

Agenda

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East Area Planning Committee

Date: **Wednesday 3 July 2013**

Time: **6.00 pm**

Place: **Oxford Town Hall**

For any further information please contact:

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Email: sclaridge@oxford.gov.uk

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 Michele Paule	Rose Hill and Iffley;

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

HOW TO OBTAIN AGENDA

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AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 FORMER CRICKET GROUND, BARTON ROAD: 13/00631/FUL	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

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- 2 Develop in accordance with approved plans
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- 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 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.

East Area Planning Committee

3rd July 2013

Application Number: 13/00631/FUL

Decision Due by: 20th June 2013

Proposal: 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 parking spaces, public open space and landscaping. (Amended Plans)

Site Address: Cricket Ground Barton Road Oxford [Appendix 1]

Ward: Barton And Sandhills Ward

Agent: Mr Nik Lyzba

Applicant: Thomas Homes Ltd

Recommendation: East Area Planning Committee is recommended to support 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.

APPLICATION BE APPROVED

Reasons for Approval

- 1 The proposal to erect 30 dwellings on the site of the former cricket ground is considered to form an appropriate visual relationship with the surrounding development and would appear in keeping with the general character of the locality. 50% of the proposed dwellings would be social housing and the scheme provides an acceptable mix of dwelling types. No objection has been raised by Oxfordshire County Council as Local Highway Authority and the proposal complies with adopted policies contained in the Oxford Core Strategy 2026, the Sites and Housing Plan 2012 and the Oxford Local Plan 2001 - 2016.
- 2 Letters of objection have been received from local residents and the comments made have been carefully considered. However the points raised do not constitute sustainable reasons for refusing planning permission for the redevelopment of the site and the imposition of appropriate conditions on the planning permission will ensure a good quality form of development that uses acceptable building materials which will positively contribute to the character of

the area. A letter of objection has also been received from Sport England on grounds of the permanent loss of a sports ground. However the site is an allocated development site in the adopted Sites and Housing Plan 2012 and the objections raised by Sport England were considered but not agreed with by the Inspector in his assessment of the local plan.

- 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.

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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.

Principal Planning 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

CP13 - Accessibility

CP14 - Public Art

CP18 - Natural Resource Impact Analysis

NE12 - Groundwater Flow

Core Strategy

CS2_ - Previously developed and greenfield land

CS9_ - Energy and natural resources

CS10_ - Waste and recycling

CS11_ - Flooding

CS18_ - Urban design, town character, historic environment

CS19_ - Community safety

CS21_ - Green spaces, leisure and sport

CS23_ - Mix of housing

CS24_ - Affordable housing

Sites and Housing Plan

HP3_ - Affordable Homes from Large Housing Sites

HP9_ - Design, Character and Context

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

Relevant Site History:

02/01688/FUL: Demolition of existing pavilion and outbuilding. Erection of 40 dwellings in 2 and 3 storey buildings comprising 24 private houses [10 x 4 bedroom, 9 x 3 bedroom and 5 x 2 bedroom] and 16 affordable dwellings [4 x 1 bedroom flats, 4 x 2 bedroom flats, 2 x 2 bedroom houses and 6 x 3 bedroom houses]. Erection of two garages and refuse and cycle stores. Formation of 4 access points off Barton Road and provision of 55 car parking spaces. Refused on grounds of:

- Lack of evidence that there is not a demand for the site for sport and recreation
- Insufficient need for the proposed housing to warrant the loss of a greenfield site.

Public Consultation

Statutory Consultees

Thames Water Utilities Ltd

Waste comments: With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required.

Water comments: TW recommend an informative be attached to the planning permission regarding minimum pressure and flow rates.

Environment Agency: No objection

Sport England: Objection on grounds of the loss of the former cricket pitch and the lack of any evidence of exceptional circumstances.

Oxfordshire County Council as Local Highway Authority: No objection in principle.

