

# Agenda

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## East Area Planning Committee

Date: **Wednesday 7 August 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 quoram for this meeting is five members. Substitutes are permitted.

### **HOW TO OBTAIN AGENDA**

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# AGENDA

|   | <b>Pages</b> |
|---|--------------|
| <b>1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>  |              |
| <b>2 DECLARATIONS OF INTEREST</b>   |              |
| <b>3 BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD:<br/>13/01397/CT3</b>  | 1 - 10       |
| <p>The Head of City Development has submitted a report which details a planning application to erect a single storey extension to accommodate additional change room facilities to the north elevation</p> <p><b><u>Officer recommendation:</u></b> That the Committee APPROVE the planning application subject to the following conditions:</p> <ol style="list-style-type: none"><li>1 Development begun within time limit</li><li>2 Develop in accordance with approved plans</li><li>3 Samples of materials</li><li>4 Sustainable Urban Drainage Scheme</li><li>5 Details of sustainability measures</li></ol>  |              |
| <b>4 30 COWLEY ROAD, LITTLEMORE: 13/00811/FUL</b>   | 11 - 20      |
| <p>The Head of City Development has submitted a report which details a planning application for a change of use of ground floor from shop (Class A1) into 1x1 bed flat (Class C3). Demolition of rear extension to accommodate garden.</p> <p><b><u>Officer recommendation:</u></b> That the Committee APPROVE the planning application subject to the following conditions:</p> <ol style="list-style-type: none"><li>1 Development begun within time limit</li><li>2 Develop in accordance with approved plans</li><li>3 Materials - matching</li><li>4 Removal of existing canopy</li><li>5 External amenities prior to occupation</li><li>6 Parking and manoeuvring space</li><li>7 Renewable energy source</li></ol> |              |
| <b>5 114 KESTREL CRESCENT: 13/01102/FUL</b>   | 21 - 30      |
| <p>The Head of City Development has submitted a report which details a planning application to erect a two storey side extension to form 1 x 1 bed dwelling (Class C3). Provision of associated parking, bin store and amenity space.</p>   |              |

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Amended parking layout
- 5 Submission of further matters of cycle and bin stores

**6 GREHAN HOUSE, 190-196 GARSINGTON ROAD: 13/01740/T56**

31 - 36

The Head of City Development has submitted a report which details a planning application for prior approval for change of use from offices (use class B1a) to 12 x 1-bed apartments and 15 x studio apartments (use class C3).

**Officer recommendation:** That PRIOR APPROVAL be required for the following reason:

- 1 At present, there is insufficient information submitted with the applications to determine, as a result of the proposed use, whether the sites will be contaminated land as described under Part 2A of the Environmental Protection Act 1990.

**7 PLANNING APPEALS**

37 - 40

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

The Committee is asked to note this information.

**8 MINUTES**

41 - 44

Minutes from 3 July 2013

**Recommendation:** That the minutes of the meeting held on 3 July 2013 be APPROVED as a true and accurate record.

**9 FORTHCOMING APPLICATIONS**

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

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.

13/01096/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

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

13/00757/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.

13/01815/CT3 & 13/01814/CT3 – Parks Depot Bury Knowle Park - Conservation Area Consent for demolition of existing sheds and erection of 2 x 1-bed, 7 x 2-bed and 1 x 3-bed residential units (use class C3) in 3 blocks arranged around central courtyard, together with covered cycle and bin stores, and landscaping

13/01553/CT3 - Eastern House, Eastern Avenue - Demolition of Eastern House and erection of 7 x 3-bed and 2 x 2-bed dwellings (use class C3). Provision of associated car parking, landscaping, private amenity space and bin and cycle stores.

13/01557/CT3 - Garage Block, Leiden Road - Demolition of garage block. Erection of 3 x 3-bed houses (use class C3) with associated parking and bin stores. (Reserved matters of outline permission 12/01845/CT3)

13/01558/CT3 - Land to the rear of 1 and 3 Thomson Terrace - Erection of 3 x 2-bed houses (use class C3). Provision of associated parking, private amenity space and bin stores.

13/01603/CT3 - Land at Cardinal Close - Erection of 3 x 2-bed units.

Provision of parking and bin storage.

13/01555/CT3 - Land East of Warren Crescent - Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath.

13/01592/CT3 - Alice Smith House, Alice Smith Square - Demolition of Alice Smith House. Erection of 3 x 2-bed and 8 x 3-bed houses (Use Class C3). Provision of 11 car parking spaces, cycle and bin store.

13/01610/CT3 - East Minchery Allotments, Grenoble Road - Erection of 48 residential units (4 x 1-bed flats, 8 x 2-bed flats, 4 x 2-bed houses, 26 x 3-bed houses and 6 x 4-bed houses) (use class C3), 102 car parking spaces, public open space, retained allotments and access road, together with diverted right of way, landscaping and cycle and bin stores.

## **10 DATES OF FUTURE MEETINGS**

The Committee NOTES the following future meeting dates:

Wednesday 4 September 2013 – Normal meeting

Thursday 12 September - Q&A session for Barton application

Tuesday 24 September – Special meeting for Barton application

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) giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting.
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.
6. Members of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair.
7. 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.