

Agenda

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East Area Planning Committee

Date: **Tuesday 4 December 2012**

Time: **6.00 pm**

Place: **Oxford Town Hall**

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If you would like help to understand this document please call Sarah Claridge, Democratic Services Officer on 01865252402 or email sclaridge@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;

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

**3 ROYAL MAIL, BEAUMONT HOUSE, SANDY LANE WEST:
12/02219/FUL**

1 - 12

The Head of City Development has submitted a report which details a planning 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.

Officer recommendation: The Committee to APPROVE the planning application subject to the conditions listed in the report.

4 HAWKWELL HOUSE HOTEL, CHURCH WAY 11/03107/FUL

13 - 24

The Head of City Development has submitted a report which details a planning application for the 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. (Amended plans)

Officer recommendation: The Committee is recommended to support the development in principle but defer the application in order to vary the legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions on its completion.

5 18 COWLEY ROAD: 12/02285/FUL

25 - 38

The Head of City Development has submitted a report which details a planning application for the conversion of an existing restaurant to provide an additional 1x2 bed flat, erection of a 1x2 bed dwelling and 1x3 bed dwelling [sall Use Class C3] with associated parking (amended plans) (Amended plans)

Officer recommendation: The Committee to APPROVE the planning application subject to the conditions listed in the report.

6	109A & 109B LIME WALK: 12/02531/FUL	39 - 48
	<p>The Head of City Development has submitted a report which details a planning application for the conversion of existing 1x1 bedroom and 1x2 bedroom dwelling in to 2x3 bedroom dwellings [use Class C3] following alterations to the front fenestration and a 2 storey extension to side and rear</p> <p><u>Officer recommendation:</u> The Committee to APPROVE the planning application subject to the conditions listed in the report.</p>	
7	110 OLIVER ROAD:12/01990/FUL	49 - 58
	<p>The Head of City Development has submitted a report which details a planning application for the erection of 2 x 2 bedroom dwellings (Class C3) to the rear of the existing property with associated parking for the existing and proposed dwellings. (Amended plans)</p> <p><u>Officer recommendation:</u> The Committee to APPROVE the planning application subject to the conditions listed in the report.</p>	
8	9 RUPERT ROAD: 12/02488/FUL	59 - 66
	<p>The Head of City Development has submitted a report which details a planning application for the erection of part single storey and part two storey rear extension and single storey side extension.</p> <p><u>Officer recommendation:</u> The Committee to APPROVE the planning application subject to the conditions listed in the report.</p>	
9	PLANNING APPEALS	67 - 70
	<p>To receive information on planning appeals received and determined during October 2012</p> <p>The Committee is asked to note this information.</p>	
10	MINUTES	71 - 76
	<p>Minutes of the meeting held on 6 November 2012.</p> <p>The Committee to note the minutes of the meeting held on 6 November 2012 as a true and accurate record.</p>	
11	FORTHCOMING PLANNING APPLICATIONS	
	<p>The Committee is to note the list of forthcoming planning applications:</p>	

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.

12/02072/OUT - University of Oxford Old Road Campus, Roosevelt Drive - Demolition of existing buildings on application site. Outline planning application (fixing details of access) for the erection of 48,000sqm of class D1 research floorspace and ancillary facilities on 2 to 5 storeys over 5 building plots as an extension to University of Oxford Old Road Campus. Provision of 459 car parking spaces, cycle parking, hard and soft landscaping and boundary treatment.

12/02622/CT3 & 12/02623/CT3 – Parks Depot, Bury Knowle Park - Erection of 5 x 3-bed, 3 x 2-bed and 2 x 1-bed flats (use class C3) arranged around central courtyard together with cycle and bin store and Conservation Area Consent for demolition of brick shed and former mess building.

12/02848/OUT - Land North Of Littlemore Healthcare Trust, Sandford Road - Outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space.

12/02653/FUL – 18 Sandfield Road - Demolition of existing dwelling house. Erection of 2 x semi-detached dwelling houses (Class C3), provision of car parking and landscaping. (Additional Information)

12/02519/FUL – 1 Liddell Road - Erection of part single and part two storey extension and alterations to dwelling to retain existing house and create 2 x 1 bedroom dwellings. (Amended plans)

12/02503/FUL – 16 Jessops Close - Subdivision of dwellinghouse to create 1 x 4-bed dwellinghouse and 1 x 1-bed flat. Provision of car parking and bin and cycle stores (retrospective).

12/02698/FUL - 59 Littlemore Road - Erection of single storey side and rear extension. Subdivision of dwelling house to form 3 self-contained flats (Class C3).

12 DATES OF FUTURE MEETINGS

The Committee is to note the following future meeting dates:

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)

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.