

Agenda

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East Area Planning Committee

Date: **Monday 13 May 2013**

Time: **6.00 pm**

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

For any further information please contact:

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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 DEFERRED_ FORMER COWLEY COMMUNITY CENTRE, BARNES ROAD: 12/03278/FUL

DEFERRED until the Committee meeting on 5 June 2013

This application has been DEFERRED because of the large volume of third party responses that were received after the Committee report was published

The deferral will allow for the report to be updated and any issues addressed, to assist all parties with representations and discussion at the committee meeting.

4 DEFERRED_ NORTHWAY CENTRE, MALTFIELD ROAD: 12/03280/FUL

DEFERRED until the Committee meeting on 5 June 2013

This application has been DEFERRED because of the large volume of third party responses that were received after the Committee report was published

The deferral will allow for the report to be updated and any issues addressed, to assist all parties with representations and discussion at the committee meeting.

5 DEFERRED_ FORMER COMMUNITY CENTRE, WESTLANDS DRIVE: 12/03281/FUL

DEFERRED until the Committee meeting on 5 June 2013

This application has been DEFERRED because of the large volume of third party responses that were received after the Committee report was published

The deferral will allow for the report to be updated and any issues addressed, to assist all parties with representations and discussion at the committee meeting.

6 LAND TO THE REAR OF 1-2 COLLINWOOD CLOSE: 12/03245/FUL

1 - 14

The Head of City Development has submitted a report which details a planning application to demolish the existing single storey outbuildings. Erection of 1 x single storey, 1 bedroom detached dwelling with provision for parking, cycle and bin storage to the rear of 1 and 2 Collinwood Close.

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape underground services - tree roots
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Historic record of existing outbuildings
- 12 Details of parking area and pedestrian access
- 13 Sustainable Urban Drainage Scheme
- 14 Details of Sustainability Measures
- 15 Design - no additions to dwelling

7 PLANNING APPEALS

15 - 20

To receive information on planning appeals received and determined during March 2013

The Committee is asked to note this information.

8 MINUTES

21 - 28

Minutes from 16 April 2013

Recommendation: That the minutes of the meeting held on 16 April 2013 be APPROVED as a true and accurate record.

9 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

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.

12/02848/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.

13/00302/FUL – Oxford Stadium, Sandy Lane - Demolition of existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.

13/00739/FUL and 13/00740/CAC – Lawn Upton House, Sandford Road, Littlemore - Erection of 24 residential units consisting of 5 x 1-bed, 9 x 2-bed and 10 x 3-bed flats. Provision of 34 car parking spaces, 58 cycle parking spaces and landscaping and demolition of existing buildings

13/00361/FUL – Cricket Ground Barton Road, Erection of 30 residential units (8 x 4 bed houses, 17 x 3 bed houses, 2 x 2 bed flats and 3 x1 bed flats) together with access road, 51 car parking spaces, 60 cycle spaces, public open space and landscaping

12/03234/FUL and 12/03223/FUL 6 -7 Collinwood Close – Erection of single storey garages –

13/00726/OUT – 35 Burdell Avenue - Erection of 1 x 1 bed detached dwelling with off-street parking and garden area within the rear garden of existing dwelling.

13/00656/VAR – 10 Stephen Road - Variation of condition 10 of planning permission 08/01961/FUL to allow for a single parking permit to be provided to the 2 bed flat identified on the plan

13/00757/FUL – 8 Jersey Road – Internal alterations to an existing, lawfully extended, building to provide enlarged flats (2 x 2-bed and 2 x 1-bed). Provision of vehicle parking, bin/cycle storage, communal amenity space and landscaping.

13/00811/FUL – 30 Cowley Road - Change of use of ground floor from shop (Class A1) into 1x1 bed flat (Class C3). Demolition of rear extension to accommodate garden.

13/00598/FUL – 38 Quarry Road - Erection of 1 x 4 bedroom dwelling with detached garage which includes ancillary accommodation

13/00378/FUL – 2 Mandelbrote Drive - Conversion of existing integral garage into habitable accommodation including replacement of existing garage door with facing brickwork.

13/0813/CT3 – 7 Boundary Brook Road - To modify the existing front entrance to create a continuous internal connection between the existing dwelling and the garage which will be converted to a bedroom

10 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Wednesday 5 June 2013 (and Thursday 13 June if necessary)

Wednesday 3 July 2013 (and Thursday 11 July if necessary)

Wednesday 7 August 2013 (and Thursday 15 August 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.

