

EAST AREA PLANNING COMMITTEE

Tuesday 6 November 2012

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

OFFICERS PRESENT: Martin Armstrong (City Development), Michael Morgan (Law and Governance), Angela Fettiplace (City Development), Nick Worledge (City Development), Robert Lloyd-Sweet (Conservation Officer) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

75. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies received from Councillor Sam Hollick (substitute Councillor David Williams) and Councillor Dee Sinclair.

76. DECLARATIONS OF INTEREST

Councillor Williams declared that he knows the neighbours of Item 10 (392 London Road 12/02103/FUL) but had made no predetermination. (minute 84 refers). Nevertheless, he declared that he would abstain from the discussion and voting of the item.

Councillor Darke declared that he had given advice to the neighbour of item 11 (188 Headley Way 12/02269/FUL) but had expressed no opinion either for or against the application (minute 85 refers). He noted that his interest and that of Councillor Williams were not disclosable pecuniary interests.

Councillor Rundle declared that he had being involved in an appeal involving item 11 (188 Headley Way 12/02269/FUL) but had made no predetermination (minute 85 refers). He also advised that he had prior involvement with the Applicant in connection with item 6 (29 Old High Street 12/01765/FUL & 12/01766/CAC) and was party to the call in (minute 80 refers).

77. OXFORD HERITAGE ASSETS REGISTER: CRITERIA AND PROCESS

The Head of City Development submitted a report (previously circulated, now appended) on the proposed Heritage Assets Register for Oxford.

The Heritage Manager presented the report to the Committee and explained that the heritage register was part of a wider area of work to help determine the value of heritage in Oxford. It will assist in robust decision making, will raise public awareness of heritage in the city and will encourage public engagement through the process of registering sites.

A process and criteria for reviewing and determining sites had been created based on English Heritage's criteria and a pilot scheme of four area – West

Oxford, Summertown, Iffley Fields and Blackbird Leys has been funded by English Heritage.

The heritage register will only include sites outside conservation areas as sites within conservation areas are already designated heritage assets with a high level of protection.

The public will be asked to only suggest sites outside of conservation areas.

The Committee made the following comments on the proposed register, the criteria and process of compiling the list.

- The Chair asked how the heritage register would work with the new community assets register required by the Localism Act 2011. Both registers will complement each other, the two teams involved in the creation of both the heritage and community assets registers will work closely together to develop the lists.
- Councillor Coulter endorsed the proposed register and the protection and greater cultural understanding the register will provide to the public and city at large.
- Several Councillors offered further suggestions to the proposed list, including the Iffley Priory, Ferry House, Donnington Bridge and Florence Park Skate Park. It was agreed that all Councillors will offer more suggestions once registers are created for their ward.

The Committee resolved (by 6 votes to 0) to ENDORSE the proposal for a Heritage Assets Register for Oxford and recommend that the City Executive Board adopt the proposed criteria and selection process. AND

That Officers involved in the creation of the heritage and community assets registers work together to create complementary registers.

78. ROYAL MAIL, BEAUMONT HOUSE, SANDY LANE WEST 12/02219/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a change of use from class B1 (office) to class D1 (radiotherapy centre), enclosure of existing external staircase and new reception/lobby area.

In accordance with the criteria for public speaking, the Committee noted that Clare Blessing spoke against the application and Steve Bird and Professor Karl Sikori spoke in favour of it.

The Committee resolved (by 8 votes to 0) to DEFER the application to seek more information from the County Council as Highways Authority on the impact of the change of use on the road network in the light of an anticipated change in the character and nature of traffic generation.

79. 31 CHURCH LANE 12/02159/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to demolish the existing dwelling and erect 3 x detached dwellings (class C3). Provision of private amenity space and car parking. Formation of new vehicular access. (Amended plans)

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

The Committee resolved (by 7 votes to 0) to APPROVE the application subject to the 19 conditions listed in the report and the additional condition - Condition 20 Construction traffic management plan

80. 29 OLD HIGH STREET: 12/01765/FUL & 12/01766/CAC

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the:

1. Partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street. (Amended plans)
2. Partial demolition of existing house, boundary wall and demolition of existing garages and outbuildings

The Committee was informed that the applicant had verbally WITHDRAWN the application so it was inappropriate to determine it at tonight's meeting. However if a written statement is not received from the applicant confirming the withdrawal, the Committee will discuss the application at a future meeting. (Following the committee meeting the applicant did confirm in writing the withdrawal of the planning application.)

81. 14 MORTIMER DRIVE 12-02385-FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of single storey bungalow with pitched roof.

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

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 15 conditions listed in the report.

82. COLTHORN FARM 12/01860/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application to erect a 2 storey 5 bed dwelling with games room/studio.

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

The Committee resolved (by 7 votes to 1) to APPROVE the application subject to the 19 conditions listed in the report, with additional information on condition 4: Further details of Windows/rooflights - Applicant to work with Officers to substantially reduce the window glazing in roof.

83. WARNEFORD HOSPITAL 12-02082-VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application to remove condition 16 so that the existing Highfield Unit can be retained and used as decant ward whilst existing hospital wards are refurbished, and its associated car park retained for use by Trust staff and ambulances and vary condition 7 to allow Trust staff and ambulances to use entrance from Warneford Lane of planning permission 09/02309/FUL. (Amended plans)

In accordance with the criteria for public speaking, the Committee noted that Marilyn Cox spoke against the application and Paul Semple spoke in favour of it.

The Committee resolved (by 7 votes to 0) to APPROVE the application subject to the 11 conditions listed in the report, with additional information on condition 11 Retention of old Highfield unit for 10 years only – Highfield unit to be removed after ten years in the interest of visual amenity and to ensure the provision of an open, landscaped space to replace that lost by the erection of the new Highfield Adolescent Unit. (The 10 year period is reasonable as the application suggests that the rolling programme of work to renovate the other wards is planned to take approximately 10 years.)

84. 392 LONDON ROAD 12/02103/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for an extension for a part single storey, part two storey, side and rear extensions, including side roof extension. Erection of detached garage.

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

Extra information was provided for condition 10: Use of garage for incidental purposes only means the garage cannot be used as living accommodation unless a planning application is made.

Councillor Williams voluntary abstained from deliberating on this item because of his declaration of interest (refer minute 76)

The Committee resolved (by 7 votes to 0) to APPROVE the application subject to the 11 conditions listed in the report and the following informative:
The Committee does not wish for the property to become an HMO.

85. 188 HEADLEY WAY 12/02269/FUL

The Head of City Development has submitted a report which details a planning application for the demolition of a conservatory and erection of a single storey rear extension.

In accordance with the criteria for public speaking, the Committee noted that Farida Anwar spoke against the application and Bismeen Jadoon spoke in favour of it.

The Committee resolved (by 6 votes to 0) to APPROVE the application subject to the 3 conditions listed in the report and the additional condition.

Condition 4: Removal of all householder permitted development rights concerning extensions to the house and free standing structures in the garden.

86. PLANNING APPEALS

The Committee resolved (by 8 votes to 0) to NOTE the report for planning appeals received and determined during September 2012.

87. MINUTES

The Committee resolved (by 8 votes to 0) to NOTE the minutes of 9 October 2012 as a true and accurate record.

88. FORTHCOMING PLANNING APPLICATIONS

The Committee resolved (by 8 votes to 0) to NOTE the list of forthcoming planning applications.

89. DATES OF FUTURE MEETINGS

The Committee NOTED that the next meeting is on Tuesday 4 December 2012.

The meeting started at 6.00 pm and ended at 9.05 pm