

Agenda

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East Area Planning Committee

Date: **Wednesday 2 April 2014**

Time: **6.00 pm**

Place: **The Old Library, 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 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

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AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD: 13/03192/CT3	9 - 18

The Head of City Development has submitted a report which details a variation of condition 2 (developed 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.

Officer recommendation: That the Committee APPROVE the application subject to the conditions from the original permission 11/00242/CT3:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Landscaping Plan and Schedule
- 5 Tree - Details of hard surfaces
- 6 Trees - Underground Services
- 7 Tree Protection Plan
- 8 Arboricultural Method Statement
- 9 Ecological Mitigation Measures
- 10 Archaeological mitigation
- 11 Full Travel Plan
- 12 Construction Traffic Management Plan
- 13 Details of parking area
- 14 Details of Cycle Storage
- 15 Widening of Vehicular Access
- 16 Noise Limits
- 17 Scheme for treatment of cooking fumes
- 18 NRIA
- 19 FRA
- 20 Surface Water Drainage Scheme
- 21 No infiltration of surface water drains
- 22 Contamination Remediation
- 23 Details of Public Art
- 24 Operational Management Plan
- 25 Details of Sub Station

4 BLACKBIRD LEYS PARK, PEGASUS ROAD: 13/03301/CT3

19 - 26

The Head of City Development has submitted a report which details a planning application to create new landscaping to include mounds and new tree planting. Formation of new habitat area along existing brook, picnic area, fitness trail and a new pathway.

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. Construction Traffic Management Plan
4. Phased contaminated land assessment
5. Confirmation that material is suitable for use

5 56 MARSH LANE: 14/00137/FUL

27 - 38

The Head of City Development has submitted a report which details a planning application to demolish the existing garage. Erection of 1 x 3 bed dwelling house (Use Class C3). Provision of private amenity space, car parking, refuse and cycle stores. Provision of new vehicle access from Marsh Lane.

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. Material samples to be approved
4. Ground resurfacing - SUDS compliant
5. Removal of Class A and E PD rights (extensions and garden buildings)
6. Parking laid out pre-occupation
7. Details of bin and cycle storage
8. Existing extensions to be removed
9. Boundary treatment implemented before occupation
10. Landscaping plan to be approved and implemented
11. Energy statement to be approved

6 PUBLIC CONVENIENCES, KNIGHTS ROAD: 14/00519/CT3

39 - 44

The Head of City Development has submitted a report which details a planning application to alter existing front elevation including insertion of new door to provide disabled WC.

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

1. Development must be begun within three years of the date of the decision
2. The Materials used in the external elevations should match that if the existing.

7	PLANNING SERVICES IMPROVEMENT PLAN	45 - 60
	<p>The Head of City Development has submitted a report which contains an action plan flowing from the Roger Dudman Way Review. The action plan lists changes to the Council's planning service and is relevant to both Area Committees.</p> <p><u>Officer recommendation:</u> That the Committee NOTE the action plan.</p>	
8	PLANNING APPEALS	61 - 66
	<p>To receive information on planning appeals received and determined during February 2014</p> <p>The Committee is asked to note this information.</p>	
9	MINUTES	67 - 70
	<p>Minutes from 5 March 2014</p> <p><u>Recommendation:</u> That the minutes of the meeting held on 5 March 2014 be APPROVED as a true and accurate record.</p>	
10	FORTHCOMING APPLICATIONS	
	<p>The following items are listed for information. They are not for discussion at this meeting.</p> <p><u>13/03411/FUL: John Radcliffe Hospital, Headley Way</u> Erection of roof based plant and louvred enclosure.</p> <p><u>13/02818/FUL: 11 Crescent Road</u> Conversion of existing 1 x 5-bedroom house into 1 x 3-bedroom house and 1 x 2-bedroom house –(possibly to be refused under delegated powers)</p> <p><u>14/00532/FUL: 4 Courtland Road</u> Change of use from A1 (Shops) to A2 (Financial and Professional Services)</p> <p><u>14/00554/FUL: 4 Courtland Road</u> Erection of a single storey extension. Installation of a new shopfront, installation of two air con units and erection of two satellite dishes.</p> <p><u>14/00555/ADV: 4 Courtland Road</u> Display 1 internally illuminated fascia sign and 1 internally illuminated hanging sign.</p> <p><u>14/00464/FUL: Land adjacent St George's 31 Cowley Road</u> Erection of 1 x 2-bed dwellinghouse (Use Class C3). Provision of car parking and private amenity space.</p>	

13/02629/FUL: 157 Green Ridges Erection of boundary fence and change of use of amenity land to private garden land (retrospective).

13/03221/VAR: The Bungalow, 35 Barton Road 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. (Amended plans)

14/00641/FUL: 6 Trafford Road Conversion of existing garage into 1 x 1-bed dwelling (Use Class C3). Erection of a single storey rear extension

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 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.

East Area Planning Committee

2nd April 2014

Application Number: 13/03192/CT3

Decision Due by: 5th March 2014

Proposal: 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

Site Address: Blackbird Leys Leisure Centre, Pegasus Road, Oxford (**site plan: Appendix 1**)

Ward: Blackbird Leys

Agent: Faulkner Browns

Applicant: Oxford City Council

Recommendation:

To approve planning permission for the following reasons:

Reasons for Approval

- 1 The proposed minor material amendments to the escape ramp, floor levels and the retained trees would not materially alter the development from that approved under 11/00242/CT3. The proposed competition pool would represent a wholly appropriate use within the Blackbird Leys Leisure Centre, which is considered to be a sustainable location, and would meet the strategic regeneration aims within the Oxford Core Strategy 2026. The extension to the existing leisure centre would represent an efficient use of land, enhancing this existing indoor sports facility and providing a number of environmental improvements that would improve the quality of the existing open-air sports facility and surrounding public realm without causing any undue disturbance to local residents. The size, scale, siting, and design of the pool building would be well integrated with the existing centre and surrounding area, while safeguarding the residential amenities of the surrounding properties within

Pegasus Road. The proposed development would not have a significant impact upon the local highway network and would provide adequate car parking and cycle parking for all users of the leisure centre. The proposal would not have a detrimental impact upon flood risk, archaeological, or sustainability matters. The proposed development would therefore accord with the relevant policies of the Oxford Core Strategy 2026, and the Oxford Local Plan 2001-2016.

- 2 In considering the application, officers have had specific regard to all the comments of third parties and statutory bodies in relation to the application however officers consider that these comments have not raised any material considerations that would warrant refusal of the applications, and any harm identified could be successfully mitigated by appropriately worded conditions.
- 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.

Conditions

To include the conditions from the original permission 11/00242/CT3

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Landscaping Plan and Schedule
- 5 Tree - Details of hard surfaces
- 6 Trees - Underground Services
- 7 Tree Protection Plan
- 8 Arboricultural Method Statement
- 9 Ecological Mitigation Measures
- 10 Archaeological mitigation
- 11 Full Travel Plan
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- 19 FRA
- 20 Surface Water Drainage Scheme
- 21 No infiltration of surface water drains
- 22 Contamination Remediation
- 23 Details of Public Art
- 24 Operational Management Plan
- 25 Details of Sub Station

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
- CP11** - Landscape Design
- CP13** - Accessibility
- NE15** - Loss of Trees and Hedgerows

Core Strategy

- CS11_** - Flooding
- CS13_** - Supporting access to new development
- CS18_** - Urban design, town character, historic environment
- CS19_** - Community safety

Other Planning Documents

- National Planning Policy Framework
- National Planning Practice Guidance

Relevant Planning History

The site has been subject to a number of planning applications, not all of which are relevant to this proposal. Those most relevant are listed as follows

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. (Additional Information): Approved

13/01397/CT3 - Erection of single storey extension to accommodate additional change room facilities to the north elevation: Approved

11/00242/NMA - Non-material amendment to planning permission 11/00242/CT3 to allow alterations to the roof covering, rear elevation, biomass store and main entrance doors: Approved

Public Consultation

Oxfordshire County Council

- Drainage Authority: The development is to be drained use Sustainable Urban Drainage methods including porous surfaces to reduce the discharge to green field run off rates

Environment Agency Thames Region:

- The Environment Agency have no concerns about the raising of the floor level of the building above that proposed in the original planning application.