East Area Planning Committee

13th May 2013

Application Number: 12/03245/FUL

Decision Due by: 25th February 2013

Proposal: Demolition of existing single storey outbuildings. Erection of 1 x single storey, 1 bedroom detached dwelling with provision for parking, cycle and bin storage to the rear of 1 and 2 Collinwood Close

Site Address: Land To The Rear Of 1 - 2 Collinwood Close, Oxford (**site plan: appendix 1**)

Ward: Quarry And Risinghurst Ward

Agent: Mr David Rhys

Applicant: Mr Neil Gorton

Application called-in by Councillors Sinclair, Clarkson, Price, and Lygo on grounds that this is a backland development in the close. There has already been significant concern over other developments nearby by and that this would result in further erosion of green space.

Recommendation:

The East Area Planning Committee is recommended to approve planning permission for the following reasons:

- 1 The proposed development would make an efficient use of previously developed land, and be designed in a manner whereby the level of development suits the sites capacity and creates an appropriate visual relationship with the built form and grain of the surrounding area, and safeguards the residential amenities of the adjacent residential properties. The existing photographic studio may have some local significance, judged against the City Council's Heritage Assets criteria but this would not outweigh the potential benefits from bringing this underused and overgrown site back into residential use and as such no objection would be raised to its loss. The dwelling would have a good standard of internal and external environment which adequately provides for the living conditions of the future occupants of the dwelling. The development would not have an adverse impact upon highway safety, flood risk, or biodiversity and any such impact could be appropriately mitigated by suitable conditions. The proposal would therefore accord with the aims of the National Planning Policy Framework, Oxford Core Strategy 2026, Oxford Local Plan 2001-2016 and Sites and Housing Plan 2011-2026.

- 2 In considering the application, officers have had specific regard to the comments of third parties and statutory bodies in relation to the application. However officers consider that these comments have not raised any material considerations that would warrant refusal of the applications, and any harm identified could be successfully mitigated by appropriately worded conditions.

- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape underground services - tree roots
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Historic record of existing outbuildings
- 12 Details of parking area and pedestrian access
- 13 Sustainable Urban Drainage Scheme
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- 15 Design - no additions to dwelling

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- NE15** - Loss of Trees and Hedgerows

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS18_** - Urban design, town character, historic environment
- CS23_** - Mix of housing
- CS12_** - Biodiversity
- CS11_** - Flooding

Sites and Housing Plan

- MP1** - Model Policy

HP2_ - Accessible and Adaptable Homes
HP9_ - Design, Character and Context
HP10_ - Developing on residential gardens
HP11_ - Low Carbon Homes
HP12_ - Indoor Space
HP13_ - Outdoor Space
HP14_ - Privacy and Daylight
HP15_ - Residential cycle parking
HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

11/02773/FUL - Demolition of existing buildings, erection of single storey, one bedroom dwelling, provision of one parking space, bin and cycle store and private amenity space: Withdrawn

Representations Received:

4 Collinwood Close

- Strongly oppose the development
- The close is over-crowded with 2 extra houses built recently
- There are only 2 street lights (with one never working) therefore lighting is poor
- There is an issue with flooding at the bottom of our gardens
- The development will remove privacy from our garden
- A bungalow should not be built between two gardens
- Children play in the close but the recent developments have created parking issues and added cars making it less safe
- Emergency vehicles would struggle to access the development
- Established trees would be ruined

39 Downside Road

- Objects to the proposal
- The overriding concern is this is garden grabbing and building on residential gardens has a significant impact upon the character of the area
- The site is part of the garden of 1 and 2 Collinwood Close and is not a separate site
- This will set a precedent in the area
- The properties have covenants preventing garden land being developed
- Access to the site will be via a shared drive and pedestrian walkway which makes access difficult especially for emergency vehicles
- The building is surrounded by residential gardens who will be impacted by the development
- The development is only one-storey because a two-storey building would be refused permission but a floor could be added at a later date.
- The site will likely be further developed
- The outbuildings are only a collection of sheds and a garage

- These buildings were used as a photographic studio by a moderately famous Oxford photographer and English Heritage cleared the sheds and displays his work. They have been unused for 30-40 years
- The site attracts birds and other wildlife including slow worms.
- The site has been cleared and we have already lost some of our green skyline and will likely lose further trees
- The proposal would not be sustainable development as it is not a brownfield site as it is part of a residential garden and will not enhance our environment.
- The use of the site will reduce security to the rear of our gardens
- It will not provide any active frontage given its location
- The existing property will not receive sufficient levels of natural light and ventilation
- The proposal will increase the amount of 1 bed properties in the area, which increases parking pressures

35 Downside Road

- Support comments of 39 Downside Road and Parish Council
- The proposed development will cause drainage problems in our rear garden which already experiences flooding
- As rental properties there will be an adverse impact upon the area from the transient nature of the property with potential for noise, parking/access problems and general disregard for the area
- The proposal will place additional traffic loads on the area
- It will set a precedent for the area.
- The development will directly overlook our property in a way that was not envisaged when the original buildings were built

Statutory Consultees:

Risinghurst & Sandhills Parish Council

- Objection
- Turning the outbuildings and garages into habitable dwellings sets a precedent that the structure of the estate was not built for. This has been proven with the conversions of houses into flats, and has increased traffic that sees many parking issues.
- The overloaded sewer system is already at capacity
- This represents an overdevelopment of the area
- The estate has a clay seam running through it that has been causing flooding problems.

