

# **EAST AREA PLANNING COMMITTEE**

**Wednesday 5 June 2013**

**COUNCILLORS PRESENT:** Councillors Altaf-Khan, Clarkson, Coulter (Chair), Hollick, Lloyd-Shogbesan, Paule, Fooks, Kennedy and O'Hara.

**OFFICERS PRESENT:** Michael Crofton-Briggs (Head of City Development), Angela Fettiplace (City Development), Niko Grigoropoulos (City Development), Matthew Parry (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

## **1. ELECTION OF CHAIR FOR THE COUNCIL YEAR 2013/14**

The East Area Planning Committee elected Councillor Roy Darke to be the Chair for the Council Year 2013/14.

## **2. ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2013/14**

The East Area Planning Committee elected Councillor David Rundle to be the Vice Chair for the Council Year 2013/14.

## **3. START TIME OF MEETINGS**

The Council and Committee programme for the Council years 2013/14 and 2014/15 was agreed by Council on 22 April 2013. The start time for the East Area Planning Committee has been assumed as 6pm.

The Committee confirmed the start time of its meetings will be 6pm for the remainder of the Council Year 2013/14.

## **4. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Roy Darke (substitute Councillor Councillor Pat Kennedy), Councillor David Rundle (substitute Councillor Jean Fooks), and Councillor Steve Curran (substitute Councillor Helen O'Hara).

## **5. DECLARATIONS OF INTEREST**

No declarations of interest were made.

## **6. FORMER COMMUNITY CENTRE, WESTLANDS DRIVE: 12/03281/FUL**

The Head of City Development submitted a report which detailed a planning application to demolish the existing building. Erect 21 flats (14 x 1-bed, 7 x 2-bed) on 3 floors, together with 21 car parking spaces, 56 cycle spaces and

landscaping. (Removal of stair core to mansion block, revised landscaping and provision of foul water drainage system including on-site storage flow control device).

In accordance with the criteria for public speaking, the Committee noted that Mr Chesman, Betty Fletcher, Jane Cox and Georgina Gibbs spoke against the application and Paul Ruff (AHMM), Jo Curson (GreenSquare Group) spoke in favour of it.

The Committee resolved to GRANT planning permission subject to conditions, but defer the issuing of the decision notice until the satisfactory completion of the associated Section 106 legal agreement and delegate the issuing of the decision notice to the Head of City Development. Also that Officers consult with the Chair, Vice Chair and Ward Councillors on all the drainage related conditions 14, 23, 25 before these details are approved.

#### Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Boundary details before commencement
- 5 Landscape plan required
- 6 Landscape carry out after completion
- 7 No felling lopping cutting
- 8 Tree Protection Plan (TPP) 1
- 9 Arboricultural Method Statement (AMS) 1
- 10 Landscape management plan
- 11 Service Plan
- 12 Site Arrangements
- 13 Contaminated land
- 14 Drainage works
- 15 Construction Travel Plan
- 16 Cycle parking details required
- 17 Car parking
- 18 Vision splays
- 19 External lighting
- 20 Bin stores
- 21 Sustainability design/construction
- 22 Public art
- 23 Details of foul drainage tank
- 24 Exclusion of site from CPZ
- 25 Sustainable drainage

#### Legal Agreements

A total of £395,000 Section 106 contributions over the 3 application sites [Northway Centre/Dora Carr Close, Westlands Drive and Barns Road] (which includes admin fees for city and county) will be secured as follows:

- £250,000 towards primary and secondary education
- £100,000 towards highways, £37,500 of which will be safeguarded for a possible CPZ in the Bares Road area, otherwise to be used on other highways infrastructure such as cycle city
- £45,000 towards a variety of City section106 matters, e.g. indoor and outdoor sport facilities, allotments and play areas.

A number of other matters would need to be secured by Section 106 legal agreement including the following:

- Arrangement for temporary changes to the Traffic Regulation Order in the Barns Road area (£3,600 to be paid to the County Council to cover the cost of this);
- £3000 to be paid to the County Council to cover the cost of a number of parking/traffic surveys on roads in the vicinity of the Barns Road site;
- Developer to make arrangements for and meet the costs of the provision of the replacement bus shelter along Barns Road, which must be to Oxfordshire County Council's standards and specifications;
- Provision of a car club at the Barns Road site with all occupiers eligible for free membership of the car club scheme for a minimum of 12 months funded by the developer;
- Arrangements with the county council for the provision of the landscaping scheme on either side of Barns Road to mitigate the loss of existing on-site trees, the full costs of which to be met by the developer; and if it is not possible to provide such a scheme to make arrangements with the county council and fund the provision of a similar landscaping scheme on the public highway elsewhere in the local area;
- All marketing information for the flats to clearly specify that no car parking is provided and that occupiers are expected not to own or keep a car at or close to the Barns Road site;
- Provision of and long-term maintenance of biodiversity measures including newt pond at Dora Carr Close.

## **7. NORTHWAY CENTRE, MALTFIELD ROAD: 12/03280/FUL**

The Head of City Development submitted a report which detailed a planning application to demolish the existing buildings. Erection of 47 residential units (9 x 1-bed, 14 x 2-bed, 15 x 3-bed, 4 x 4-bed, 5 x live/work units) plus community centre in 5 blocks on 2, 3 and 4 levels. Provision of 78 car parking spaces, 102 cycle parking spaces and landscaping. Relocation of hard play court, provision of newt pond, wetland habitat, Aunt Sally court, outdoor seating for the social club and playing field terrace. (Amended plans) (Amended description)

In accordance with the criteria for public speaking, the Committee noted that Betty Fletcher and Jane Cox spoke against the application and Jo Curson (GreenSquare Group), Carl Hibbins of (Northway Community Association) and Paul Ruff (AHMM), spoke in favour of it.

