

Agenda

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East Area Planning Committee

Date: **Wednesday 4 September 2013**

Time: **6.00 pm**

Place: **Oxford Town Hall**

For any further information please contact:

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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 quoram 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	PARKS DEPOT, BURY KNOWLE PARK: 13/01815/CT3 & 13/01814/CT3	1 - 22

The Head of City Development has submitted a report which details a:

- Planning application (13/01814/CT3) for 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.
- Conservation Area Consent (13/01815/CT3) for demolition of existing sheds.

Officer recommendation: That the Committee GRANT planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion, with the following conditions and legal agreement:

Conditions

13/01814/CT3:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Details of Means of Enclosure
- 5 Details of Refuse and Cycle Storage
- 6 Landscape plan required
- 7 Landscape carried out by completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Construction details of access road and turning area
- 13 Lighting plan for access road
- 14 A Site Management Plan for traffic /access arrangements
- 15 Residents Travel Plan / Information Pack
- 16 Exclusion from residents parking zone
- 17 Construction Traffic Management Plan
- 18 Sustainable Urban Drainage Scheme
- 19 Details of Biodiversity Enhancements
- 20 Details of Sustainability Measures
- 21 Contaminated Land Risk Assessment
22. Details of affordable housing

13/01815/CT3:

- 1 Commencement of works LB/CAC consent
- 2 Architectural Recording
- 3 No demolition before rebuilding contract

Legal Agreement:

Contributions of £64,353 plus the relevant admin fees

Should, however, the Community Infrastructure Levy (CIL) charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a notice of refusal to the Head of City Development, on the grounds that the development has failed to adequately mitigate its impacts.

4 GARAGE BLOCK, LEIDEN ROAD: 13/01557/CT3

23 - 32

The Head of City Development has submitted a report which details a planning application to demolish a 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).

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 Samples of materials
- 4 Details of affordable housing
- 5 Means of enclosure
- 6 Provision of refuse and cycle storage
- 7 Landscape Plan
- 8 Landscape carried out by completion
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Details of car parking layout
- 12 Sustainable Urban Drainage
- 13 Design - no additions to dwelling
- 14 Contaminated Land Risk Assessment
- 15 Sustainability measures

**5 LAND TO THE REAR OF 1 AND 3 THOMSON TERRACE:
13/01558/CT3**

33 - 42

The Head of City Development has submitted a report which details a planning application to erect 3 x 2-bed houses (use class C3). Provision of associated parking, private amenity space and bin stores.

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 Samples of Materials
- 4 Details of affordable housing
- 5 Details of refuse and cycle storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Tree Protection Plan (TPP) 2
- 9 SUDS
- 10 Contaminated land
- 11 Sustainability measures
- 12 Biodiversity
- 13 Design - no additions to dwelling
- 14 Amenity no additional windows east and west,
- 15 Vision splays
- 16 Pedestrian vision splays

6 LAND AT CARDINAL CLOSE: 13/01603/CT3

43 - 52

The Head of City Development has submitted a report which details a planning application to erect 3 x 2-bed units. Provision of parking and bin storage

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 Samples of materials
- 4 Details of affordable housing
- 5 Means of enclosure
- 6 Details of refuse and cycle storage
- 7 Landscape plan required
- 8 Landscape carry out by completion
- 9 Tree Protection Plan (TPP) 2
- 10 Ground resurfacing - SUDS compliant
- 11 Contaminated land risk assessment
- 12 Design - no additions to dwelling
- 13 Sustainability measures

7 LAND EAST OF WARREN CRESCENT: 13/01555/CT3

53 - 72

The Head of City Development has submitted a report which details a planning application to erect 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath.

Officer recommendation: That the Committee GRANT planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion, subject to the following conditions and legal

agreement.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Details of all means of enclosure
- 5 Details of refuse and cycle storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 No felling lopping cutting
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Sustainable Urban Drainage Scheme, including design, construction and maintenance schedule
- 12 Biodiversity enhancements
- 13 Method statement for preserving ecology during construction
- 14 Archaeology - Implementation of programme
- 15 Details of the proposed parking areas
- 16 Details of the allotment access
- 17 Amendments to the Traffic Regulation Order
- 18 Construction Traffic Management Plan
- 19 A Travel Plan Statement
- 20 Details of affordable housing
- 22 Secure by Design Principles
- 23 Sustainability Measures / NRIA
- 24 Removal of permitted development rights for dwellings
- 25 Scheme of external lighting for dwellings
- 26 Phase II Contaminated Land Assessment

Legal Agreement:

- £148,969 plus the relevant admin fees

Should, however, the Community Infrastructure Levy (CIL) charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a notice of refusal to the Head of City Development, on the grounds that the development has failed to adequately mitigate its impacts.

