

EAST AREA PLANNING COMMITTEE

Wednesday 3 July 2013

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Altaf-Khan, Clarkson, Hollick, Lloyd-Shogbesan, Paule, Khan and O'Hara.

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

20. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Coulter (substitute Councillor Khan) and Councillor Curran (substitute Councillor O'Hara)

21. DECLARATIONS OF INTEREST

There were no declarations of interest made

22. FORMER CRICKET GROUND, BARTON ROAD: 13/00631/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

In accordance with the criteria for public speaking, the Committee noted that Francis Marshall, Fiona Livingstone, Mark Pitt, (Headington Heritage) and Nicholas Fell spoke against the application and Nik Lyzba spoke in favour of it.

The Committee wished to record that notwithstanding the fact that the amount of open space incorporated in the development is slightly below the requirements of policy SP3 of the Sites and Housing Policy, which requires the site to have 25% open space, the Committee accepted the officers' recommendation because of the number of affordable homes the application will provide and the large proportion of family dwellings provided.

The Committee resolved to SUPPORT the proposal in principle with conditions, 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 – to include a range of materials
- 4 Public Art - Scheme details & timetable

- 5 No Personal Development Rights to extend dwellings
- 6 No additional windows
- 7 Landscape plan required
- 8 Landscape carry out by completion
- 9 Details of public open space
- 10 Landscape management plan – to include ongoing management of open space
- 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
- 27 Remove permitted development Rights for – enclosures within the open space.
- 28 Disabled parking bays outside designated dwellings.
- 29 No development until studies have been undertaken and approved by the PA in conjunction with Thames Water to demonstrate that the water pressure and sewerage infrastructure are adequate for the development on site.

Legal Agreement:

Additional clauses to require social housing to be affordable housing and to protect the long term access to the public space – clauses to be agreed with the Chair.

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.

The Chair and Vice Chair to clarify with officers the following issues before planning approval is issued:

- The legal status of public space
- Will the £74,925 towards transport for Oxfordshire County Council be used on transport needs in the North East Oxford area?
- Will the £100,000 compensation money to Oxford City Council be used on refurbishing the Margaret Road Cricket Pavilion?

23. PLANNING APPEALS

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

24. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 5 June 2013 as a true and accurate record.

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

25. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

26. DATES OF FUTURE MEETINGS

The Committee NOTED the next meeting will be held on Wednesday 7 August 2013.

The meeting started at 6.00 pm and ended at 7.20 pm