The Committee resolved to GRANT planning permission subject to conditions, but defer the issuing of the decision notice until the satisfactory completion of the associated Section 106 legal agreement and delegate the issuing of the decision notice to the Head of City Development. Also that Officers consult with the Chair, Vice Chair and Ward Councillors on all the drainage related conditions 12,26 and 29 before these details are approved.

### Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Design - no additions to dwelling

4	Samples
5	Boundary details before commencement
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 (TPP) 1
11	Arboricultural Method Statement (AMS) 1
12	Drainage works
13	Contaminated land
14	Construction Travel Plan
15	Travel Plan
16	Car parking
17	Cycle parking details required
18	Vision splays
19	External lighting
20	Landscape Management Plan
21	Relocate hard play court
22	Bin stores
23	Newt Strategy
24	Sustainable construction/design
25	Public Art
26	Sustainable drainage
27	Obscure glaze side windows [terrace C]
28	Details of bund to wetland habitat
29	Details of foul drainage storage tank

### Legal Agreements

A total of £395,000 Section 106 contributions over the 3 application sites [Northway Centre/Dora Carr Close, Westlands Drive and Barns Road] (which includes admin fees for city and county) will be secured as follows:

- £250,000 towards primary and secondary education
- £100,000 towards highways, £37,500 of which will be safeguarded for a possible CPZ in the Bares Road area, otherwise to be used on other highways infrastructure such as cycle city
- £45,000 towards a variety of City section106 matters, e.g. indoor and outdoor sport facilities, allotments and play areas.

A number of other matters would need to be secured by Section 106 legal agreement including the following:

- Arrangement for temporary changes to the Traffic Regulation Order in the Barns Road area (£3,600 to be paid to the County Council to cover the cost of this);
- £3000 to be paid to the County Council to cover the cost of a number of parking/traffic surveys on roads in the vicinity of the Barns Road site;
- Developer to make arrangements for and meet the costs of the provision of the replacement bus shelter along Barns Road, which must be to Oxfordshire County Council's standards and specifications;
- Provision of a car club at the Barns Road site with all occupiers eligible for free membership of the car club scheme for a minimum of 12 months funded by the developer;

- Arrangements with the county council for the provision of the landscaping scheme on either side of Barns Road to mitigate the loss of existing on-site trees, the full costs of which to be met by the developer; and if it is not possible to provide such a scheme to make arrangements with the county council and fund the provision of a similar landscaping scheme on the public highway elsewhere in the local area;
- All marketing information for the flats to clearly specify that no car parking is provided and that occupiers are expected not to own or keep a car at or close to the Barns Road site;
- Provision of and long-term maintenance of biodiversity measures including newt pond at Dora Carr Close.

#### Informative

That the car parking spaces corresponding to the flats and the community centre, are not adopted as public highway and are managed by the housing association and the Northway Community Association respectively.

### **8. FORMER COWLEY COMMUNITY CENTRE, BARNs ROAD: 12/03278/FUL**

The Head of City Development submitted a report which detailed a planning application to erect a 4 storey building comprising community room, retailing and workshop floor space on ground floor and 40 residential flats (18 x 1 bed, 22 x 2 bed) on upper floors. Provision of 5 car parking spaces, 100 cycle parking spaces, bin stores and ancillary works MP

In accordance with the criteria for public speaking, the Committee noted that Robert Wakefield, Daniel Lordan and Judith Harley spoke against the application and Jo Curson (GreenSquare Group), Carl Hibbing (Emamus) and Paul Ruff (AHMM) spoke in favour of it.

The Committee resolved to REFUSE planning permission on the following grounds:

1. The proposal fails to provide sufficient social rented affordable housing on this site thereby failing to meet the objective of creating mixed and balanced communities and does not comply with policy HP3 of the Council's Sites and Housing Plan 2013,
2. The proposal seeks to provide a car-free development in an area which is not subject to a Controlled Parking Zone (CPZ). Consequently the car-free nature of the scheme cannot be enforced. As a result the proposals are likely to lead to significant on-street parking to the detriment of highway safety and the parking conditions for existing local residents. Consequently the proposal is contrary to policy CP1 of the Oxford Local Plan 2001-2016 and HP16 of the Sites and Housing Plan 2013.
3. The proposal fails to make sufficient and safe provision for access and circulation for delivery and servicing vehicles as well as pedestrian movement in and around the site to the detriment of highway safety, contrary to policy CP1 of the Oxford Local Plan 2001-2016.

4. The excessive height and bulk of the building fails to reflect the smaller suburban scale of properties at the rear to the detriment of the character of the area and the amenity of the neighbouring residents, contrary to policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan 2001-2016 and policy HP14 of the Sites and Housing Plan 2013.

5. The proposed amount and intensity of development and competing uses is inappropriate on this restricted site, amounting to overdevelopment to the detriment of the amenity of existing residents and future occupiers, contrary to policies CP1, CP6 and CP10 of the Oxford Local Plan 2001-2016.

## **9. PLANNING APPEALS**

The Committee resolved to NOTE the report on planning appeals received and determined during April 2013

## **10. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on 13 May 2013 as a true and accurate record.

## **11. FORTHCOMING APPLICATIONS**

The Committee resolved to NOTE the list of forthcoming applications.

## **12. DATES OF FUTURE MEETINGS**

The Committee resolved to NOTE that the next meeting would be held on Thursday 13 June 2013.

**The meeting started at 6.00 pm and ended at 9.55 pm**