- The site lies in a sustainable location being within acceptable walking distance to amenities and with good transport accessibility
- The main access to serve 23 dwellings is off Barton Road with 3 individual access points for the other 7 dwellings
- 51 car parking spaces are acceptable for the development
- The development lies within the 20mph zone and the sightlines shown for all access points comply with current standards and are adequate
- Refuse vehicles will be able to turn on site and swept path analysis has been done which shows that this is satisfactory

- An amendment to the Traffic Regulation Order will be required to exclude the site from the Controlled Parking Zone for resident parking permits but to allow visitor parking permits [condition]
- The existing double yellow line on Barton Road should be extended at the applicant's expense [part of the amendment to the Traffic Regulation Order]
- Permeable paving should be used for the car parking areas [condition]
- No surface water from the development shall discharge onto the public highway [informative]
- The applicant will need a vehicle crossing license for the provision of access to the site including parking areas [informative]
- All highway works will be at the applicant's expense and to Oxfordshire County Council's standards and specifications
- Vision splays and pedestrian vision splays will need to be provided
- Cycle parking shall be covered, secure and accessible.

Thames Valley Police: TVP has undertaken an assessment of the implications of growth and the delivery of housing upon the policing of Oxford City and has established that in order to maintain the current level of policing, developer contributions towards the provision of infrastructure will be required. It is acknowledged that the proposed development is relatively modest in scale; however the additional population generated by the development will place an additional demand upon the existing level of policing for the area. A contribution of £12,600 is therefore requested to fund a Mobile Automatic Number Plate Recognition Camera [£11,000] and the provision of 2 dedicated bicycles plus necessary kit to access the site and the surrounding area [£1,600].

Legal advice has been taken on this request for contributions and has confirmed officer's views that such funding falls outside the terms of Core Strategy Policy CS17. For this reason officers cannot support this request from Thames Valley Police.

Third Party Comments

25 identical letters of objection which make the following points:

- The green space is too small and would be difficult to maintain which could make it more of a liability than an asset for the local area
- If the green space was removed from the plan the proposed houses could be moved further away from neighbouring houses and gardens
- The design is out of character and the choice of yellow brick is out of keeping
- The houses have a bland design and should be more individual in character
- The development should have a restriction stopping future owners adding extensions or building rooms in the roofs
- The boundaries of the site should be walled and not fenced as this will become the new view for existing residents
- Particular attention should be given to landscaping on the site

2 individual letters of objection which make the following points:

- Increase in traffic and use of Barton Road as a rat run
- The site has been allowed to reach a state of dereliction to make development a better option

- The proposal is for too many houses
- The 20mph signs are ignored and no action is taken
- Increased pressure on local facilities
- Any affordable housing should be made available to older residents who could take advantage of the proximity to London Road and its services
- The public open space is not 25% of the site and the proposal is therefore contrary to policy
- Headington needs more open space and therefore the site should not be developed in the first place

Officers Assessment:

Site location and description

1. The application site extends to 1.02 hectares and lies on the west side of Barton Road and to the south of Blackthorne Close. It comprises a level, overgrown site that has not been used as a cricket pitch for many years and is fenced off. The former cricket pavilion on the southern boundary of the site has recently been demolished
2. The site is surrounded by residential development of varying sizes and styles although there is a preponderance of pairs of semi- detached dwellings in Barton Road, Hawthorne Avenue and Ash Grove. There is a large recreation ground on the opposite side of Barton Road, approximately 50 metres to the south west of the application site.

The Proposal

3. The application seeks planning permission for the erection of 30 dwellings [8 x 4 bedroom houses, 17 x 3 bedroom houses, 2 x 2 bedroom flats and 3 x 1 bedroom flats] together with a new access road, 51 car parking spaces, 60 cycle parking spaces, an area of public open space together with landscaping.
4. The dwellings would be erected using brick and slate roof tiles [samples to be agreed by condition] and would take the form of traditional two storey buildings with no accommodation within the roof spaces. The new flatted building would be part two storey and part three storey and would be served by a communal garden area and allocated car parking. The dwellings would have a maximum height of 8.5 metres and the flatted building would have a height ranging from 9 – 11.2 metres.
5. It is proposed to retain part of the site fronting Barton Road as public open space which would be appropriately landscaped and managed. This provision of an element of public open space is a requirement of policy SP3 of the Sites and Housing Plan which allocates the site for residential development.

