

Agenda

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East Area Planning Committee

Date: **Wednesday 5 March 2014**

Time: **6.00 pm**

Place: **Town Hall**

For any further information please contact:

Sarah Claridge, Democratic Services Officer

Telephone: 01865 252402

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 Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Helen O'Hara	Cowley;
	Councillor Michele Paule	Rose Hill and Iffley;

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

HOW TO OBTAIN AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **THE BUNGALOW, 35 BARTON ROAD: 13/03221/VAR**

9 - 16

The Head of City Development has submitted a report which details a variation of condition 2 (approved plans) of planning permission 13/00469/FUL to raise the roof height in order to relocate bedroom 3 into the loft space.

Officer recommendation: That the Committee APPROVE the application subject to the following 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 by completion
- 7 Variation of Road Traffic Order Barton Road,
- 8 Construction Travel Plan
- 9 Sustainability design/construction
- 10 Parking to be SUDS compliant
- 11 Vision Splays
- 12 Obscure glazing to bathroom windows
- 13 Bin and cycle stores
- 14 Design - no additions to dwelling
- 15 C3 family dwelling only
- 16 Revised 2nd floor window design

4 **SITE OF VERGE OPPOSITE 69 TO 103 MASONS ROAD:
14/00052/CT3**

17 - 24

The Head of City Development has submitted a report which details a planning application to provide 9 residents' parking spaces on existing disused drying area.

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

- 1 In accordance with approved plans
- 2 Time limit of implementation – June start
- 3 Reasonable Avoidance Measures to protect Great Crested Newts
- 4 Protection measures in place for Oak trees
- 5 Car parking spaces to meet size standards
- 6 Ground resurfacing - SUDS compliant

5 LAND TO THE REAR OF 6-7 COLLINWOOD CLOSE: 13/02542/VAR

25 - 36

The Head of City Development has submitted a report which details a variation of conditions 11 (Parking Areas), 12 (part) (Bin and Cycle Stores), 13 (part) (Boundary Treatment), 16 (Management Plan for Common Areas) and 21 (Approved Plans) of planning permission 09/02329/FUL (Erection of two detached dwellings. Access, parking and landscaping (Land to rear of 6 and 7 Collinwood Close)) to allow discharge of conditions 11 and 16 post occupation of development and minor alterations to the siting of the two dwellings.

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
- 4 Landscape carried out by completion
- 5 No felling lopping cutting
- 6 Tree protection measures
- 7 Landscape hard surface design - tree roof
- 8 Sustainable drainage scheme
- 9 Drainage Strategy
- 10 Parking Areas
- 11 Cycle and Bin Stores
- 12 Boundary Details
- 13 Bollards
- 14 Sustainable construction methods
- 15 Management plan for common areas
- 16 Biodiversity enhancement
- 17 Design - no additions to dwelling
- 18 Amenity no additional windows side,
- 19 Obscure glazing

6 CONFIRMATION OF TREE PRESERVATION ORDER - 392 LONDON ROAD

37 - 46

The Head of City Development has submitted a report which details a tree preservation order to replace the individual trees standing in the rear garden of 392 London Road.

Officer recommendation: To confirm the Oxford City Council – London Road (No.1) Tree Preservation Order, 2013 with the First Schedule and Map modified to replace the area A.1 with 3 individual trees standing in the rear garden of 392 London Road, including; T.1, pine; T.2, sycamore; and, T.3, silver birch.

7 DIRECT ACTION AT 73 DENE ROAD

47 - 76

The Head of City Development has submitted a report that seeks support for a decision that is expedient to take direct action to secure the requirements of an outstanding enforcement notice. This requires the demolition of a building in the rear garden of 73 Dene Road. It follows the expiry of the compliance periods of 23rd November 2013 for the demolition of the building and 23rd December 2013 for the removal of the resultant materials from the site in response of an Enforcement Notice (reference 12/00635/ENF) issued on 30th January 2013

Officer Recommendation: It is RECOMMENDED that, in the event that the requirements of the enforcement notice (12/00635/ENF) are not complied with imminently following a final warning to the owner and occupier of the property that the committee supports officers' intention to take direct action to secure the demolition of the unauthorised outbuilding at the rear of 73 Dene Road.

8 PLANNING APPEALS

77 - 88

To receive information on planning appeals received and determined during December 2013 and January 2014.

The Committee is asked to note this information.

9 MINUTES

89 - 92

Minutes from 8 January 2014

Recommendation: That the minutes of the meeting held on 8 January 2014 be APPROVED as a true and accurate record.

10 FORTHCOMING APPLICATIONS

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

13/03192/CT3 - Blackbird Leys Leisure Centre Pegasus Road - Variation of condition 2 (develop in accordance with approved plans) of planning permission 11/00242/CT3 (Extension to existing Blackbird Leys Leisure Centre to provide 25m swimming pool, learner and fun pools and ancillary facilities. Alterations to existing leisure centre including new entrance, plus external works including landscaping and alterations to existing car parking to provide 121 spaces and 50 cycle spaces) to allow replacement of escape ramp with stairs, increase in floor level by 250mm and removal of an additional tree

13/03301/CT3 – Blackbird leys Park, Pegasus Road - Creation of new landscaping to include moundings and new tree planting. Formation of new habitat area along existing brook, picnic area, fitness trail and a new

pathway.

13/03411/FUL – JR Hospital Headley Way, Erection of roof based plant and louvred enclosure.

13/02818/FUL – 11 Crescent Road - Conversion of existing 1 x 5-bedroom house into 1 x 3-bedroom house and 1 x 2-bedroom house

13/03410/FUL- Iffley Residential And Nursing Home, Anne Greenwood Close - Installation of 3 no. roof mounted ventilation ducts and cowls and 2 no. wall mounted louvres. Erection of 1.8 metre close boarded fence to form new bin storage area

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.(Deferred from EAPC meeting of 4th September 2013)

11 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Thursday 13 March if necessary

Wednesday 2 April and (Thursday 10 April if necessary)

Thursday 8 May and (Friday 9 May if necessary)

Wednesday 18 June and (Wednesday 25 June if necessary)

Wednesday 16 July and (Wednesday 23 July if necessary)

Wednesday 6 August and (Thursday 14 August 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.