

Agenda

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East Area Planning Committee

Date: **Wednesday 2 October 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 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 **ROSE HILL SPORTS GROUND, ASHHURST WAY: 13/01940/CT3**

1 - 14

The Head of City Development has submitted a report which details a planning application to demolish the existing sports pavilion. Erection of 2 storey community centre involving replacement sports pavilion, car and cycle parking, entrance square, multi-use games area and children's play area.

Officer recommendation: To APPROVE the planning application subject to the following conditions:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of exterior materials
- 4 Development to adopt Secure by Design Principles
- 5 Management Plan
- 6 Hours of operation
- 7 Details of external lighting
- 8 Provision of refuse storage
- 9 Provision of cycle storage
- 10 Landscape Plan
- 11 Landscape carried out on completion
- 12 Details of access road and parking area
- 13 Details of mechanical plant and ventilation
- 14 Scheme for treatment of cooking odours
- 15 Sustainable Urban Drainage Scheme
- 16 Provision of NRA recommendations
- 17 Provision of Biodiversity Report recommendations

4 **43 GLADSTONE ROAD: 13/01643/FUL**

15 - 22

The Head of City Development has submitted a report which details a planning application for a change of use from a residential dwelling house (use class C3) to a House of Multiple Occupation (use class C4).

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

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Specific exclusion approved plans
- 4 Details excluded submit revised plans the cycle and refuse bin stores, 001 and 004,

5 Variation of road traffic order

5 65 ASQUITH ROAD: 13/02146/FUL

23 - 30

The Head of City Development has submitted a report which details a planning application to demolish existing conservatory. Erection of part single storey, part two storey, side and rear extension including balcony to rear.

Officer recommendation: That the Committee REFUSE the planning application for the following reasons:

- 1 Having regard to its height, projection to the rear and proximity to the boundary, as well as the proposed balcony and the sloping nature of the site and surrounding gardens, the proposed development would result in an overshadowing and overbearing effect to the adjacent gardens at 63 and 67 Asquith Road as well as an increase in the perception of overlooking, all to the detriment of the residential amenity of current and future adjacent occupiers and contrary to Policies CP1 and CP10 of the adopted Oxford Local Plan 2001 - 2016 and HP14 of the Sites and Housing Plan.
- 2 Having regard to its height, depth, width and overall bulk and mass relative to the existing house and surrounding properties, the proposed development would form an overly large and bulky addition to the house and would appear jarring and incongruous when viewed from the gardens of surrounding properties, to the detriment of visual amenity and contrary to Policies CP1 and CP8 of the adopted Oxford Local Plan 2001 - 2016, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

6 81 EDGEWAY ROAD: 13/01929/FUL

31 - 42

The Head of City Development has submitted a report which details a planning application to demolish existing bungalow and garages. Erection of 1 x 4-bed dwelling (use class C3)

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

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 SUDS
- 5 Pedestrian vision splays
- 6 Design - no additions to dwelling
- 7 Shed/cycle parking
- 8 Sustainability measures / implementation

**7 JR HOSPITAL, HEADLEY WAY: 13/01803/FUL, NUFFIELD
ORTHOPAEDIC CENTRE, WINDMILL ROAD: 13/01807/FUL &
CHURCHILL HOSPITAL, OLD ROAD: 13/01806/FUL**

43 - 52

The Head of City Development has submitted a report which details three planning applications for smoking shelters at the John Radcliffe, Nuffield and Churchill Hospitals.

Planning application (13/01803/FUL) is for provision of 5 free-standing proprietary smoking shelters across the John Radcliffe Hospital site for use by patients and visitors.

Planning application (13/01806/FUL) is for provision of 3 proprietary smoking shelters on the Churchill hospital site

Planning application (13/01807/FUL) is for provision of 1 smoking shelter on the Nuffield hospital site

Officer recommendations:

1. That the Committee APPROVE the planning application (13/01803/FUL) subject to the following conditions

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Materials as specified

2. That the Committee APPROVE the planning application (13/01806/FUL) subject to the following conditions

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Materials as specified

3. That the Committee APPROVE the planning application (13/01807/FUL) subject to the following conditions

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Materials as specified

8 312 LONDON ROAD: 13/01395/FUL

53 - 66

The Head of City Development has submitted a report which details a planning application to demolish existing dental surgery and garage. Erection of three-storey building to provide 9 flats (3 x 3-bed, 4 x 2-bed and 2 x 1-bed) (Use class C3). Provision of private and shared amenity space, 19 cycle parking spaces, 12 car parking spaces and a communal bin store. Access off the London Road (amended plans)

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. 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.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Sustainability design/construction
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Tree Protection Plan (TPP) 1
- 8 Boundary details before commencement
- 9 Privacy screens
- 10 Landscape management plan
- 11 Permeable parking area
- 12 SUDS drainage
- 13 Suspected contamination - Risk assess
- 14 Bin stores and cycle parking
- 15 Construction Travel Plan
- 16 Landscape hard surface design - tree roots
- 17 Landscape underground services - tree roots
- 18 Vision splays
- 19 Levels details
- 20 Retain trees/shrubs along southern boundary
- 21 Side windows obscure glazed
- 22 Arboricultural Method Statement

Legal Agreement

Contribution towards affordable housing as required by policy HP4 of the sites and Housing Plan for all new development of between 4 – 9 units

9 PLANNING APPEALS

67 - 70

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

The Committee is asked to note this information.

10 FORTHCOMING APPLICATIONS

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

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.

13/01553/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.

13/01555/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.

13/01893/ADV – Humphries, Oxford, 72 Rose Hill - Installation of 1 x internally illuminated totem sign, 1 x non illuminated totem sign, 1 x internally illuminated fascia sign, 1 x non illuminated fascia sign, 1 x externally illuminated entrance gate and 1 x internally illuminated hanging sign to the front elevation.

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.

13/01811/FUL – 98 London Road - Installation of two aluminium louvres to rear elevation in association with internal plant machinery. (Amended plan and Additional Information)

13/01502/FUL – 255 Marston Road - Demolition of existing three storey building and redevelopment of the site to create a retail unit on the ground floor (use class A1) and 1 x 2 bed maisonette above (use class C3) and erection of 2 x 2 storey, 2 bed dwelling houses (use class C3). (Amended description)

13/01792/FUL – 23 Nowell Road - Erection of two storey side and rear extension. Creation of 2 bed dwelling house to the side (use class C3) with associated parking and self contained garden.

13/02285/CT3 - Land Fronting 33 To 61, Blackbird Leys Road - Provision of 18No. residents' parking spaces on existing grass verges.

13/02286/CT3 - Land Fronting 1 To 21 Monks Close - Provision of 19No. residents' parking spaces on existing grass verges.

11 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

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.