Background to Proposals

6. Pre-application discussions regarding the residential development of the application site have been on-going since 2009 when an informal proposal for the erection of 44 dwellings was submitted. In 2010 a pre-application enquiry for the erection of 40 dwellings [with 20 affordable units] was submitted and in 2012 a pre-application enquiry for the erection of 30 dwellings with 15 affordable houses was submitted for discussion. Officers have been largely supportive of the scheme which retains an area of public open space, provides 50% affordable housing and is of an appropriate density in respect of the character of the area. The layout of the scheme has changed as a result of these discussions and the form of the dwellings have been reduced in scale from three storey units along the rear boundary of the site to more traditional two storey houses.
7. Officers consider the principal determining issues to be:
 - Planning policy;
 - Form and appearance
 - Lifetime Homes
 - Impact on neighbours
 - Affordable housing
 - Mix of dwellings
 - Private amenity space
 - Highways and parking
 - Archaeology
 - Sustainability
 - Public Art

Planning Policy

8. Policy SP3 of the adopted Sites and Housing Plan states that planning permission will be granted for residential development and new public open space at the Barton Road Cricket ground site and that planning permission will not be granted for any other use. The policy goes on to say that the public open space should cover at least 25% of the gross site area and should be located on the Barton Road frontage. Public sports facilities should be provided on the open space or a contribution made to improve other local sports facilities. The policy also states that traffic calming should be incorporated along Barton Road near any new vehicular junction to the development site.
9. The application for 30 dwellings [15 affordable] shows the provision of a significant area of public open space at the front of the site in accordance with policy SP3. Whilst the size of the area falls slightly short of the 25% required in policy SP3, officers take the view that it still represents a sizeable part of the site that will appear prominent in the street scene and will impart a sense of spaciousness to the overall development. A contribution of £100,000 has been agreed to compensate for the loss of the former sports ground and this is likely to be put towards the provision

of a new cricket pavilion at Margaret Road which is priority for the Council's Leisure Service. As regards traffic calming, the County Council as local highway authority, have commented that the access to the site would lie within the 20 mph zone and for this reason traffic calming measures would not be necessary in this instance.

Form and Appearance

10. Policies in the adopted Oxford Core Strategy, the Oxford Local Plan and the Sites and Housing Plan all seek to ensure that new development demonstrates high quality urban design, responds appropriately to the site and its surroundings, creates a strong sense of place and contributes to an attractive public realm.
11. The scheme proposes a new, single access off Barton Road with 11 pairs of semi-detached dwellings, one flatted building containing 5 one and two bedroom flats together with a terrace of 3 dwellings fronting Barton Road. The dwellings would have traditional forms with pitched gabled roofs, slate roofs, gabled or lean to porches and reconstituted stone lintels and sills on principal elevations. The dwellings would be brick built to provide greater longevity and minimal maintenance compared to render. The application proposes a buff/yellow brick in common with the beeches development opposite. However officers take the view that a richer, red/orange brick would give the development a more attractive appearance and would be more in keeping with the character of the area and for this reason condition 3 requires that samples of all external materials are submitted to and approved by officers.
12. In terms of height, the semi-detached and terraced housing would be approximately 8.5 metres high with the flatted building ranging from 9 – 11.2 metres. This higher building is sited centrally in the development and officers are satisfied that it would relate satisfactorily to the other dwellings on the site.
13. Three pairs of semi-detached dwellings together with the flats would overlook the public open space giving it some natural surveillance. It is anticipated that this area would be grassed and planted with trees to provide an attractive and useable area for occupiers of the new development and local residents. It is also proposed to incorporate new, grassed berms or flat topped mounds around the perimeter of the open space which would add to its attractiveness. Conditions are recommended that would require firstly full planting details of the area of public open space and secondly details of how it would be maintained.

Lifetime Homes

14. Policy HP2 of the Sites and Housing Plan states that planning permission will only be granted for new dwellings which meet the Lifetime Homes Standard and where 5% of new dwellings on sites of 4 or more are either fully wheelchair accessible or easily adapted for full wheelchair use.