Oxfordshire County Council Highways Authority: No objection

Oxfordshire County Council Drainage: The proposal should provide a sustainable urban drainage, soakaways, porous parking area or green roof.

Thames Water Utilities Limited: No objection to the proposal

Officers Assessment:

Site Location and Description

1. The site is located on the southern side of Collinwood Close, which is a cul-de-sac in the Quarry and Risinghurst Neighbourhood Area. It is bordered by residential properties of Collinwood Close, Collinwood Road, and Downside Road to the north, east, and south respectively (**appendix 1**)
2. The application site is a plot of land to the rear of 1 and 2 Collinwood Road. The site was formerly used as a photographic studio although this use has long since ceased. The site comprises a number of small scale single storey outbuildings which were used as a studio and dark rooms. It is accessed via the rear garden of 1 Collinwood Close

Proposal

3. Planning permission is sought for the demolition of the existing redundant single-storey outbuildings and the erection of a single storey building to provide a 1 bedroom detached dwelling, and the creation of an off-street parking space, refuse and cycle storage to the side of 1 Collinwood Close, and a pedestrian access to the plot at the rear.
4. Officers consider that the principle determining issues with regards to the proposal are as follows:
 - Principle of Development
 - Balance of Dwellings
 - Demolition of Existing Outbuildings
 - Form and Appearance
 - Impact upon Adjoining Properties
 - Residential Uses
 - Highway Matters
 - Tree Matters
 - Biodiversity
 - Flooding / drainage
 - Sustainability

Principle of Development

5. The National Planning Policy Framework [NPPF] encourages the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. This is supported by Policy CS2 of the Oxford Core Strategy 2026. The NPPF defines previously developed land as land which was occupied by a permanent structure, including the curtilage of the developed land.
6. The parcel of land is set to the rear of 1 and 2 Collinwood Close, but does not form part of their rear gardens. During the consultation process concerns have been raised that the development would result in the loss of green space or private residential garden from the area. However, this is currently an underused

plot which is separated from any residential garden and therefore the redevelopment would result in no material loss of open space or residential garden land. Moreover the site would constitute previously developed land as defined by the NPPF. The principle of redeveloping the site for residential use would accord with the NPPF and Policy CS2 of the adopted Oxford Core Strategy 2026.

Balance of Dwellings

7. Policy CS23 of the Oxford Core Strategy 2026 requires residential development to deliver a balanced mix of housing to meet future household need within each site and across Oxford as a whole. The mix of housing relates to the size, type and tenure of dwellings to provide for a range of households. The Balance of Dwellings Supplementary Planning Document (BoDSPD) identifies the site as being located within the Quarry and Risinghurst Neighbourhood Area, where a reasonable proportion of new family dwellings are required within residential schemes.
8. The proposed development would introduce a single one bedroom dwellinghouse into the neighbourhood area. In doing so, it would not result in the net loss of any family dwelling and therefore officers consider that the proposal would accord with Policy CS23 of the Oxford Core Strategy 2026 and the BoDSPD.

Demolition of Existing Outbuildings

9. The site is not within a conservation area, and the outbuildings are not statutorily listed. The buildings are not included on the City's Register of Heritage Assets. The outbuildings are in a state of disrepair, but are not of any particular architectural merit and as such there would be no particular objection to their loss.
10. The consultation process has identified that the outbuildings were used as a photographic studio by J W Thomas, a commercial photographer active in Oxford between 1946 and 1999. His work, documenting the historic architecture of Oxford was exhibited nationally and was used to promote the Oxford Historic Buildings Fund, for which the University awarded him the honorary degree of MA. The Centre for Oxfordshire Studies and English Heritage have collections of his work in their archives. Although J W Thomas would be a locally notable individual, the legacy of his body of work would be regarded as having the greater significance. The buildings comprise relatively rudimentary timber built sheds and a small single-storey dark room/studio building, of mid-20th century construction, with horizontal sliding glazed doors to the front, equivalent in size to a domestic detached garage. The existing photographic studio may have some local significance, judged against the City Council's Heritage Assets criteria but this would not outweigh the potential benefits from bringing this underused and overgrown site back into residential use. As such the association with JW Thomas would not be sufficient to warrant the retention of the buildings. Notwithstanding this, the potential harm through loss of the significance of the building could be minimised by requiring the preparation of a booklet emphasising

the importance of J W Thomas' work and surviving archive including a basic photographic survey of the studio building prior to its demolition. This could be secured by condition to a brief agreed with the Local Planning Authority.

