

# Agenda

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## East Area Planning Committee

Date: **Wednesday 3 July 2013**

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Time: **6.00 pm**

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Place: **Oxford Town Hall**

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For any further information please contact:

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# East Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Roy Darke</b>	Headington Hill and Northway;
<b>Vice-Chair</b>	<b>Councillor David Rundle</b>	Headington;
	<b>Councillor Mohammed Altaf-Khan</b>	Headington Hill and Northway;
	<b>Councillor Mary Clarkson</b>	Marston;
	<b>Councillor Van Coulter</b>	Barton and Sandhills;
	<b>Councillor Steven Curran</b>	Northfield Brook;
	<b>Councillor Sam Hollick</b>	Holywell;
	<b>Councillor Ben Lloyd-Shogbesan</b>	Lye Valley;
	<b>Councillor Michele Paule</b>	Rose Hill and Iffley;

The quorum for this meeting is five members. Substitutes are permitted.

### **HOW TO OBTAIN AGENDA**

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

- Viewed on our website – [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
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- Sent to you in hard copy form upon payment of an annual subscription.

# AGENDA

## Pages

- |   |   |        |
|---|---|--------|
| 1 | <b>APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>          |        |
| 2 | <b>DECLARATIONS OF INTEREST</b>                         |        |
| 3 | <b>FORMER CRICKET GROUND, BARTON ROAD: 13/00631/FUL</b> | 1 - 16 |

The Head of City Development has submitted a report which details a planning application to erect 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 parking spaces, public open space and landscaping.

**Officer recommendation:** That the Committee SUPPORTS the proposals in principle but defer the application to allow an accompanying legal agreement to be drawn up and to delegate to officers issuing of the notice of planning permission on its completion.

### Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of all materials to be agreed
- 4 Public Art - Scheme details & timetable
- 5 Design - no additions to dwelling
- 6 No additional windows
- 7 Landscape plan required
- 8 Landscape carry out by completion
- 9 Details of public open space
- 10 Landscape management plan
- 11 Boundary details
- 12 Sustainability design/construction
- 13 SUDS drainage
- 14 Details of photo-voltaic systems
- 15 Variation of Road Traffic Order
- 16 Permeable paving for parking areas
- 17 Cycle parking details required
- 18 Vision splays
- 19 Pedestrian vision splays
- 20 Provision of bin stores
- 21 Construction details
- 22 Details of metal fencing
- 23 Details of grassed berms
- 24 Use Class C3 only
- 25 Archaeological investigation – trial trenching

### **Legal Agreement:**

#### County

£188,557 towards Education  
£7,498 towards Library facilities  
£3,175 towards Waste Management

£74,925 towards Transport  
£436 towards Museum facilities  
£4,891 towards Social Care  
Total: £279,482 plus 5% administrative fee

City

£8,185 towards Indoor Sport  
£365 towards Allotments  
Total: £8,550 plus 5% administrative fee

In addition, the sum of £100,000 has been agreed as an appropriate compensation for the permanent loss of the former sports ground and the applicant has agreed to pay this sum as part of the Section 106 Planning Obligation.

**4 PLANNING APPEALS**

17 - 22

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

The Committee is asked to note this information.

**5 MINUTES**

23 - 32

Minutes from 5 & 13 June 2013

**Recommendations:**

That the minutes of the meeting held on 5 June 2013 be APPROVED as a true and accurate record.

That the minutes of the meeting held on 13 June 2013 be APPROVED as a true and accurate record.

**6 FORTHCOMING APPLICATIONS**

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

13/01383/OUT - Land West of Barton North of A40 and South of Boundary Brook - Outline application (seeking means of access) for the erection of: A maximum of 885 residential units (Class C3); a maximum of 2,500 sqm gross Class A1, A2, A3, A4 and A5 uses (with a maximum of 2,000 sqm gross foodstore Class A1); a maximum of 50 extra care housing units; a maximum of 7,350 sqm GEA hotel (Class C1); a maximum of 3,000 sqm GEA Class D1, D2 floorspace (community hub and primary school); in development blocks ranging from 2 to 5 storeys with associated cycle and car parking, landscaping, public realm works, interim works and associated highway works.

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.

13/01397/CT3 - Blackbird Leys Leisure Centre, Pegasus Road - Erection of single storey extension to accommodate additional change room facilities to the north elevation

13/01096/FUL - Land to the rear of William Morris Close - Construction of two all-weather pitches, plus new residential development consisting of 6 x 1 bed, 15 x 2 bed, 15 x 3 bed and 4 x 4 bed residential units, 65 car parking spaces, access road and landscaping accessed off Barracks Lane

12/02626/FUL – 2 Stanley Road - Retention of four existing air conditioning units (retrospective). Demolition of existing mortuary building. Erection of single story rear extension to form prayer room and WCs and installation of rear external staircase. Ground floor alterations to form mortuary and teaching area, and first floor alterations to form study and library. Provision of landscaping, means of enclosure, cycle and bin storage.

13/01119/FUL - Former DHL Site Sandy Lane West - Erection of 3 units providing 3509sqm of accommodation for Class B1 (Business), Class B2 (General Industrial) or Class B8 (Storage or Distribution) use. Provision of 31 car parking spaces and 15 cycle parking spaces.

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

13/01202/FUL – Land to the rear of 34 and 36 York Road - Erection of 1 x 2 bed single storey dwelling in the rear gardens of 34 and 36 York Road. (Amended information)

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.

13/01102/FUL – 114 Kestrel Crescent - Erection of two storey side extension to form 1 x 1 bed dwelling (Class C3). Provision of associated parking, bin store and amenity space.

13/01205/FUL – 23 Bernwood Road - Erection of 2 x 2 bed dwelling houses (class C3). Provision of cycle parking, bin storage and amenity space.

## **7 DATES OF FUTURE MEETINGS**

The Committee NOTES the following future meeting dates:

Wednesday 7 August 2013 (and Thursday 15 August if necessary)  
Wednesday 4 September 2013 (and Thursday 12 September if necessary)  
Wednesday 2 October 2013 (and Thursday 10 October if necessary)  
Wednesday 6 November 2013 (and Thursday 14 November if necessary)  
Wednesday 4 December 2013 (and Thursday 12 December 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 [sclaridge@oxford.gov.uk](mailto:sclaridge@oxford.gov.uk) before 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.

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.