15. The Lifetime Homes Standard is a widely used national standard which goes further than statutory building regulations. Lifetime Homes specifications ensure that the spaces and features in new homes can readily meet the needs of most people, including those with reduced mobility. The standards include level entry to the home, minimum doorway widths, adequate wheelchair manoeuvring spaces, provision for future installation of internal lifts and appropriate window heights.
16. The design and access statement accompanying the planning application confirms that all the proposed new homes will be built to Lifetime Homes Standards to maximise future flexibility and choice. In addition, it goes on to say that two of the proposed homes [one affordable and one open market] have been designed to be easily adaptable for residents who are wheelchair users. Officers are therefore satisfied that the proposal complies with policy HP2 of the Sites and Housing Plan.

Impact on Neighbours

17. Policy HP14 of the Sites and Housing Plan seeks to ensure that all new development provides an appropriate degree of privacy and daylight for the occupiers of both existing properties and new homes.
18. As the application site is currently open land, the proposed development will have a visual impact on many existing residents in Barton Road, Blackthorne close to the north, Hawthorne Avenue to the south and Ash Grove to the west. However it is the case that the rear gardens of the affected properties in Hawthorne Avenue and Ash Grove are long such that the separation distances between the rear walls of these existing dwellings and the rear walls of the new dwellings would be in excess of 35 metres which would ensure the proposal would not give rise to any loss of privacy.
19. The existing dwellings in Blackthorne Close have shorter rear gardens and the affected dwellings would have a rear outlook towards the side elevation of three new dwellings. Of these, one would have a blank side wall and two would have one first floor, obscure glazed bathroom window. The separation distances from the rear wall of the existing dwellings and the side walls of the new dwellings would be approximately 15 metres and officers consider that this relationship is acceptable and that the new dwellings would not appear unacceptably overbearing in the outlook from the existing dwellings.
20. Number 35 Barton Road is an existing bungalow that sides onto the northern boundary of the application site. It has no habitable room windows in its side wall and would be some 8 metres distant from the side wall of one of the new terraced dwellings fronting Barton Road. This relationship is also considered to be acceptable
21. One of the comments raised by neighbouring occupiers is that the

boundaries of the site should be walled and not enclosed by 1.8 metre high close boarded fencing as proposed in the application as this will become their new outlook. Officers consider that there may be some merit in considering alternative boundary treatments and a condition is therefore recommended that would require further details regarding boundary treatments to be agreed.

Affordable Housing

22. Policy HP3 of the Sites and Housing Plan states that planning permission will only be granted for residential developments on sites with capacity for 10 or more dwellings or which an area of 0.25 hectares or greater if a minimum of 50% of the dwellings on the site are provided as affordable homes. It goes on to say that a minimum of 80% of the affordable homes shall be provided as social rented.
23. In this case, 15 homes are proposed as affordable housing which equates to 50% of the overall development. The affordable homes would comprise 3 x 1 bedroom flats, 2 x 2 bedroom flats, 8 x 3 bedroom houses and 2 x 4 bedroom houses. Of these, all but the 2 x 2 bedroom flats would be social rented which would equate to 86% of the overall affordable housing and would therefore comply with policy.
24. In addition, one of the 3 bedroom houses would be wheelchair accessible [as would one of the market homes] and the size of the 3 bedroom houses has been increased to improve the layout and circulation space.

Mix of Dwellings

25. The Balance of Dwellings Supplementary Planning Document [BoDS SPD] was approved in 2008 and seeks to secure the provision of an appropriate mix of housing across the City. It adopts a 'traffic light' approach to identify the underlying housing pressures in a neighbourhood area and to assess the stock of family housing. The site lies in an 'amber' area wherein the provision of 3 bedroom, family dwellings takes high priority.
26. The proposal would contain a mix of sizes and types of homes with the overall mix comprising 3 x 1 bedroom flats, 2 x 2 bedroom flats, 17 x 3 bedroom houses and 8 x 4 bedroom houses. Whilst there is a slight deficiency in the number of 2 bedroom units [10% = 3], the over provision of 3 and 4 bedroom family houses [83% of the new dwellings would be 3 and 4 bedroom houses] is to be welcomed and officers are satisfied with the overall mix.
27. In terms of the affordable housing element, the mix would be 3 x 1 bedroom flats, 2 x 2 bedroom flats, 8 x 3 bedroom houses and 2 x 4 bedroom houses and this mix is BoDS compliant.