Third Parties

No third party comments have been received

Officers Assessment:

Background to Proposals

1. The site is located on the northern side of Pegasus Road, and is bordered by the Oxford and Cherwell Valley College to the north-west, the playing fields of open air sports facility and Blackbird Leys Park to the north and east, and Evenlode Tower to the west. The site is within a predominately residential area, with the properties situated on the southern side of Pegasus Road facing the site (**site plan: Appendix 1**).
2. The site comprises the Blackbird Leys Leisure Centre which includes a multi-use sports hall, gym, exercise studios, spin studio, crèche, and café. The centre has undergone various refurbishment works in recent years. The site is accessed via Pegasus Road with a car park located to the west of the multi-use sports hall which has 89 spaces including a small area for disabled parking. There is also cycle parking of 30 spaces and pedestrian access to the facility along the frontage.
3. In July 2011 planning permission was granted for an extension to the leisure centre to provide a 25m swimming pool, learner and fun pools, and ancillary facilities under reference number 11/00242/CT3. The permission has been implemented and work is currently underway on site.
4. The National Planning Practice Guidance [NPPG] recognises that new issues may arise after planning permission is granted which require modification to the approved proposals. Where any changes are considered to be less than substantial, it is possible to seek permission for a minor material amendment to the approved scheme. The NPPG states that there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where it's scale and/or nature results in a development which is not substantially different from the one which has been approved.
5. In accordance with this guidance, this application is seeking permission for the following minor material amendments to the approved scheme
 - The raising of the internal ground floor level by 250mm
 - The replacement of the escape ramp on the eastern elevation with stairs
 - The removal of an additional (category c) tree to the rear of the extension
6. Officers consider that the sole determining issues in this case would relate to the specific impacts of these individual amendments. The following assessment will consider each of these matters in turn

Raising the internal ground floor level

7. The proposal is seeking permission to raise the finished floor level (including the water tank) within the extension by 250mm from the level approved in the original

permission. The alteration is required as a result of further information provided during the design development phase of the project which identified that the water table had risen since permission was granted and therefore it was recommended that the floor level be raised above the water table.

8. This would constitute an internal alteration to the approved scheme and would have no material impact upon the external appearance of the building as the eaves and ridge height of the building would be maintained at the originally approved height.
9. An addendum to the approved Flood Risk Assessment has been included which considers whether there would be any flood risk to and from the site as a result of the revised floor level. The site is located within Flood Zone 1 (less than 0.1% chance of flooding in any year). The addendum concludes that raising the finished floor level of the extension would not increase the probability of suffering from any fluvial, groundwater, or surface water flooding or the probability of flood risk to other properties within the local catchment area. The Environment Agency have reviewed the addendum and confirmed that they have no concerns with this alteration in terms of flood risk.
10. The addendum also confirms that the amendment will not have a material impact upon the drainage strategy approved under the original permission which will remain unaltered.
11. Therefore officers have no objection to raising the internal floor level of the extension by 250mm having regards to the fact this would have no impact upon the external appearance of the building or raise any additional concerns over flood risk or drainage beyond those considered under the original permission in accordance with Oxford Local Plan Policy CP1, and Oxford Core Strategy Policy CS11.

Alterations to Ramp

12. The original permission provided a ramp along the north-eastern elevation of the extension, which provided an escape route from the spectator seating area within the pool hall. The supporting statement submitted with the application states that there are concerns that the ramp will provide opportunities for misuse from persons wishing to loiter around this area, and the potential to create an unwanted viewing area raising privacy issues for pool users. Therefore in order to address these issues the ramp is to be replaced with a set of steps and defensible planting between the building and the public footpath to improve privacy.
13. Oxford Local Plan Policy CP13 makes clear that all new development should be accessible for all members of the community including people with children, elderly people and people with disabilities. As the ramp was provided to enable an escape route from the spectator area, it would be necessary to consider how its removal would impact upon this emergency access for all users of the pool.

14. Having reviewed the submitted plans, officers consider that that the proposed alteration would not have a material impact upon emergency access. An escape route would be maintained in this location, albeit that there would be a set of steps to negotiate. A designated refuge has been provided alongside the steps where wheelchair users are able to wait in the event of an emergency until assistance is available. It is also important to recognise that this is a secondary means of escape, with the primary route being via the internal ramp that leads from the seating area and allows escape onto the main entrance of the leisure centre via a set of escape doors. Therefore officers raise no objection to the proposed amendment which would maintain suitable accessibility in accordance with Policy CP13.

Removal of Silver Birch Tree

15. It is proposed to amend the approved landscaping scheme to allow the removal of a Silver Birch Tree (T5) at the rear of the extension alongside the proposed turning head of the rear access road. The works to create the new pavilion to the rear of the existing leisure centre, along with the pool extension have resulted in a request to remove the tree.

16. The Tree Survey submitted with the application identified the tree as being of low amenity value with some vandalism of the lower branches. Officers raise no objection to the loss of the tree, and consider that, given its young age, the planting of 2 new Silver Birch trees will adequately mitigate its loss. This could be secured by condition.

Conclusion:

17. The overall scale of the amendments would be minor in nature and would not materially alter the development from the one which has already been approved or raise any issues that could not be successfully mitigated by condition. The proposal is considered to be acceptable in terms of the relevant policies of the adopted Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the development.

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

Contact Officer: Andrew Murdoch

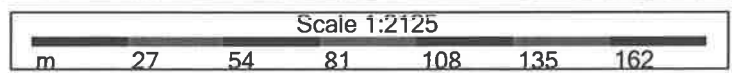
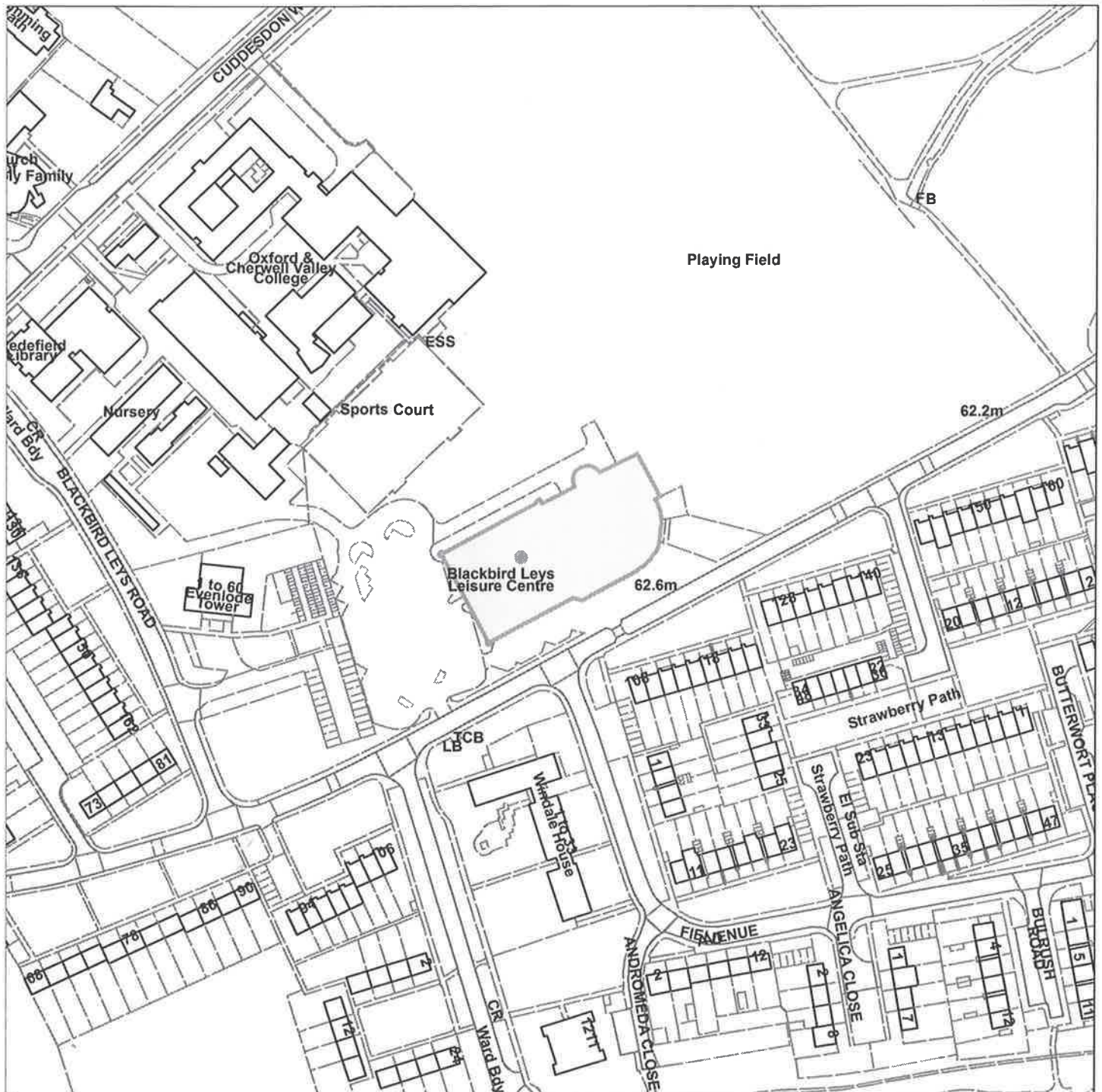
Extension: 2228

Date: 21st March 2013

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Appendix 1

Blackbird Leys Leisure Centre



Organisation	Oxford City Council
Department	City Development
Comments	Not Set
Date	25 March 2014
SLA Number	100019348

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East Area Planning Committee

2nd April 2014

Application Number: 13/03301/CT3

Decision Due by: 5th May 2014

Proposal: Creation of new landscaping to include mounds and new tree planting. Formation of new habitat area along existing brook, picnic area, fitness trail and a new pathway.