8 ALICE SMITH HOUSE, ALICE SMITH SQUARE: 13/01592/CT3

73 - 86

The Head of City Development has submitted a report which details a planning application to demolish 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

Officer recommendation: That the Committee GRANT planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion. Subject to the following conditions and legal agreement:

- 1 Development begun within time limit
- 2 Deemed in accordance with approved plans
- 3 Samples of materials
- 4 Sustainability design/construction
- 5 Design - no additions to dwelling
- 6 Amenity no additional windows side,
- 7 Boundary details before commencement
- 8 Cycle parking details required
- 9 Details of bin stores
- 10 Drainage details - SUDS
- 11 Vision splays
- 12 Pedestrian Awareness Vision Splays
- 13 Contaminated land risk assessment
- 14 Landscape plan required
- 15 Landscape carry out after completion
- 16 Archaeology – mitigation 2 Roman remains,
- 17 Biodiversity
- 18 Construction Traffic Management Plan
- 19 Car/cycle parking provision before use
- 20 Secured by Design
- 21 Provision of Affordable Housing
- 22 Amendment of TRO
- 23 Visitor parking provision
- 24 Householder Travel Information Packs

Legal Agreement:

City requirements:

Indoor sport	£2,424
Open space/Ecology	£6,429
Play Areas	£1,376
Sports Ground	£1,728
Allotments	£ 112
Total Contribution	£12,069 plus 5% admin fee £603

County requirements:

Transport	£28,350
Traffic management/highway safety	£ 3,000
Primary schools	£43,944
Secondary schools	£37,853
SEN schools	£ 3,065
Library	£ 2,248
Waste infrastructure	£ 1,044
Museums Resource Centre	£ 131
Total contribution	£119,635 plus admin fee £1500

It is important to note that the Councils' Community Infrastructure Levy Charging [CIL] Schedule is to be put to Full Council for adoption on the 30th September 2013. The formal implementation of CIL would have an impact upon the level of contributions sought for this scheme, as Affordable Housing is one of the forms of development which could apply for an exemption from CIL charges. The introduction of CIL will apply to any applications where S106 agreements have not been agreed before this comes into effect and therefore given the timeframes for this decision it is likely that these contributions will have to be recalculated.

Should, however, the Community Infrastructure Levy (CIL) charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a Notice of Refusal to the Head of City Development on the grounds that the development has failed adequately to mitigate its impacts.

**9 EAST MINCHERY ALLOTMENTS, GRENOBLE ROAD:
13/01610/CT3**

87 - 104

The Head of City Development has submitted a report which details a planning application to erect 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.

Officer recommendation: That the Committee GRANT planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion, subject to the following conditions and legal agreement.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Details of Affordable Housing
- 5 Details of all means of enclosure
- 6 Details of refuse and cycle storage
- 7 Landscape plan required
- 8 Landscape carries out by completion
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Landscape management plan
- 14 The provision of the open space / allotments
- 15 Secure by Design Principles
- 16 Details of access road and parking areas
- 17 Amendments to the Controlled Parking Zone
- 18 Construction Traffic Management Plan
- 19 Biodiversity recommendation carried out
- 20 Sustainable Urban Drainage Scheme & Strategy
- 21 Archaeology
- 22 Noise Survey Recommendations
- 23 Contaminated Land Assessment
- 24 Removal of Permitted Development Rights
- 25 Details of external lighting

Legal Agreement:

- Secure the provision of the open space and allotments
- Financial contributions of £539,799 plus the relevant admin fees (as set out in report)

Should, however, the Community Infrastructure Levy (CIL) charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a Notice of Refusal to the Head of City Development on the grounds that the development has failed adequately to mitigate its impacts.

10 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Monday 9 September 2013 – Normal meeting

Thursday 12 September 2013 – Q&A session-Barton application

Monday 16 September (if necessary)

Tuesday 24 September _ Barton application

Wednesday 2 October 2013 (and Thursday 10 October 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 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.