Private Amenity Space

28. Policy HP13 of the Sites and Housing Plan sets out standards for the provision of private amenity space in new residential developments. It states that family dwellings of 2 or more bedrooms should be served by private gardens that are proportionate to the size of the dwelling and at least equivalent to the original building footprint. It goes on to say that one and two bedroom flats should be served by either a private balcony or terrace of useable, level space or by way of a private or communal garden area.
29. All of the proposed dwellings have good sized garden areas that are proportionate to the size of the unit. The 5 one and two bedroom flats would share a generous communal garden area which would extend to some 225 square metres. In addition, the public open space would provide a further open area which would be available for use by the occupiers of the new dwellings.

Highways and Parking

30. Oxfordshire County Council as Local Highway Authority is not raising any objection to the application as set out earlier in this report. Officers are satisfied that the number of car parking spaces [51] is appropriate and the site would be excluded from the Controlled Parking Zone except for visitor permits. Double yellow lines would be extended onto the new access and these would be provided by the County Council as part of the amendment to the Traffic Regulation Order.
31. A highways contribution of £74,925.00 would be required towards transport infrastructure. As regards the provision of traffic calming measures, the County Council do not consider this to be necessary given that there is a 20 mph traffic speed restriction that is operative along Barton Road where the new access into the site would be created.

Archaeology

32. The application is accompanied by a desk based archaeological assessment and a geophysical survey report which has detected a limited number of anomalies that may be linear or pit like features of archaeological interest. The report goes on to note that there are no clear concentrations of features and that survey conditions were good.
33. As a result of the survey findings, officers recommend the imposition of a condition that would require further archaeological investigations to be carried out involving targeted trial trenching followed by further recording if required.

Sustainability

34. The application is accompanied by a Natural Resource Impact Analysis

which shows a score of 6 out of 11 in terms of energy efficiency, renewable energy, materials and water resources. Officers consider this to be an acceptable score given that all of the minimum standards are achieved and exceeded. The application is also accompanied by an Energy Strategy which concludes that the development proposal meets the Council's planning policy in respect of the reduction of carbon dioxide emissions and renewable energy.

35. In more detail the Energy Strategy states that the most effective option for providing 20% of the energy needs of the development from on-site renewables or low carbon technologies is the installation of PV systems on a number of houses with suitably sized areas of south facing roofs. Condition 14 requires further details of such photovoltaic systems to be submitted to and approved in writing by the Local Planning Authority and for them to be installed in accordance with the approved details prior to the first occupation of the development.

Public Art

36. In accordance with the Planning Obligations Supplementary Planning Document, the City Council requires the provision of public art in association with major developments. Public art must be incorporated within the development site or be provided close to the development. In this case the contribution towards public art is £13,575.
37. In pre-application discussions, officers have agreed with the applicant that details of public art can be satisfactorily dealt with by way of a condition on the planning permission [condition 4 refers].

Conclusion:

38. The proposal to erect 30 dwellings on the former cricket ground site is considered to form an appropriate visual relationship with the surrounding development and would appear in keeping with the general character of the locality. 50% of the proposed dwellings would be social housing and the scheme provides for an acceptable mix of dwelling types. No objection has been raised by Oxfordshire County Council as Local Highway Authority and the proposal complies with adopted policies contained in the Oxford Core Strategy, the Sites and Housing Plan and the Oxford Local Plan.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

02/01688/FUL

13/00631/FUL

Contact Officer: Angela Fettiplace

Extension: 2445

Date: 12th June 2013

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Appendix 1

13/00631/FUL - Cricket Ground



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Ordnance Survey 100019348

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Agenda Item 4

Monthly Planning Appeals Performance Update – May 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 BV204 rolling annual performance for the year ending 31 May 2013, while Table B does the same for the current business plan year, ie. 1 April 2013 to 31 May 2013.

Table A. BV204 Rolling annual performance (to 31 May 2013)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	16	(33%)	4 (40%)	12 (32%)
Dismissed	32	67%	6 (60%)	26 (68%)
<i>Total BV204 appeals</i>	48		10	38

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

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	2	(22%)	1(33%)	1 (17%)
Dismissed	7	78%	2 (67%)	5 (63%)
<i>Total BV204 appeals</i>	9		3	19

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 C.