Site Address: Blackbird Leys Park, Pegasus Road (**site plan: Appendix 1**)

Ward: Blackbird Leys

Agent: N/A

Applicant: Oxford City Council

Recommendation:

To approve planning permission for the following reasons:

Reasons for Approval

- 1 The proposed development would form part of the Council's long term management objectives and vision to improve the general landscape framework and infrastructure of Blackbird Leys Park. The proposed mounds have been sited in a manner which would maintain the function of the park as a protected open-air sports facility and public open space without having an impact upon access to the park or increasing the probability of flood risk. The re-use of excavated material from the swimming pool extension to the leisure centre within the park would represent a sustainable method of re-using this material, and any possible contaminated land risk could be suitably mitigated by appropriately worded conditions. The proposal would therefore accord with the aims and objectives of the National Planning Policy Framework and policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016.
- 2 In considering the application, officers have had specific regard to all the comments of third parties and statutory bodies in relation to the application however officers consider that these comments have not raised any material considerations that would warrant refusal of the applications, and any harm identified could be successfully mitigated by appropriately worded conditions.
- 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.

Conditions

To include the following

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Construction Traffic Management Plan
- 4 Phased contaminated land assessment
- 5 Confirmation that material is suitable for use

Principal Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP11 - Landscape Design

SR2 - Protection of Open Air Sports Facilities

SR5 - Protection of Public Open Space

Core Strategy

CS11_ - Flooding

CS12_ - Biodiversity

CS21_ - Green spaces, leisure and sport

Other Planning Documents

National Planning Policy Framework

National Planning Practice Guidance

Public Consultation

Statutory Consultees

Oxfordshire County Council Highways Authority

The Highway Authority has recommended a Construction Traffic Management Plan be produced to lessen the construction traffic impact on the surrounding area and to make sure deliveries do not occur during the peak traffic times. After investigation and reviewing the supplied documents, the Highway Authority has no objection subject to the above condition(s) being applied to any permission which may be granted on the basis of highway safety.

Environment Agency Thames Region

The proposal would have a low environmental risk and therefore have no objection

Third Parties

No third party comments have been received

Relevant Planning History

The site has been subject to a number of planning applications, with those of most relevance to this application as follows:

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. (Additional Information): Approved

13/01397/CT3 - Erection of single storey extension to accommodate additional change room facilities to the north elevation: Approved

Officers Assessment:

Background to Proposals

1. The site is located on the northern side of Pegasus Road and is bordered by Oxford and Cherwell Valley College to the north-west, Cuddesdon Way to the north and Pegasus Road to the east (**site plan: Appendix 1**)
2. The site comprises Blackbird Leys Park which is a 9ha city park in the centre of the residential suburb. The park currently includes a number of sports pitches, open space, children's play areas, Bowling Green, leisure centre, and sports pavilion. The park is designated as a protected open-air sports facility and protected public open space within the Oxford Local Plan 2001-2016.
3. The park has been awarded Green Flag status which is a national standard that recognises good quality green space. A Management Plan for the park has been prepared by the Council's Leisure and Parks team which outlines the long-term management and vision for the park in order to maintain this status. It identifies that the park has undergone a number of regeneration proposals in recent years with the refurbishment of the two play areas on Pegasus Road and Cuddesdon Way, and that further improvements proposed to the park infrastructure, bins, benches, pathways, signage, and fitness trail, along with a competition sized swimming pool extension to the leisure centre currently underway.
4. This application forms part of the long term aspirations set out within the Management Plan, and is seeking permission for the creation of new landscaping to include mounding's and new tree planting. Formation of new habitat area along existing brook, picnic area, fitness trail and a new pathway.
5. Having reviewed the application, officers consider that it is only the proposed mounding that would require the benefit of planning permission as the other works would constitute permitted development in accordance with Class A of Part 12 Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995.

Principle of Development

6. The Oxford Core Strategy 2026 seeks to maintain public open space in order to help achieve a successful urban environment and healthy communities. The Oxford Local Plan makes clear that permission will not be granted for development proposals that result in the loss of public open space (Policy SR5)

and protected open air sports facilities (Policy SR2).

7. The general principle of providing improvements to Blackbird Leys Park as part of the long-term management strategy behind maintaining this open space would accord with these aims.

Landscaping

8. The proposal is seeking permission to provide a number of low mounds within the existing park in order to provide some interest and structure to the overall landscape framework of the park in order to complement the aims of the long-term management plan. The mounds would be formed using soil which had been excavated from the park through the construction of the swimming pool extension to the leisure centre (11/00242/CT3).
9. The proposed site plan shows the provision of two mounds which will be located in the south-western corner of the park around the perimeter of the new pool building, and two mounds to the north-western boundary of the site. The mounds would be relatively low rise, with a maximum height of 750mm and gentle slopes either side. The mounds will combined with the new tree planting and integrated into the new fitness trail with exercise stations which is proposed for the park.
10. The mounds would provide some additional features at the edges of the park and are sited in a manner that preserves the protected open air sports facility. The mounds would form a clear part of the on-going landscape strategy for the park, which along with the proposed tree planting would help screen the park from the college buildings to the north-west, and be consistent with the landscape strategy around the pool extension. Similarly they would also have some benefit in terms of providing features for the proposed fitness trail and exercise stations that are to be located within the park. The mounds would not have an impact upon access in and around the park.
11. Therefore the proposed mounds would satisfy the aims of Oxford Local Plan Policy CP11 which encourages landscape design to relate to the function and character of the spaces and the surrounding buildings, and Policies SR2 and SR5 which seek to maintain protected public open space and also the protected open-air sports facility.

Access

12. The proposed mounds will not have any impact upon the existing access arrangements for the park.
13. The Local Highways Authority has recommended imposing a condition which secures a construction traffic management plan to lessen the potential impact upon the area from construction vehicles. The mounds are to be created using soil which has been excavated from the park through the works to create the swimming pool extension. As the spoil is already located at the site, it is not anticipated that this will create any additional construction traffic beyond the existing works for the pool extension. Nevertheless it would be appropriate to

attach a condition requiring a brief construction traffic management plan to ensure that this is the case.

Flood Risk and Drainage.

14. A Flood Risk Assessment [FRA] has been submitted which has considered the potential flood risk from the mounding's. The FRA identifies that although the Environment Agency's Flood maps show that the site is within Flood Zone 1, whereas the Oxford City Council Strategic Flood Risk Assessment [SFRA] shows the site as being located within Flood Zones 1, 2 and 3b. This is because the SFRA identifies all potential types of flood risk such as surface water flooding as well as river flooding.
15. The FRA recommends that provided proposed mounds are located outside the area designated as Flood Zone 3b within the SFRA and that the finished ground levels are provided in a manner that ensures flows are directed away from properties, the development would not increase the probability of flood risk to other properties within the local catchment area.
16. The submitted site plan has located the mounds outside Flood Zone 3b in accordance with these recommendations. The Environment Agency and also the Oxfordshire County Council Drainage Authority have raised no objection to the proposal. Therefore officers consider that the proposal would accord with the aims of Oxford Core Strategy Policy CS11 subject to a condition requiring the development to be carried out in accordance with the recommendations in the FRA.

Contaminated Land

17. A Phase 2 Intrusive Investigation has been submitted with the application although this applies to the leisure centre site and does not cover the area subject to this planning application. The report also uses assessment criteria for commercial development, rather than a recreational use which would be the case in this proposal.
18. Environmental Health Officers have advised that the application site has the potential for heavy metal accumulation due to the historic practice of sewerage spreading that has occurred in this area. As such the Phase 2 report does not constitute an appropriate contamination assessment for the site and therefore in order to ensure that the potential for land contamination is appropriately assessed a condition should be attached which secures a phased risk assessment process be carried out.
19. As the proposal involves the construction of mounds using the excavated soil from the swimming pool extension, a condition should also be attached which requires that additional testing is carried out on this soil to ensure that it is suitable for recreational use.

Conclusion:

20. The proposal is considered to be acceptable in terms of the relevant policies of the adopted Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the development.

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

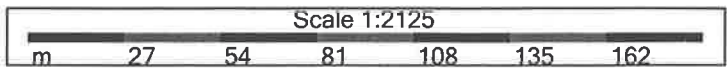
Contact Officer: Andrew Murdoch

Extension: 2228

Date: 21st March 2014

Appendix 1

Blackbird Leys Park



Organisation	Oxford City Council
Department	City Development
Comments	Not Set
Date	25 March 2014
SLA Number	100019348

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East Area Planning Committee

2nd April 2014

Application Number: 14/00137/FUL

Decision Due by: 3rd April 2014

Proposal: Demolition of existing garage. Erection of 1 x 3 bed dwelling house (Use Class C3). Provision of private amenity space, car parking, refuse and cycle stores. Provision of new vehicle access from Marsh Lane. (Amended Plans)

Site Address: 56 Marsh Lane Oxford (Site plan Appendix 1)

Ward: Marston

Agent: One Stop Planning

Applicant: Mr Hongwei Yao

Application Called in – by Councillors – Clarkson, Price, Kennedy and Lygo. For the following reasons - concerns have been expressed by local residents and by the Highways Authority about parking pressure, the height of the building and the impact on the water table.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed dwelling is considered to form an acceptable visual relationship with surrounding development without giving rise to significant harm to established neighbouring residential amenity and would make a more efficient use of the land. The dwelling is considered to be of an acceptable internal and external quality and be adequately served by amenities without resulting in material harm to highway safety. Consequently, and having considered all matters raised during consultation, the proposals accord with the requirements of the relevant policies within the local development framework.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 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.