Form and Appearance

11. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate a high-quality urban design that responds to the site and its surroundings; create a strong sense of place; attractive public realm; and provide high quality architecture. Policy HP9 of the Sites and Housing Plan states that the form, layout, and density of the scheme should make an efficient use of land whilst respecting site context; and exploit opportunities to make a positive contribution to local character and distinctiveness, and maintain natural surveillance of the public realm. This is supported by Policy CP8 of the Oxford Local Plan 2001-2016.
12. Collinwood Close and the surrounding area is characterised by two-storey semi-detached properties with hipped roofs and rendered finish which are set back from the road by small front gardens and have reasonable sized private gardens to the rear. The rear gardens of properties add to the sense of spaciousness between properties. The site is a backland plot and therefore any development would need to respond appropriately to this context. The proposed building would be single storey with a hipped roof measuring approximately 11.5m (l) x 5.8m (w) x 3.2m (h). The size and scale of the building would respond to the backland location and have a limited impact upon the sense of spaciousness that exists to the rear of the adjoining properties. The hipped roof has a shallow pitch to reduce its scale and give a sense of subservience to the primary dwellings within the residential block. The new dwelling would have a similar visual impact as the existing buildings on plot, appearing as outbuildings to the main residential properties of which there are many examples scattered throughout the rear gardens of the adjoining properties. In terms of design the building will have a more traditional appearance with a rendered finish to match the prevailing character of the area and a sedum green roof.
13. As such officers consider that the proposed dwellinghouse would be of a size, scale, and design that would suit the capacity of this backland location and be well integrated into the context of the site and surrounding residential area in accordance with Policy CS18 of the Oxford Core Strategy 2026, Policy HP9 of the Sites and Housing Plan, and Policy CP1 and CP8 of the Oxford Local Plan 2001-2016.

Impact upon Adjoining Property

14. The Council seeks to safeguard the amenities of properties surrounding any proposed development. Policy HP14 of the Sites and Housing Plan states that residential development should provide reasonable privacy and daylight for the occupants of existing and new homes. In making any assessment the following factors will be considered; whether the degree of overlooking to and from neighbouring properties or gardens resulting from development will compromise privacy of existing or new homes; the orientation of windows in existing and new

dwellings in respect of access to daylight, sunlight and solar gain, and that existing and proposed walls hedges, trees and fences help protect privacy and also do not create an overbearing impact. This is also supported through Policy CP10.

15. The proposed dwellinghouse would be of a size and scale that would not have an adverse impact upon the residential amenities of the adjoining Collinwood Close, Collinwood Road, and Downside Road properties in terms of loss of light, privacy, or overbearing impact.
16. During the consultation process concerns have been raised that the building will remove privacy from the rear gardens of the adjoining properties particularly 4 Collinwood Close; 35 and 39 Downside Road. The building is of a small scale with the shallow roof just above the boundary fence line, and as such none of the windows would overlook the habitable rooms or rear gardens of these properties. The introduction of the residential use would reflect the prevailing character of the area and the activity arising from this use would be no different to the normal back to back relationships of other residential properties that exist throughout the area.
17. The proposed dwelling would be accessed by a pathway that runs from Collinwood Close along the north-eastern boundary of the site. The single-storey outbuilding that sits within the rear garden of 1 and 2 Collinwood Close would be removed. The pathway would not result in a significant loss of amenity space for 1 and 2 Collinwood Close. Furthermore the access would not create any privacy or amenity issues for the adjoining Collinwood Road properties as it would be gated at the parking area to the front of Collinwood Close. A condition should be attached requiring details of the access arrangements and lighting to this pathway.
18. Officers consider that the proposed development has been designed in a manner that would safeguard the residential amenities of the properties surrounding the site and would accord with Policies CP1, and CP10 of the Oxford Local Plan 2001-2016, and Policy HP14 of the Sites and Housing Plan.

Residential Uses

19. The proposed dwelling would have a good standard of internal environment for a one bedroom dwelling that would accord with Policy HP12 of the Sites and Housing Plan.
20. The dwelling would have a private garden that would surround the building with the main open area approximately 16m in length and 10m wide. This would be of more than adequate size for a one bedroom dwelling and although there would be a number of mature trees within the garden it would receive sufficient levels of natural sunlight and daylight. There would also be sufficient space for each of the units to be provided with suitable refuse and cycle storage which could be in an accessible and practical location whether that is located to the front or rear of the property. The location and size of the storage could be dealt with by condition. As such officers consider that the proposal would satisfy Policy CP10

of the Oxford Local Plan 2001-2016, and Policy HP10 (b) and HP13 of the Sites and Housing Plan.