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

	Appeals	Percentage performance
Allowed	19	(34%)
Dismissed	36	66%
All appeals decided	55	
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 D, appended below, shows a breakdown of appeal decisions received during May 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 E, appended below, is a breakdown of all appeals started during May 2013. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

TABLE D

Appeals Decided Between 1/5/13 And 31/5/13

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
12/01394/FUL	12/00048/REFUSE	DELCOM	PER	DIS	08/05/2013	SUMMTN	Grove House Club Grove Street Oxford Oxfordshire OX2 7JT	Erection of 2x2 bedroom dwellings. Provision of cycle parking, bin stores and private amenity
12/02459/FUL	13/00003/REFUSE	DELCOM	PER	ALC	08/05/2013	SUMMTN	Grove House Club Grove Street Oxford Oxfordshire OX2 7JT	Erection of 2x2 bedroom semi-detached dwellings (Class C3).
12/02089/FUL	12/00051/REFUSE	DEL	REF	DIS	15/05/2013	QUARIS	42 Collinwood Road Oxford Oxfordshire OX3 8HJ	Erection of two storey side extension. Conversion of existing dwelling to provide 2 x1 bed flats and provision of replacement 3 bed dwelling house in extension. Provision of bin and cycle stores and forecourt parking
12/02146/FUL	13/00001/REFUSE	DEL	SPL	DIS	15/05/2013	CHURCH	11 Old Road Headington Oxford Oxfordshire OX3 7JY	Erection of a single storey rear extension and rear dormer window (retrospective)
12/01926/FUL house	12/00052/REFUSE	DEL	REF	DIS	22/05/2013	HEAD	7 Stephen Road Headington Oxford OX3 9AY	Erection of two storey two bedroom dwelling (Use Class C3).

Total Decided: 5

Table E Appeals Received Between 1/5/13 And 31/5/13

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
12/01970/FUL	13/00018/REFUSE	COMM	REF	I	44 St Thomas Street Oxford Oxfordshire OX1 1JP	CARFAX	Alterations and conversion of existing building to provide 6 x 1 bedroom dwellings (Amended plans)
12/02914/ADV	13/00021/REFUSE	DEL	REF	W	146 Cowley Road Oxford Oxfordshire OX4 1JJ	STMARY	Installation of 1 x illuminated fascia sign to the front elevation. (Retrospective)
12/03159/FUL	13/00019/REFUSE	DEL	REF	W	78B St Clement's Street Oxford Oxfordshire OX4 1AW	STCLEM	Erection of three storey rear extension and internal alterations to create enlarged 8-bedroom HMO (Sui Generis). Insertion of basement level door to front elevation and 4 x windows to rear elevation.
12/03277/FUL	13/00020/REFUSE	DEL	REF	H	14 Bainton Road Oxford Oxfordshire OX2 7AF	STMAR	Extension to create 3rd storey on existing 2 storey dwelling
13/00127/FUL	13/00024/REFUSE	DEL	REF	W	33 William Street Marston Oxford OX3 0ES	MARST	Erection of 1 x 2 bedroom dwelling (Use Class C3) in rear garden of no.33 William Street. Provision of 1 parking space. (Amended plans)
13/00706/FUL	13/00025/REFUSE	DEL	REF	W	62 Kennett Road Oxford Oxfordshire	HEAD	Erection of single storey side and rear extension to existing subdivided building to create 1 x 1 bed flat (Class C3) with access from Bateman Street. Alterations to vehicle parking, cycle parking, bin storage and amenity space.

(Table E continued overleaf)

Total 6

Enforcement Appeals Received Between 1/5/13 And 31/5/13

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

EN CASE NO.	AP CASE NO.	TYPE	ADDRESS	WARD:	DESCRIPTION
12/00544/ENF	13/00023/ENFORC	I	Cedar House 2B Bladon Close Oxford Oxfordshire OX2 8AD	WOLVER	Alleged new dwelling not built in accordance with approved plans (planning permission reference: 11/01398/FUL)
12/00600/ENF	13/00026/ENFORC	W	29 Harcourt Terrace Oxford Oxfordshire OX3 7QF	CHURCH	Alleged erection of rear dormer without planning permission

Total 2

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

EAST AREA PLANNING COMMITTEE

Thursday 13 June 2013

COUNCILLORS PRESENT: Councillors Altaf-Khan, Curran, Hollick, Paule, Gotch (Chair) and O'Hara.