Subject to the following conditions, which have been imposed for the reasons stated:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material samples to be approved
- 4 Ground resurfacing - SUDS compliant
- 5 Removal of Class A and E PD rights (extensions and garden buildings)
- 6 Parking laid out pre-occupation
- 7 Details of bin and cycle storage
- 8 Existing extensions to be removed
- 9 Boundary treatment implemented before occupation
- 10 Landscaping plan to be approved and implemented
- 11 Energy statement to be approved

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

Core Strategy

CS2 - Previously developed and greenfield land

CS18 - Urban design, town character, historic environment

Sites and Housing Plan (SHP)

HP9 - Design, Character and Context

HP10 - Developing on residential gardens

HP12 - Indoor Space

HP13 - Outdoor Space
HP2 - Accessible and Adaptable Homes
HP14 - Privacy and Daylight
HP15 - Residential cycle parking
HP16 - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Representations Received:

At the time of writing the report the consultation period was still open. Any additional comments will be reported verbally to Committee.

Dents Close – object on grounds of parking pressure, highway safety and obstruction of emergency and refuse access; design out of character; concerns over impact on flooding and water table; lack of detail on soakaway; questions need for further housing in the local area; proximity of building to access path.

Dents Close – object on grounds of design out of character; could be subdivided; lack of parking.

58 Marsh Lane – object on grounds dwelling could be turned in HMO; lack of parking adding to parking pressure; proximity of parking space to living room window; noise and disturbance.

64 Marsh Lane – would add to parking pressure

52 Marsh Lane – object on lack of parking; impact on flooding; dwelling appears cramped and out of character; loss of light and privacy.

39 Marsh Lane – supports on grounds of revised design; extra parking and need for housing.

Statutory and Internal Consultees:

Old Marston Parish Council - object to the height of the building and that it is different in style from the neighbouring properties.

Thames Water Utilities Limited – no objection regarding water and sewerage infrastructure capacity

Highways Authority – no objection to revised plans.

Issues:

Principle
Design
Residential amenity

Impact on neighbours
Parking
Other matters

Sustainability:

1. The proposal would make a more efficient use of land within an existing built up residential area, served by public transport links and local amenities.

Community Infrastructure Levy

2. The Community Infrastructure Levy (CIL) is a standard charge on new development and applies to new houses of any size. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities.
3. As this application is proposing a new dwelling it will be subject to CIL.

Officers Assessment:

Site

4. The application site comprises no. 56 Marsh Lane and its garden, a semi-detached dwelling located on the eastern side of Marsh Lane in Marston. There is a garage along the southern boundary that would be removed. To the south is an access path to a sub-station.

Proposal

5. Planning permission is sought to erect a detached dwelling on garden land to the side of the existing dwelling, with associated parking.
6. Amended plans were sought to reduce the height of the dwelling and reduce the number of bedrooms from 4 (3 bedrooms and a study) to 3. The design was changed to reflect the character and appearance of no. 56 Marsh Lane and extra parking spaces were provided.

Principle

7. Policy HP10 of the Sites and Housing Plan states that planning permission will be granted for new dwellings on residential garden land provided that the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment; and the size of the plot is of an appropriate size and shape to accommodate the proposal.
8. In addition to this, policies CS2 of the Core Strategy and CP6 of the Local Plan encourage greater efficiency of use of land in sustainable locations to prevent unnecessary and unsustainable loss of greenfield land at the edge of the city.

9. The site is located within an existing built up residential area, and the proposed dwelling would sit in a gap between two existing dwellings. The plot is small so the size of the dwelling has been reduced through the submission of amended plans to ensure a satisfactory relationship with surrounding development. Officers consider that principle of developing this land for residential development to be acceptable.

Design

10. Marsh Lane is characterised predominantly by pairs of semi-detached dwellings in the style of chalet bungalows with dormers and gable ends, and by traditional 1930's style hipped roof dwellings. There are also some detached properties nearby at the entrance to Dents Close to the north. There is therefore a mix of housing styles on display but they follow an established building line. The properties are set back from the road with parking to the front.
11. No. 56 Marsh Lane is a chalet style bungalow with front and rear facing dormers, and to the south of the site is a taller 1930's style hipped roof dwelling. Due to the limited size of the plot it was felt that the site could only accommodate a smaller dwelling in the form of a chalet bungalow that respected the proportions of no. 56 Marsh Lane, so amended plans were sought to address this.
12. The new dwelling would be in the same style as no. 56 Marsh Lane and the dwellings on the opposite side of the road, with front and rear facing dormers. The proposed dwelling would have an eaves height of 2.3 metres, rising to 5.6 metres at the ridge. It would follow the established building line and a condition is suggested requiring samples of the materials to be approved. Officers are therefore satisfied that the new dwelling would sit comfortably in the street and would form an appropriate visual relationship with neighbouring dwellings.

Housing mix

13. As only one new dwelling is proposed, and there is no loss of a family dwelling, the proposed development complies with the balance of dwellings SPD.

Residential amenity

Indoor space

14. Policy HP12 of the SHP requires any family dwelling to have a minimum floor area of 75m². The new dwelling would have a floor area of approximately 86m² and each room would benefit from adequate levels of light and outlook to ensure the living conditions of future occupiers would be acceptable.
15. The internal arrangements of the new dwelling ensure that they are generally in accordance with Lifetime Homes standards with level access

between the off-street parking area and the front entrance of the property, a ground floor WC, and the possibility of converting a ground floor room to provide a bed-space.

Outdoor space

16. Policy HP13 of the SHP requires that new residential developments must provide direct access to a private garden with adequate space for children to play in, and for family activities. The City Council will expect an area of private garden for each family house which is at least equivalent to the original building footprint.
17. The gardens for both the existing house and new house would be small, but the plans show that they are equal to the footprint of the houses. No's 56 to 64 Marsh Lane all have small rear gardens, albeit not as small as those proposed, so in this context small gardens are not unusual. The garden for no. 56 and the new dwelling would be on the margins of acceptability, but given the fact they are policy compliant, officers are minded to accept them as adequate.
18. The existing dwelling has a small brick built rear addition and a small rear conservatory. These take up a large proportion of the garden and so the applicant suggested that he would be prepared to demolish these additions and revert the dwelling back to its original footprint in order to increase the garden size. This is crucial to the acceptability of the proposal as without the removal of these additions the garden would not be of an adequate size to serve the dwelling. A condition is therefore suggested requiring the demolition of the additions to take place before development starts.
19. Bin and cycle storage areas are shown in the rear garden of the new dwelling with level side access around the house. A condition is suggested requiring details of the storage area to be approved, and available for use by the occupants.
20. A further condition is suggested to ensure that the boundary treatment indicated on the plans (1.8 metre timber fence) is erected before the development is brought into use, to ensure both the new and existing property receive adequate privacy.
21. Due to the size of the gardens it is suggested that class A and E permitted development rights covering extensions and garden buildings respectively are removed for the existing and new dwelling to allow the Council to consider the merits of further development on the site.

Impact on neighbours

22. Policy HP14 of SHP states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes and that does not have an overbearing effect on existing homes. In respect of access to sunlight and daylight, the 45°/25° guidelines are used to assess

development, as illustrated in Appendix 7 of the SHP.

23. No. 58 Marsh Lane lies to the south of the application site and there is an access path running between the site and this property. No. 58 has a garage to the side and the nearest habitable room windows are sited sufficient distance away to prevent any harm to light and outlook. The proposal complies with the 45° guidance in respect of all windows. No. 58 has three first floor side facing windows facing towards the application site but these do not serve habitable rooms. The owner of no. 58 has raised concerns about the parking being located close to his living room window, but the parking will be sited in front of the new dwelling and not outside his property and this relationship is quite normal in a suburban setting.
24. No. 56 Marsh Lane has a door and a window in the side elevation facing towards the site. The door serves a small entrance porch and the window is believed to serve a kitchen. The kitchen window is sited towards the rear of the house and is south facing. Due to the position of the window and its relationship with the siting of the new dwelling, and the slope of the roof, the proposal complies with the 45° guidance and would not have an unacceptable impact on light or outlook.