Highway Matters

21. The Local Highways Authority consider that the provision of a 1 bedroom residential dwelling is not likely to generate a level of traffic which would create undue risks to highway safety on Collinwood Close, bearing in mind the existing situation on this residential cul-de-sac in terms of traffic and parking.
22. The area is served by a local Post Office and Shops which are in close proximity to the development site. There are bus services to the estate however the distance to a full range of shops and facilities makes car ownership likely in this location. The provision of a single off-street parking space for the dwelling is acceptable in this location. The proposed car parking space would provide a practical and usable off-street car parking. The Local Highways Authority have no highway safety concerns with the access and egress onto Collinwood Close, as suitable vehicular and pedestrian visibility is provided to the left for egress onto Collinwood Close. The visibility to the right is below standard as this land is outside of the control of the applicant but this does not create undue risks to highway safety.
23. The provision of the covered bin storage for the proposed development and also 1 and 2 Collinwood Close is likely to make access to the proposed parking space difficult. Where the applicant has control of nos. 1 and 2 Collinwood Close it is recommended that bin storage for the existing dwellings should be provided in an alternative location. This is to ensure ease of access to the proposed car parking space for the new proposed dwelling. This could be secured by condition.
24. Therefore officers consider that the proposed development is not considered to create undue highway safety concerns with respect to traffic generation and parking on Collinwood Close in accordance with Policies CP1 and CP10 of the Oxford Local Plan 2001-2016 and Policies HP15 and HP16 of the Sites and Housing Plan.

Tree Matters

25. A Tree Survey has been included with the application. Officers would concur with the assessment of the quality and value of existing trees within this survey.
26. It is not proposed to remove any of the trees from the site, but building works will need to be undertaken within the root protection area of the retained trees and therefore it may be necessary to remove some of the trees as the project progresses through the construction phase. The removal of trees from the site would not have a significant impact upon public amenity and any impact on private amenity in views surrounding from the properties surrounding the site would be adequately mitigated by planting new trees. As such officers consider that the proposal would not conflict with Policy NE15 of the Oxford Local Plan, subject to conditions requiring a landscape plan, underground services plan, tree protection plan and arboricultural method statement to be provided.

Biodiversity

27. The proposed development would not have an impact upon local ecology. The existing outbuildings are not likely to be used by bats because of their construction and condition. The trees within the sites do not have any crevices suitable for bat roosts and most are non-native species and have limited biodiversity value.
28. During the consultation process concerns have been raised that slow worms have been found in the local area and may use the site. Having regards to these matters officers consider that the site is unlikely to provide an important habitat for any local population of slow worms. Slow worms need heat and sunlight to bask in to get their body temperature up before moving around and feeding. They are an under reported but relatively common species, that may be present in nearby gardens and areas of shorter vegetation, but they are unlikely to use the proposed site. Therefore it would not be reasonable to ask for a slow worm survey on the site. The proposed development would tidy up this overgrown site and establish an area of garden with shorter vegetation and sunnier patches, which are likely to be more attractive to slow worms than the current situation allows. In order to ensure that the applicant is aware of their responsibilities in relation to wildlife protection an appropriate informative should be added to any permission.
29. Therefore the proposal would not conflict with Policy CS12 of the Oxford Core Strategy 2026. The use of native species in any landscaping would compensate for the loss of any of the existing trees in terms of biodiversity.

Flooding / Sustainable Drainage

30. The site has not been identified as being within a flood zone according to the Oxford City Council Strategic Flood Risk Assessment. As such there is no requirement for a flood risk assessment to be included within the application and the proposed development would not give rise to any flood risk.
31. In terms of surface water drainage and the existing sewerage network, Thames Water has raised no objection to the proposal. The Oxfordshire County Council Drainage Team have recommended that any development is conditional upon a sustainable urban drainage system, soak away, porous parking area, and green roof being provided to ensure that appropriate drainage methods are provided to avoid any impact from potential increase in surface water. While representations have been made with respect to localised flooding that is experienced within the area, it is considered that any such impact from the proposed development could be resolved by an appropriate sustainable urban drainage system being employed.

Sustainability

32. The design and access statement indicates that the dwelling has been designed to achieve Level 4 of the Code for Sustainable Homes. It will include the sourcing

of all materials locally where possible and the use of energy efficient fittings and appliances. The roof will also be a green sedum. A condition should be attached which requires further details of the methods to be employed within the building design in order to achieve such a rating.

Conclusion:

33. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan and therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the development.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Contact Officer: Andrew Murdoch

Extension: 2228

Date: 26th April 2013

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Appendix 1

Land to rear of 1 and 2 Collinwood Close



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	26 April 2013
SLA Number	Not Set

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Agenda Item 7

Monthly Planning Appeals Performance Update – March 2013

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is two-fold: a) to provide an update on the Council's planning appeal performance; and b) to list those appeal cases that were decided and also those received during the specified month.
2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out annual performance for the current business plan year, ie. 1 April 2012 to 31 March 2013.

