDITURE OF DEVELOPER CONTRIBUTIONS

The Head of City Development submitted a report (previously circulated, now appended) that summarises the receipt and expenditure of developer contributions in the last financial year (11/12)

The Committee resolved to NOTE the receipt and expenditure of developer contributions in the last financial year (2011/12) and the proposed expenditure of developer contributions for 2012/13 plus future years.

57. FORTHCOMING PLANNING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming planning applications.

58. MINUTES

The Chair alerted the committee that a member of the public had queried the accuracy of the committee minute 37 Conservation Area 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.”

The query was whether the Committee had actually endorsed the appraisal; however the Chair recollection was that although there had been discussion over whether to use the word ‘endorse’ or not, the Committee had voted to endorse the appraisal and that the minute was a true and accurate record.

The Committee resolved to NOTE the minutes of 14 August 2012

59. PLANNING APPEALS JULY 2012

The Committee NOTED the planning appeals for July 2012.

60. DATES OF FUTURE MEETINGS

The Committee NOTED that the date of the next meeting was Tuesday 9 October 2012.

The meeting started at 6.00 pm and ended at 8.45 pm