Parking and highways

25. Both the existing and new dwelling would have 2-off street parking spaces which will require a new section of kerb to be lowered. The plan incorrectly shows one of the parking spaces for the existing dwelling labelled as 'lawn', when in fact this is the second parking space. For the avoidance of doubt a condition is suggested requiring a revised plan to be approved.
26. This level of off-street parking is acceptable for dwellings of this size and does not conflict with the aims of policy HP16 of the SHP. Concerns have been raised that the proposal will lead to indiscriminate parking locally, but 2 spaces for a three bedroom dwelling is adequate. It would be unreasonable and contrary to policy to require any more than this. The development is for a single family dwelling (restricted to C3 use, not a C4 HMO) with 2 off-street parking spaces and officers are satisfied that the scheme will not have a significant impact on the local highway network. The Highway Authority also has no objection to the proposal and is satisfied that 2 parking spaces each is appropriate.
27. Marsh Lane is punctuated by dropped kerbs providing vehicular accesses to off-street parking. A new dropped kerb is required to serve the existing house and officers take the view that one additional access would not harm the character of the street and the highway authority have no objection in terms of highway safety.
28. The site is close to a regular bus route and local shops. Overall, the level of parking provision is considered acceptable such that officers concur with the views expressed by the Highway Authority and raise no objection to this element of the proposal.

Other matters

Use

29. Concern has been expressed that the new dwelling could be converted into a House in Multiple Occupation, and this would lead to more cars. This would require planning permission to change the use of the property, and would be subject to a fresh assessment.

Flooding and drainage

30. Concern has been raised about the impact of the development on localised flooding. Part H of the Building Regulations covers all aspects of drainage and waste disposal, and details of the location of soakaways will be dealt with at the building regulations stage. It is normal practise, and a requirement of part H, that adequate provision is made for rainwater to be carried from the roof of the new building, and that any paved areas are constructed so as to be adequately drained. In most cases this is in the form of an adequate soakaway that can accommodate heavy rainfall and is sited within the boundary of the property.

31. Thames Water have assessed the application and commented that with regard to sewerage infrastructure capacity and water infrastructure capacity, they do not have any objection to the proposal. With regard to surface water drainage, Thames Water advise that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. An informative is suggested which advises the applicant of their responsibilities to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

32. The site is not located within a flood zone. A condition is suggested requiring all ground resurfacing to be SUDs (sustainable urban drainage systems) compliant to prevent surface water run-off.

Need for housing

33. Oxford, like many other cities in the UK, is experiencing a housing crisis. The need for housing is far greater than the supply, and family dwellings in particular are needed.

Maintenance of property

34. The new dwelling would be sited up against the southern boundary of the site, which is delineated by a timber fence, and the owner of the access path to the south would like to know how the development will be built and maintained. This would be matter for the two parties to resolve, and does not fall within the remit of planning control.

Energy statement

35. A condition is suggested requiring an energy statement to be approved to explain what energy efficiencies will be incorporated into the development.

Conclusion: Approve subject to conditions

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

Contact Officer: Rona Knott

Extension: 2157

Date: 24th March 2014

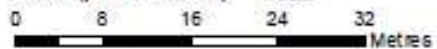
Appendix 1

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14/00137/FUL

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Date: 24/03/2014



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Agenda Item 6

East Area Planning Committee

2nd April 2014

Application Number: 14/00519/CT3

Decision Due by: 23rd April 2014

Proposal: Alterations to existing front elevation including insertion of new door to provide disabled WC.

Site Address: Public Conveniences, Knights Road Oxford Oxfordshire

Ward: Northfield Brook

Agent: N/A

Applicant: Oxford City Council

This application is before the Planning Committee as it has been submitted by Oxford City Council and relates to a Council owned premises.

Recommendation:

The East Area Planning Committee is recommended to grant planning permission for the following reasons:

- 1 The proposal for alterations to the public conveniences on Knights Road is considered to form an appropriate visual relationship with the building and surrounding area whilst resulting in an improvement to the public facilities, making them accessible to all members of the community. At the time of writing no objections have been received and the proposal is considered to comply with policies CP1, CP8 and CP13 of the Oxford Local Plan 2001-2016 and policies CS 18 and CS19 of the Oxford Core Strategy. Officers therefore recommend that planning permission should be granted.
- 2 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.

Conditions:

- 1 Development must be begun within three years of the date of the decision
- 2 The Materials used in the external elevations should match that if the existing.

Main Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

CP13 - Accessibility

Core Strategy

CS18 - Urban design, town character, historic environment

CS19 - Community safety

Sites and Housing Plan

MP1- Model Policy

HP9 - Design, Character and Context

Other Material Considerations:

1. National Planning Policy Framework

Relevant Site History:

- 60/09632/A H- Public conveniences- Approved 26.7.60

Representations Received:

No third party comments have been received during the consultation period to date. At the time of writing the consultation period for this application had not expired. It will however have expired by the time of the Committee meeting. Any responses received will be verbally relayed to the Committee at the meeting.

Officers Assessment:

Site Description and Proposal:

1. The application site comprises of a brick built single storey building with a flat roof that doubles as a balcony and access to the residential flats situated above the adjacent row of local shops, to the north east of the application site. The building contains both male and female public conveniences accessed by two doors fronting on to Knights Road in Blackbird Leys.
2. The application is seeking planning permission to secure alterations to the existing front elevation of the building by inserting two new doors, as well as internal reconfiguration to include the provision of a disabled WC and the blocking up of the existing windows on the rear elevation to create a secure store and service area.

Design:

3. The building is fairly utilitarian in design and function. It currently has two doors on the Knights Road elevation, one to access the female WCs and one to access the male WCs. There are high level windows in between the two doors which currently have metal grilles over the exterior to deter vandalism. The public conveniences are set back slightly from the main road and situated south east of a parade of three local shops.
4. The proposal will result in the addition of two extra doors on the front elevation; one to the disabled WC, one to the male WC, one to the female WC and one to the store which leads to the rear of the building. The proposed new doors and frames are in timber with a sheet metal facing to be painted in Oxford Blue. New pvc fascia will be installed in white and the new brickwork will be finished in bricks to match that of the existing. The paving slabs immediately in front of the building will need to be adjusted slightly to provide level access to the disabled WC.
5. Policy CP1, of the Oxford Local Plan 2001-2016 and Policy CS 18 of the Core Strategy state that new development should respect the character and appearance of the area and be acceptable in terms of access, highway safety and pedestrian movements. It is considered the proposals do respect the character of the area as there are varying styles and different facades and shop fronts along this small stretch of the street which make for an interesting visual street scene. The replacement doors in timber frames and the general refurbishment of the building will improve the current facilities and use materials of a good quality which will help enhance the building within this local street scene.
6. Policy CP 8 of the Oxford Local Plan states that new buildings should relate to their setting and connect to and be integrated with, the wider area and form an appropriate visual relationship with the wider area. Currently the building appears run down and uninviting; the removal of the caged windows and inclusion of the disabled WC will help this building be better integrated with the wider area.
7. Policy CS 19 of the Core Strategy relates to community safety and states that new developments are expected to promote safe and attractive environments which maximise natural surveillance. The reconfiguration of the WCs so that the doors all open directly out on to the street is considered to result in a more attractive environment whilst also improving the natural surveillance in the immediate vicinity as no longer having communal areas will mitigate against any loitering or antisocial behaviour.

Accessibility:

8. Policy CP13 of the Oxford Local plan considers that all proposals provide suitable means of access for all users including members of society with disabilities. This includes access to public facilities such as toilets. The policy says that permission will only be granted for proposals that make reasonable provision for access for all members of the community. This proposal includes level access, wide doorways and low level sink and toilet with grab rail so that it meets the requirements of elderly or disabled users.

Conclusion:

9. Taking into account the above considerations the proposal is considered to result in enhancing the street scene by the introduction of higher quality materials in the refurbishment and will improve the integration and visual quality of the local environment while mitigating against the potential for antisocial behaviour. There have been no objections raised during the consultation of this application at the time of writing the report and officers consider the improvements to these public facilities to make them accessible to all members of the community, should be supported. The proposal complies with policies CP1, CP8 and CP13 of the Oxford Local Plan 2001-2016 and policies CS 18 and CS19 of the Oxford Core Strategy. Officers therefore recommend the Committee grant planning permission, subject to conditions.