Table A. BV204: Current Business plan year performance (1 April to 31 March 2013)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	16	(38%)	4(50%)	12 (37%)
Dismissed	26	62%	4 (50%)	22 (63%)
<i>Total BV204 appeals</i>	42		8	34

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table B.

Table B. All planning appeals (not just BV204 appeals): Rolling year to 31 March 2013

	Appeals	Percentage performance
Allowed	19	(39%)
Dismissed	30	61%
All appeals decided	49	
Withdrawn	0	

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to all the members of the relevant committee. The case officer also subsequently circulates members with a commentary on the decision if the case is significant. Table C, appended below, shows a breakdown of appeal decisions received during March 2013.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the committee receive the notification letter. Table D, appended below, is a breakdown of all appeals started during March 2013. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Table C

Appeals Decided between 1/3/13 and 31/3/13

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/00914/FUL	12/00036/REFUSE	DEL	REF	DIS	15/03/2013	COWLEY	1 Clive Road Oxford Oxfordshire OX4 3EJ	Two-storey, side extension and other alterations to create 2x1 bed flats with associated car parking, amenity space and refuse/cycle storage facilities (variation of scheme approved by application 11/02631/FUL)
12/01780/FUL	12/00046/REFUSE	DEL	REF	DIS	19/03/2013	STMARY	9 Green Street Oxford OX4 1YB	Part removal of existing buildings. Erection of 2 x 4 bedroom dwellings and 1 x 2 bedroom dwelling with associated car parking, cycle parking and bin storage.

Total Decided: 2

Table D

Appeals Received between 1/3/13 and 31/3/13

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
12/02376/FUL	13/00008/REFUSE	DEL	REF	W	Cedar House 2B Bladon Close Oxford Oxfordshire OX2 8AD	WOLVER	Erection of 2 storey 4-bed detached dwellinghouse (use class C3) (retrospective) (amendment to planning permission 11/01398/FUL) and garden outbuilding.
12/02904/FUL	13/00009/REFUSE	DEL	REF	H	34 Tarragon Drive Oxford Oxfordshire OX4 7XT	NORBRK	Erection of front porch and conversion of existing garage to form gym room.
12/02964/FUL	13/00010/REFUSE	DEL	REF	H	30 Weirs Lane Oxford Oxfordshire OX1 4US	HINKPK	Provision of dropped kerb for vehicle access from highway.
12/03016/FUL	13/00007/NONDET	DELCOM	REF	W	81 Wytham Street Oxford Oxfordshire OX1 4TN	HINKPK	Erection of single storey side extension and single storey rear extension.
13/00023/FUL	13/00011/REFUSE	DEL	REF	W	106 London Road Headington Oxford Oxfordshire OX3 9AJ	HEAD	Change of use from retail unit (Use Class A1) to licensed betting office (Use Class A2). Alterations to side elevation and shopfront.
13/00036/FUL	13/00012/REFUSE	DEL	REF	W	Land Rear Of 2-14 Jack Straws Lane Headington Oxford OX3 0DL	HHLNOR	Erection of three detached two-storey dwellings with parking, access and amenity space. (Amended plans)

Total

6

Table E

Enforcement Appeals Received between 1/3/13 and 31/3/13

TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

EN CASE NO.	AP CASE NO.	TYPE	ADDRESS	WARD:	DESCRIPTION
12/00635/ENF	13/00006/ENFORC	W	73 Dene Road Oxford Oxfordshire OX3 7EQ	LYEVAL	Alleged erection of single storey outbuilding without planning permission.

Total **1**

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EAST AREA PLANNING COMMITTEE

Tuesday 16 April 2013

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

OFFICERS PRESENT: Martin Armstrong (City Development), Andrew Murdoch (City Development), Robert Fowler (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

141. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor David Rundle (substitute Councillor Ruth Wilkinson).

142. DECLARATIONS OF INTEREST

There were no declarations of interest.