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

13. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Darke, Rundle (substitute Councillor Gotch), Clarkson, Coulter (substitute Councillor O'Hara) and Lloyd – Shogbesan.

Councillor Curran indicated he needed to leave at 7.00pm

14. DECLARATIONS OF INTEREST

There were no declarations of interest.

15. LAND TO THE REAR OF 82, 84, AND 86 WINDMILL ROAD :13/00820/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 2x3 bed dwellings and 1x2 bed dwelling (Class C3) in terraced block with associated bin and cycle stores.

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

After taking all written and oral submissions into account, the Committee resolved to APPROVE planning application (13/00820/FUL) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Amenity no additional windows north, south, west or east,
- 4 Design - no additions to dwelling
- 5 Samples
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Cycle parking details required
- 9 Variation of Road Traffic Order - Norton Close/Windmill Road
- 10 Sustainability design/construction
- 11 Bin stores
- 12 Suspected contamination - Risk assess

- 13 Link use of garages to new houses
- 14 Class C3 use only
- 15 Construction Travel Plan
- 16 Existing access from Windmill Road be closed off

16. 29 OLD HIGH STREET: 13/00880/FUL & 13/00881/CAC

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application and conservation area consent 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.

After taking all written submissions into account, the Committee resolved to REFUSE planning application (12/01765/FUL) because:

- 1 Having regard to the excessive size and bulk of the proposed extensions and to the proximity of the two storey side extension to the boundary of the site with 33 Old High Street, the proposal would appear prominent and intrusive in the street scene, would not appear subservient to the existing, historic building and would result in the loss of an important visual gap between Numbers 29 and 33 Old High Street. In this way the proposal would unacceptably detract from the character of the existing building and would neither preserve nor enhance the special character and appearance of the Old Headington Conservation Area in which the site lies contrary to policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 – 2016 and policy CS18 of the adopted Core Strategy 2026.

After taking all written submissions into account, the Committee resolved to REFUSE Conservation Area Consent (12/01766/CAC) because:

1. The site lies in the Old Headington Conservation Area and the proposal to part demolish the existing dwelling and the boundary wall and to fully demolish the existing garages and outbuildings would not be justified in the absence of an appropriate scheme to extend the property and would be contrary to government guidance contained in the National Planning Policy Framework.

17. 2 MANDELBROTE DRIVE: 13/00378/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to convert an existing integral garage into habitable accommodation including replacement of existing garage door with facing brickwork.

In accordance with the criteria for public speaking, the Committee noted that Susan Stewart and Stephen Greenslade spoke against the application and no one spoke in favour of it.

The Committee resolved to APPROVE planning application (13/00378/FUL) subject to the following conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
4. Details of window surrounds on first floor.

18. 38 QUARRY ROAD : 13/00598/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a 1 x 4 bedroom dwelling with detached garage which includes ancillary accommodation.

In accordance with the criteria for public speaking, the Committee noted that Lawrence Kelly (Friends of Headington Quarry) spoke against the application and Greg Kilkenny spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved to APPROVE planning application (13/00598/FUL) subject to the following conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Tree Protection Plan
- 5 Construction plan to indicate siting of all construction features
- 6 Services Plan to show location of underground services and soakaways

- 7 Landscape plan
- 8 Details of hard surface design
- 9 Accommodation over garage to be ancillary only
- 10 Removal of PD rights
- 11 Eaves detail
- 12 Working method statement for protection of great crested newts
- 13 No removal of hedgerows, trees or shrubs to take place between 1st March - 31st August for bird protection
- 14 Ivy covered trees to be soft felled
- 15 Native species only to be used in planting
- 16 Bird boxes to be incorporated
- 17 Phased risk assessment to assess contamination of land
- 18 Boundary details before commencement (native species hedge instead of enclosed fence)
- 19 Re-location of pond
- 20 Bin and cycle storage details
- 21 Details of sustainability

19. DATES OF FUTURE MEETINGS

The Committee NOTED the next meeting would be held on Wednesday 3 July 2013.

The meeting started at 6.00 pm and ended at 7.15 pm