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

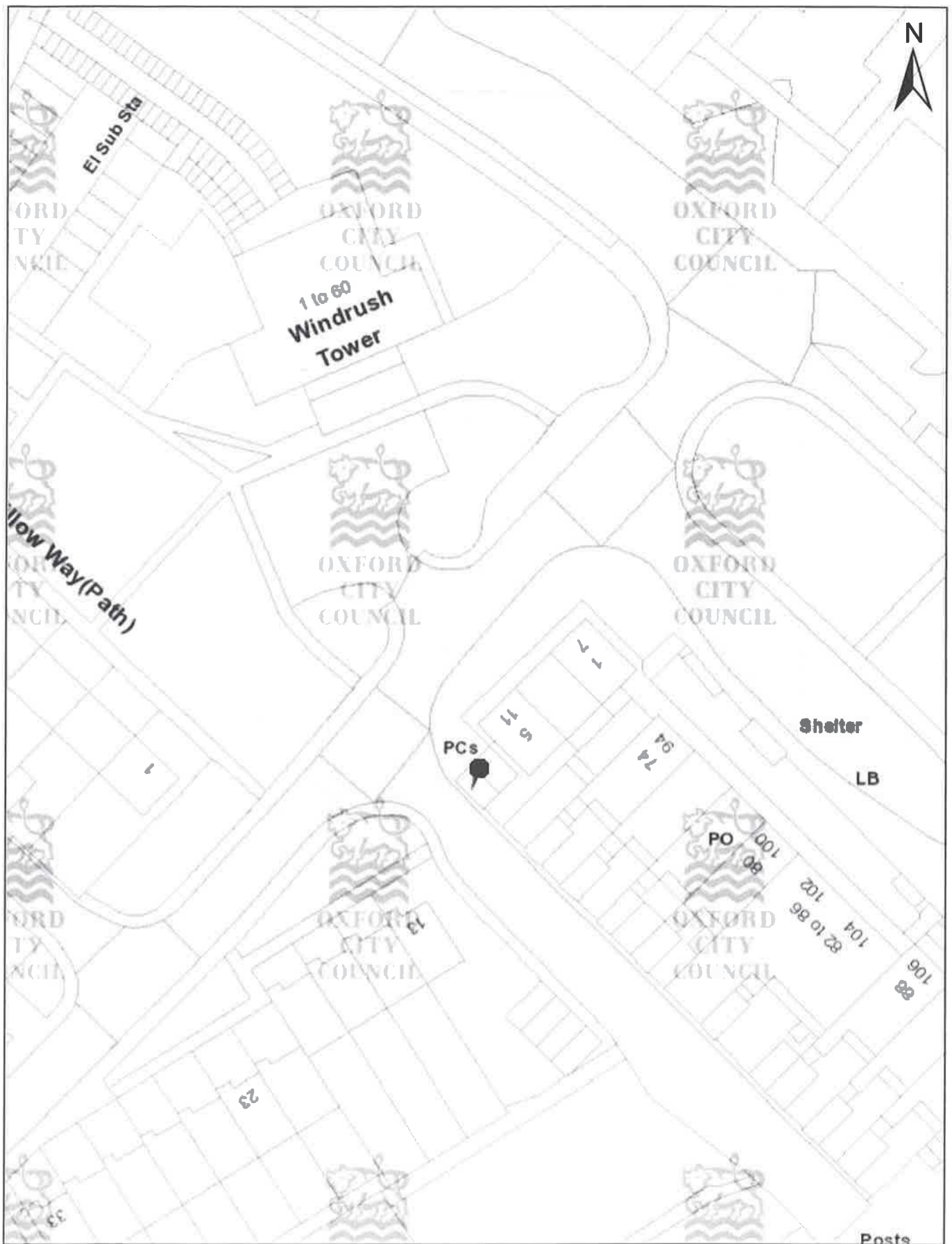
Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Contact Officer: Hannah Revell

Extension: 2241

Date: 19th March 2014

Appendix 1



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Public Conveniences Knights Road

Scale (printed to A4): 1:625

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Date: 24/03/2014

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Planning Services Improvement Action Plan

Recommendation: Committee is asked to note the Action Plan attached.

1. At the WAPC meeting on 11th February 2014 officers promised to bring to Committee an Action Plan flowing from Roger Dudman Way Review Independent report from Vincent Goodstadt.
2. Attached to this report is the Action Plan. This has been titled the “Planning Services Improvement Action Plan” because the actions are pertinent to the whole of the Planning Service. For the same reason it is considered necessary to present this Action Plan to both Area Committees.
3. Officers have promised that a small Steering Group would be established to oversee the implementation of the Action Plan and to hold the Head of City Development to account for its progress. In agreement with Councillor Colin Cook, the City Development Executive Board Member, it is agreed that the steering group will be made up of himself with David Edwards the Executive Director for City Regeneration and Housing and Vincent Goodstadt.
4. The Action Plan lists each of the 6 principle recommendations from the Independent Report. Each recommendation is expanded in the Action/Programme column to identify the specific actions necessary to implement the main recommendation. Information is also provided in the Plan on the action owner and proposed timescale for implementation.
5. The Action Plan also includes a number of extra actions not listed in the Independent Report but which are considered to be important to include as they enable the principle recommendations to be fully implemented and so are also included within the Plan.

Appendices

- Planning Services Improvements Action Plan.

Background Papers: none

Contact Officer: Michael Crofton Briggs

Extension: 2360

Date: 28th February 2014

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Planning Services Improvement Action Plan

Flowing from Roger Dudman Way Review, but includes extra actions

Small Steering Group

Councillor Colin Cook Panel: Colin Cook, David Edwards and Vincent Goodstadt.

In attendance: Michael Crofton Briggs, NikoGrigoropoulos

The independent review confirms that the City Council met its statutory obligations in handling the planning application. However, there are recommendations on embedding best practise. There are six principal sets of recommendations:

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Recommendation	Action / Programme *	Owner	Milestone	Progress/Achievement
1. Planning Procedures				
Improving the clarity of the informal and formal liaison arrangements and the documentation of the pre-application process;	<p>Para 56. SLA with University to strengthen – clear documentation what material presented and what comments made. Improving clarity of the informal and formal liaison arrangements and the documentation of the pre-application process.</p> <p><i>Set up a meeting to create an action plan</i></p> <p><i>Review of current service level agreement with the University of Oxford.</i></p> <p><i>Review of current internal procedure guidance, to confirm documentation of the pre-application process.</i></p>	MHancock CGolden & AMurdoch	30 April 14	

* In Action / programme column normal text extracted from V Goodstadt report and italic text represents extra actions.1

	<p><i>Include in internal guidance the process to secure Design Review by the Oxford Design Review Panel.</i></p> <p><i>Consider a triage stage: with each pre-application request, allocate a category or type which determines level or amount of resource, audit, clarity, processes.</i></p> <p><i>Implement the BPI pre-application procedure. CG and AM have started working on templates. Need to update these and start using them. CG and AM to assist MH.</i></p>			
Providing a clearer auditing regime of the submitted documents against the requirements in the published guidance in the registration process on major applications;	<p>Para 58. Clear audit at validation of documents submitted for major applications against requirements.</p> <p><i>New Internal procedure guidance, training and implementation.</i></p> <p><i>Take what is done already and document this, so it can be in idox to be seen. If a discretionary document explain this. Also process to go back and keep audit up to date as other information is submitted.</i></p> <p><i>Carry out a review as to whether any further minor changes are required.</i></p>	NGrigoropoulos	30 April 14	

A review the EIA-related procedures	<p>Para 66. Review EIA procedure i. advice in pre-application, ii. Quality of forms and documentation used, iii. Training and briefing of officers in respect of Screening process.</p> <p><i>Fresh review, update of guidance and officer training.</i></p> <p>Plain English training here. The Friends of the Earth 2005 campaigners' guide is helpful in this respect (see attached):</p> <p>http://www.foe.co.uk/resource/guides/environmental_impact_asses1.pdf</p>	MMorgan	30 June 14	Initial improvements made autumn 2013
EXTRA: external accreditation	<p><i>Investigate which planning authorities have done this and what advice is available from national organisations such as PAS..</i></p> <p><i>Initial analysis of 'what it out there' from V Goodstadt.</i></p> <p><i>Scope out project, what help needed</i></p> <ul style="list-style-type: none"> • <i>Project plan</i> • <i>Action Plan</i> 	NGrigoropoulos/LGodin	30 Sept 14	
EXTRA: Review of how we organise the electronic application file. Data management	<p><i>Devise guidance on data management, initially for application files. To aid audit, retrieval and clarity.</i></p> <p><i>Proposal could be to put data in sub-sections that relate to the stages in the process in IDOX (pre-app; submission, consultation, negotiation, changes, committee report, decision, compliance with conditions.).</i></p>	MArmstrong/CGolden Support from LGodin	30 Sept 14	

	<p><i>Label each piece of data better.</i></p> <p><i>Potential for external advice and help needed.</i></p> <p><i>To include all sections including Heritage, photos, etc.</i></p>			
2.Consultation Processes.				
Further development of pre-application guidelines:	<p>Para 91. Best practice – resource intensive, so most appropriate for majors.</p> <p>Para 98.</p> <ol style="list-style-type: none"> 1.Allow more time between project inception and the proposed commencement date 2.Engage other appropriate parties (including members) in pre-application discussions, and not just officers; 3.Provide opportunities for presentations and briefings to members; 4.Encourage a two-stage consultation on major applications ; and 5. Set down clearer guidelines on the desired documentation. <p><i>Workshop or brainstorm to explore options and best approach.</i></p> <p><i>Prepare internal procedure guidance</i></p> <p><i>Consider how best to persuade prospective applicant the value of initial consultation while scheme is still at option or conceptual stage and capable of change in response to consultation.</i></p> <p>A protocol / guidance for developers on the consultation they</p>	MHancock	30 April 14	