143. 166 SANDY LANE: 13/00386/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a two storey side extension and alterations to existing 4 bedroom dwelling to create 1x1 bedroom dwelling and 1x2 bedroom dwelling

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

After taking all written submissions into account, the Committee resolved (by 8 votes to 0) to REFUSE the planning application for the following reasons:

- 1 The proposed 2-bed dwellings are unacceptable as they would fail to provide a reasonable quality of accommodation for future occupiers due to their inadequate size therefore failing to provide a decent standard of living accommodation for future residents. The proposals therefore fail to accord with the requirements of policy HP12 of the Sites and Housing Plan 2011-2026
- 2 The proposal fails to demonstrate the new dwellings can readily meet the needs of most people, including those with reduced mobility in that it has failed to establish they meet Lifetime Homes standards. The proposal therefore does not comply with policy HP2 of the Sites and Housing Plan 2011-2026.
- 3 The combination and arrangement of the car parking spaces, the cycle stores and the bin stores creates a cramped and cluttered frontage resulting in restricted access to the front doors and use of the cycle and

bin stores to the detriment of the future occupiers. The proposals therefore fail to accord with the requirements of policy HP9, HP13 and HP15 of the Sites and Housing Plan 2011-2026.

**144. OXFORD CITY FOOTBALL GROUND, COURT PLACE FARM:
13/00136/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for 2 non-illuminated adverts at entrance to football ground.

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

After taking all written submissions into account, the Committee resolved (by 8 votes to 0) to APPROVE the planning application subject to the following conditions:

- 1 Five year time limit
- 2 Develop in accordance with approved plans
- 3 Advert - Statutory conditions

145. COWLEY ROAD RECREATION GROUND: 12/03125/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a fence around the cricket net facility.

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

After taking all written submissions into account, the Committee resolved (by 8 votes to 0) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

**146. PARKS DEPOT, BURY KNOWLE PARK, LONDON ROAD
12/02623/CT3 & 12/02622/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed planning applications for:

- (1) Conservation Area Consent for demolition of brick shed and former mess building.
- (2) 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.

In accordance with the criteria for public speaking, the Committee noted that Jill Cummings, John Jeffs and Tony Joyce spoke against the application and no one spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 5 votes to 4) to SUPPORT the development in principle but defers the applications in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to the following conditions and informative on its completion:

Conditions (12/02623/CT3):

- 1 Commencement of works LB/CAC consent
- 2 Architectural Recording
- 3 No demolition before rebuilding contract

Conditions (12/02622/CT3):

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Details of Means of Enclosure
- 5 Details of Refuse and Cycle Storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Details of access road and turning area
- 13 Lighting plan for access road
- 14 A Site Management Plan for traffic /access arrangements
- 15 Exclusion from residents parking zone
- 16 Construction Traffic Management Plan
- 17 Sustainable Urban Drainage Scheme
- 18 Details of Biodiversity Enhancements
- 19 Details of Sustainability Measures
- 20 Contaminated Land Risk Assessment

Legal Agreement:

- Secure the affordable housing provision
- Financial Contributions of £89,655 (plus admin fees)

Informative

1. Officers to investigate having the access way through the Priory, Old High St
2. Management of Bury Knowle carpark

The Committee agreed that officers should consult with the Chair and Vice Chair the details of conditions 6, 13, 14 and 16 of planning application 12/02622/CT3 prior to the issuing of planning permission.

147. PLOTS 8600 AND PART OF 8400, ALEC ISSIGONIS WAY, OXFORD BUSINESS PARK NORTH: 12/03115/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for construction of motor vehicle dealership comprising two storey building housing workshops, MOT bays,

storage plus single storey Valet building. Formation of new access plus 177 car parking spaces for customers, staff, workshops and car sales.

In accordance with the criteria for public speaking, the Committee noted that George Vasdekys spoke for the application.

After taking all written and oral submissions into account, the Committee resolved (by 9 votes to 0) to SUPPORT the development in principle but defers the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to the following conditions and informative:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Landscape plan required
- 5 Landscape plan carried out by completion
- 6 Landscape Management Plan
- 7 Details of mapping and relocation of Bee Orchids
- 8 Details of external lighting
- 9 Details of Secure by Design Measures
- 10 Noise Restrictions
- 11 NRIA measures implemented
- 12 Sustainable Urban Drainage Strategy
- 13 Parking areas laid out as approved
- 14 Cycle parking provision
- 15 Travel Plan
- 16 Signage Strategy
- 17 Construction Traffic Management Plan
- 18 Contaminated Land Watching Brief

Legal Agreement

- £22,500 towards transport infrastructure improvements
- £60,034 towards Affordable Housing Provision
- £18,876.00 towards public art
- £2,000 towards biodiversity compensation

Informative

- 1 Officers to check whether a Trade effluent consent has been granted and request one if not.

148. LAND ADJACENT TO THE REAR OF 73 TO 81 LIME WALK: 13/00174/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing buildings. Erection of 2 x 3/4 bedroom houses fronting Lime Walk and two storey office building fronting All Saints Road. Provision of cycle and bin stores (amendment to planning permission 11/00648/FUL)

In accordance with the criteria for public speaking, the Committee noted that Darrell Godliman spoke in favour of the application.

After taking all written submissions into account, the Committee resolved (by 9 votes to 0) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Design - no additions to dwelling
- 4 Samples
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Retain rear boundary wall
- 8 Bin and cycle stores
- 9 Variation of Road Traffic Order - Lime Walk, New High Street and All Saints Road,
- 10 Sustainable drainage
- 11 No external staircase to offices
- 12 Sustainability design/construction
- 13 Use Class C3 only
- 14 Construction Travel Plan
- 15 Contaminated Land - Desktop study etc. (unless already dealt with)
- 16 High level windows to offices
- 17 Obscure glazing for first floor bathroom windows of offices

149. 29 OLD HIGH STREET: 13/00311/FUL & 13/00312/CAC

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

1. Planning application (13/00311/FUL) for the 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. Conservation area consent (13/00312/CAC) for partial demolition of existing house, boundary wall and complete demolition of existing garages and outbuildings. (Amended plans)

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

After taking all written submissions into account, the Committee resolved (by 9 votes to 0) to APPROVE the planning application (13/00311/FUL) and conservation area consent (13/00312/CAC) subject to the following conditions and informative:

Conditions (13/00311/FUL)

1. Development must be begun within three years.
2. Development must be built in accordance with approved plans.
3. Existing outbuildings and extension shown to be demolished must be demolished prior to the erection of the approved extension.
4. Materials – samples must be provided of the manufactured stone blocks, mortar and slates.
5. Material specifications and details of Eastern Boundary Wall

6. Material specifications and details of Western Boundary Wall
7. Material specifications and details of vehicular and pedestrian gates
8. Visibility splays – details to be provided
9. Block up existing access
10. Details of parking area to be provided and retained
11. Contractor parking, deliveries and servicing to be provided on site – details to be approved.
12. Tree protection - Root Protection Area (RPA)
13. Tree protection – Arboricultural Method Statement (AMS)
14. Archaeology – programme of work
15. Bats – supervision by bat ecologist

Conditions (13/00312/CAC)

1. Development must be begun within three years.
2. Development must be built in accordance with approved plans.
3. Tree protection - Root Protection Area (RPA)
4. Tree protection – Arboricultural Method Statement (AMS)
5. Archaeology – programme of work
6. Bats – supervision by bat ecologist
7. No demolition prior to confirmation of contract for construction

Informative

1. That the applicant be informed that the Friends of Headington give an annual award to enhanced buildings in the Headington conservation area.

150. LAND ADJACENT TO 56 ASHURST WAY: 13/00308/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the variation of conditions 3 (landscaping) and 4 (planting) of planning permission 00/01621/NF in order to allow the discharge of landscaping details post occupation of the property and discharge of planting after first season.

In accordance with the criteria for public speaking, the Committee noted that Mr J Rodrigo spoke against the application and Robert Pope spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 6 votes to 0) to APPROVE the planning application subject to the following conditions:

1. Landscaping to be implemented and retained as shown on submitted plan
2. Planting to be implemented and retained as shown (and replanted in five years if lost)
3. Boundary treatments to be installed and retained as shown.
4. Permitted Development Rights removed

151. 29 BALFOUR ROAD: 13/00349/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the sub division of existing plot and erection of 1x2 bed self-contained dwelling house (Class C3). Provision of vehicle parking and amenity space.

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

After taking all written submissions into account, the Committee resolved (by 8 votes to 1) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Details of parking areas and visibility
- 7 Sustainable Urban Drainage system

152. 8 JERSEY ROAD: 13/00309/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a concrete patio to rear (retrospective).

In accordance with the criteria for public speaking, the Committee noted that Jacques Lauruol spoke against the application and Robert Pope spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 6 votes to 2) to APPROVE the planning application subject to the following conditions:

- 1 Finish and materials
- 2 Access and usage
- 3 Detail of lawn area submitted and implemented
4. Landscaping management scheme

The time limit for the completion of the remedial works to the concrete slab to form a patio and the treatment of the rest of the garden was limited to 3 months.

153. PLANNING APPEALS

The Committee resolved (by 9 votes to 0) to NOTE the report on planning appeals received and determined during February 2013

154. MINUTES

The Committee resolved (by 9 votes to 0) to APPROVE the minutes of the meetings held on 5 and 7 March 2013 as true and accurate records.

155. FORTHCOMING APPLICATIONS

The Committee resolved (by 9 votes to 0) to NOTE the list of forthcoming applications.

156. DATES OF FUTURE MEETINGS

The Chair informed the Committee that due to the large number of forthcoming applications there might be a need for two meetings in May. However due to the Labour Group's AGM on the 9th May, the scheduled second meeting date was not suitable. A second meeting date would be arranged and communicated to members in due course.

The Committee resolved (by 9 votes to 0) to NOTE that the next meeting would be held on Tuesday 7 May 2013.

The meeting started at 6.00 pm and ended at 8.45 pm