	<p>need to do for different sized developments.</p> <p><i>Work with Members on greater participation at this stage</i></p> <p><i>Work joined up with point 1.1 above and also design panel action</i></p>			
EXTRA: Review of Statement of Community Involvement	<p><i>Current SCI was adopted in 2006 and does not reflect the most up to date regulations in relation to policy documents so there was a case for review in any event but RDW adds to this.</i></p> <p><i>SCI review would cover pre-application consultation.</i></p>	LGodin	30 June 14	
Post-application guidance on planning processes.	<p>Para 99</p> <ol style="list-style-type: none"> 1. A more structured approach to the weekly lists to enable the ready identification of major developments; 2. A more effective provision of Site Notices; 3. Additional means for communicating the scale and massing of major developments; 4. Consultation on revised drawings; 5. The provision of feedback to respondents on planning decisions; and 6. The planning processes to be more integrated with other regulatory processes. <p><i>Ensure all actions documented in internal procedure guidance</i></p> <p><i>Provision of post-application guidance notes for applicants/page on our website.</i></p> <p><i>Clarification about what is/isn't a Non Material Amendment /Minor Material Amendment.</i></p>	NGrigoropoulos	Some 30 April 14, some 30 June 14	<ol style="list-style-type: none"> 1. Already there 2. Already acted upon

	<p>3. See also Section 3. 4. Need to confirm. 5. Statutory consultees, - through committee report, or use of conditions. 6. Use pre-commencement conditions less, where they are important sort out before the decision is made. Already in place re.contamination.</p> <p>EXTRA. A question to Council on 3rd Feb asks that Council review the methods it uses to consult the public on planning applications</p>			
EXTRA: Application of project management procedures to applications.	<i>Consider merit of treating a major application as a 'project' with associated, but proportionate, project management? e.g. (as a minimum) set up a project plan with key stages and milestones that covers pre-and post-app. stages.</i>	NGrigoropoulos	30 June 14	
3. Visual Impacts & Quality of Design It is recommended that existing initiatives to improve the design capacity of the Council should be complemented by action to enhance the use of in-house expertise and to provide members with greater support in their considerations of design issues and visual impacts by:	Para 145 - expanded below			
Developing greater technical capacity (IT and skills) to take advantage of the rapidly evolving potential for interpreting design and integration with established GIS systems;	<p><i>Contact Professor Gaskin at Brookes a specialist in area of 3D virtual models who already has a partial model of the City.</i></p> <p><i>Some important questions – does the City own and run the model and 'plug' in emerging schemes and then produce</i></p>	<p>LGodin</p> <p>Support from MCrofton Briggs</p>	30 Sept 14	

	<p><i>'visualisations'?</i></p> <p><i>Feasibility study to understand what is possible.</i></p> <p><i>Scope out project, what help is needed</i></p> <ul style="list-style-type: none"> • <i>Business case</i> • <i>Project plan</i> • <i>Action Plan</i> <p><i>Officers already exploring more immediate and site specific options, such as the use of Google Sketch Up with a view to trial it to see how helpful it could be. It could help us in our understanding of light issues as well as scale and massing.</i></p>			
Improving the advice on the design evidence used to support application, in particular in the preparation of Design and Access Statements	<p><i>Review of our current advice and assessment of Design and Access Statements, to include understanding of latest Government guidance.</i></p> <p><i>Internal procedure guidance</i></p> <p><i>To check latest Government Guidance and our Validation Checklist.</i></p> <p><i>Potential to have a Design section on the planning pages of our website. This could include guidance on how to complete a good Design and Access statement as well as information on latest schemes and the Oxford Design Review Panel.</i></p>	MArmstrong/CGolden	30 April 14	
Enhancing member 'training' on design and planning;	<p><i>Explore with Members how they would like to achieve this.</i></p> <p><i>Potential role of Oxford Design Review Panel members</i></p>	NGrigoropoulos	30 June 14	

	<i>Continue and expand post development site visits to help Members review decisions – good examples and also where improvements could have been made.</i>			
Investigating and adopting the best new field-based approaches to assessing the visual impact of new development	<p><i>This is reference to poles, balloons or scaffolding.</i></p> <p><i>Run a pilot on a Council owned scheme.</i></p> <p><i>Evaluate pilot</i></p> <p><i>Options paper for future scope and operation, with opportunities and risks.</i></p> <p><i>Importance of verified views on major schemes. Importance of plans showing the context of a proposal, i.e. neighbouring properties, for smaller applications.</i></p>	NGrigoropoulos	30 Sept 14	“Swiss poles” pilot carried out and an evaluation to be included with Elsfield Hall report
EXTRA: Design Review	<p><i>In partnership with CABE establish the Oxford Design Review Panel.</i></p> <p><i>Work with case officers to introduce the appropriate proposals to Design Review and how to make best use of the Panel’s report.</i></p> <p><i>Templates for use with each project</i></p> <p><i>Leaflet to explain to developers and to inform the public</i></p>	MCrofton Briggs	30 April 14	
EXTRA: Improve internal design expertise	<p><i>Skills audit and schedule</i></p> <p><i>Learning & Development opportunities</i></p> <p><i>Internal design charettes - design workshops for the DC teams to focus on more daily design issues.</i></p> <p><i>Options paper to ‘fill’ gaps to include possibility of employing an urban designer.</i></p>	CGolden	30 June 14	

<p>4. Committee Reporting It recommended that the presentation of the planning issues of major applications to committee should be strengthened by</p>				
<p>A systematic documentation of the policy evaluation including clarification of the extent and nature of any departure from policy</p>	<p>Para 167 systematic record of evaluation against all policies that seen as material</p> <p>Internal meeting to explore and scope out</p> <p><i>Internal procedure guidance to explain how officers should record evaluation</i></p> <p>Understand issue of Departure and greater level of explanation necessary.</p> <p><i>Advice note prepared.</i></p>	<p>MArmstrong/CGolden</p> <p>Policy Team.</p>	<p>30 April 14</p>	
<p>A more evidenced-based approach to the presentation of the choices before committee, and the impact of mitigation through conditions in reports</p>	<p>Para 187 report could have been clearer in evaluation and analysis of the choices that were put before committee.</p> <p>E.g. report asserted need for student accommodation but could have gone further to explain why and give current achievement against 3,000 policy,</p> <p>Review of report writing guidelines, to provide extra guidance to authors on such matters as evaluation, analysis of choices and weight.</p> <p><i>Workshop to explore options and best approach.</i></p>	<p>NGrigoropoulos</p>	<p>30 June 14</p>	

	<p><i>Internal procedure guidance based on review of existing report template. Augment to include advisory notes to report writers.</i></p> <p><i>Lead policy officer assigned to majors in an advisory capacity; to flag up other sources of information; to be sounding board for discussions about choices and weight to be attached to different policy objectives</i></p>			
The use of alternative means of addressing design considerations (e.g. in terms of visualisations and where necessary site visits).	<p>Relates to section 3 above, and how illustrate and communicate design considerations to Members. Augment power point with other means such as models and exhibition boards (favoured method of the Design Panel)</p> <p>Importance of Verified views. Encourage applicants to produce models Have hard copies of the plans on boards from applicants for Members to view before the committee meeting.</p> <p><i>Discuss with Members</i> <i>Pilot some ideas and review</i></p> <p><i>Internal procedure guidance</i></p>	NGrigoropoulos	30 Sept 14	
5. Planning Conditions It is recommended that enforcement procedures and coordination (on conditions) should be strengthened through:				
An auditable process for determining the appropriate enforcement action	<p>Para 205 Review with legal of current process. E.g. Is there the discretion to take no action absolute?</p>	MMorgan	30 June 14	

	<p>E.g. Need clear decision process to decide to take no action.</p> <p><i>Necessity to document the decision especially when no action, and formally to secure sign off by a senior reviewer.</i></p> <p><i>Internal report template and procedure guidance</i></p>			
A review of the use of standard planning conditions, and updating of them where necessary	<p>New schedule of standard conditions,</p> <p><i>Structure decision notices to set out conditions in four categories (no additional submission, pre-commencement, pre-occupation, post completion)</i></p>	MArmstrong/MHancock	30 June 14	Initial update 2013
Inter-agency co-ordination to address the issues set out in the main report	<p>Review how much is left to pre-commencement conditions and what is agreed before decision made.</p> <p>E.g. Assess importance of issue and when needs to be agreed before consent given</p> <p><i>Internal discussion to understand issue, explore options and agree guidance to officers.</i></p> <p><i>Confirm approach with agency partners</i></p>	NGrogoropoulos	30 June 14	
The use of a range of media should be considered to provide accurate and accessible information that addresses these concerns (to the general public)	<p>Planning involves complex issues. Consider how we explain and communicate these. Consider briefing notes or similar for the general public, e.g. distinction between contaminated land and land containing contaminants.</p> <p><i>Open a running list of 'complex' issues that might benefit from lay explanation.</i></p>	LGodin with help from CGolden	30 June 14	

	<p><i>Use of section on Web for general planning guidance</i></p> <p><i>Check whether explanation is available somewhere else, we can link to.</i></p>			
EXTRA: Monitoring of pre-commencement conditions	<p><i>Assess role for Approved Inspectors and Building Control to report on impending commencement.</i></p> <p><i>Correlation with needs for Community Infrastructure Levy monitoring?</i></p> <p><i>Also there is more to do to communicate to applicants their responsibility?</i></p> <p><i>See conditions above : Structure decision notices to set out conditions in four categories (no additional submission, pre-commencement, pre-occupation, post completion)</i></p>	NGrigoropoulos	30 June 14	
6. Wider Planning Issues				
Enhancing the planning service in terms of planning process, policy and strategy	<p>Para 214, 215, 216</p> <p>Improve clarity on 'departure' from the plan.</p> <p>Is the City full? Lack of space leads to pressure to build higher with impact on urban form and views.</p> <p>Consider when appropriate to review the capacity of the City to absorb growth. –associated to issue below.</p> <p><i>Would tie into 3D virtual model of the City in 3 above.</i></p>	MJaggard	30 Sept 14	The Strategic Housing Land Availability Assessment review (commenced and for completion in March) will provide clarity on the capacity to absorb growth and the pressures on building higher.

	<p><i>Set out a provisional timetable for the review of the Core Strategy</i></p> <p><i>Consideration relates to Strategic Housing Market Assessment, SHMA output, Universities dialogue, Strategic Economic Plan, Growth Fund and wider Oxford Growth Strategy matters.</i></p> <p><i>Work towards preparation of Project Initiation Document and timeline.</i></p> <p><i>The imminent publication of the SHMA and the work that flows from that under the duty to cooperate (including discussions that we are instigating with the Planning Inspectorate) will help to inform decisions on the timing of any review of our own Core Strategy.</i></p>			
Progressing and formalising a more strategic approach to the future development needs and engagement with the Universities and Colleges	<p>Para 219 Work with the Universities and colleges towards a 15 yr business plan. The future of the Universities depends on the City it is in as much as on global competitiveness.</p> <p>Help the Universities and Colleges take community engagement seriously.</p> <p><i>Hold a College and University workshop</i> <i>Prepare a brief to go out with invitation to same</i></p> <p><i>Proposition: Joint commissioning of consultants - Where next for Oxford, the University and Colleges over a 5 to 15 yr horizon? / Oxford Growth Strategy?</i></p>	MCrofton Briggs	30 Sept 14	Initial meeting with colleges and University 17 Mar

Name and contact details:-

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Monthly Planning Appeals Performance Update – February 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

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 December 2014, while Table B does the same for the current business plan year, ie. 1 April 2013 to 28 February 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	3	27%	0	3 (20%)
Dismissed	8	73%	1 (100%)	7 (70%)
Total BV204 appeals	11	100%	1 (100%)	10 (100%)

**Table A. BV204 Rolling annual performance
(1 January 2014 to 28 February 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	12	24%	3 (38%)	9 (21%)
Dismissed	39	76%	5 (62%)	34 (79%)
Total BV204 appeals	51	100%	8 (100%)	43 (100%)

**Table B. BV204: Current business plan year performance
(1 April 2013 to 28 February 2014)**

All Appeal Types

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	Appeals	Percentage performance
Allowed	5	38%
Dismissed	8	62%
All appeals decided	13	100%
Withdrawn	0	0

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 January 2014 to 28 February 2014**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during February 2014.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during February 2014. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 1/02/2014 And 28/02/2014

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	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/03282/PA11	13/00015/PRIOR	DELCOM	PER	ALW	04/02/2014	HINKPK	Hinksey Lake Footbridge Lake Street Oxford Oxfordshire	Application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. (Amended plans) (PLEASE NOTE THIS IS NOT A PLANNING APPLICATION BUT A NOTIFICATION SUBMITTED BY NETWORK RAIL FOR PRIOR APPROVAL BY OXFORD CITY COUNCIL)
13/01096/FUL	13/00062/REFUSE	COMM	REF	DIS	11/02/2014	COWLYM	Sports Field William Morris Close Oxford Oxfordshire OX4 2SF	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, 71 car parking spaces, access road and landscaping accessed off Barracks Lane (Amended plans)(Amended Description)
13/02303/FUL	13/00074/REFUSE	DEL	REF	DIS	17/02/2014	STMARY	9 Green Street Oxford Oxfordshire OX4 1YB	Demolition of existing buildings and erection of 3 x 4-bedroom dwellings (Use Class C3) with associated car parking, cycle parking and bin storage.
13/02220/FUL	13/00071/REFUSE	DEL	REF	DIS	27/02/2014	COWLYM	154 Oxford Road Cowley Oxford Oxfordshire OX4 2EB	Installation of storage container on roof.

Total Decided: 4

Enforcement Appeals Decided Between 2/02/2014 And 28/02/2014

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
13//0017/0/ENF	13/00044/ENFORC	DIS	17/02/2014	32 Old Marston Road Oxfordshire	MARST	Erection of single storey outbuilding without permission
13//0025/3/ENF	13/00063/ENFORC	ASP	26/02/2014	22 Wilkins Road	LYEVAL	Erection of single storey outbuilding without permission

Total Decided: 2

Table E

Appeals Received Between 1/02/2014 And 28/02/2014

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	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
13/01376/FUL	14/00012/REFUSE	COMM	REF	I	Avis Rent A Car Ltd 1 Abbey Road Oxford Oxfordshire OX2 0AD	JEROSN	Demolition of existing buildings. Erection of 9 x 3 storey, 4 bed dwelling houses (Use class C3)
13/02578/FUL	14/00010/REFUSE	DEL	REF	H	53 Church Cowley Road Oxford Oxfordshire OX4 3JR	COWLE	Extension of existing drop kerb. Conversion of front garden into parking area. (Additional Information)
13/02591/FUL	14/00011/REFUSE	DEL	REF	H	315 Hollow Way Oxford Oxfordshire OX3 7JE	LYEVAL	Erection of two storey rear extension. (Amended Plans)
13/03090/TPO	14/00009/REFUSE		REF		Grove House Club Grove Street Oxford Oxfordshire	SUMMT	2No. yew trees located at the extreme western end of the site, adjacent to a brick wall, excavate roots using "tree friendly" methods including air spade and hand digging under professional arboricultural supervision a trench to a maximum of 0.5 metre depth across the site. The work will also explore the extent of rooting between the trench and the trees themselves as explained in the attached method statement. Identified as T1 and T2 on the OCC - Grove Street (No. 1) Tree Preservation Order 2010.
13/03096/VAR	14/00008/NONDET			W	57 Dashwood Road Oxford Oxfordshire OX4 4SH	RHIFF	Variation of condition 2 (Develop in accordance with approved plans) of planning permission 03/02433/FUL (Alterations and extensions to existing dwellinghouse and conversion to two dwellinghouses. Erection of a pair of semi-detached houses on land adjacent to 57 Dashwood Road and erection of two storey building at rear to be used as 2 flats with cycle-and bin storage) to allow minor changes to the position of the rear extension and to newpost commencement of development.

Total Received: 5

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EAST AREA PLANNING COMMITTEE

Wednesday 5 March 2014

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Clarkson, Coulter, Hollick, Lloyd-Shogbesan, O'Hara, Paule and Goddard.

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

120. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Rundle (substitute Councillor Goddard)

121. DECLARATIONS OF INTEREST

No declarations of interest were made.

122. THE BUNGALOW, 35 BARTON ROAD: 13/03221/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

The Committee resolved to DEFER the application to allow officers to seek revised plans of the second floor bedroom and bathroom showing appropriate head heights.

123. SITE OF VERGE OPPOSITE 69 TO 103 MASONS ROAD: 14/00052/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to provide 9 residents' parking spaces on existing disused drying area.

The Committee resolved to 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

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

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

In accordance with the criteria for public speaking, the Committee noted that Paul Keating spoke against the application and Chic McMahon spoke in favour of it.

The Committee resolved to 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 roots
- 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

125. CONFIRMATION OF TREE PRESERVATION ORDER - 392 LONDON ROAD

The Head of City Development submitted a report (previously circulated now appended) which detailed a tree preservation order to replace the individual trees standing in the rear garden of 392 London Road.

The Committee resolved 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.

126. DIRECT ACTION AT 73 DENE ROAD

The Head of City Development submitted a report (previously circulated now appended) that sought support for a decision that it is expedient to take direct action to secure the requirements of an outstanding enforcement notice. This required the demolition of a building in the rear garden of 73 Dene Road. It followed 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 relation to an Enforcement Notice (reference 12/00635/ENF) issued on 30th January 2013

In accordance with the criteria for public speaking, the Committee noted that Sunjive Corpaul spoke against the direct action and no one spoke in favour of it.

The Committee resolved to SUPPORT officers' intention to take direct action to secure the demolition of the unauthorised outbuilding at the rear of 73 Dene Road. 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.

127. PLANNING APPEALS

The Committee resolved to NOTE the reports on planning appeals received and determined during December 2013 and January 2014.

128. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 8 January 2014 as a true and accurate record.

129. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

130. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on Wednesday 2 April 2014.

The meeting started at 6.00 pm and ended at 7.30 pm

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