

# **EAST AREA PLANNING COMMITTEE**

**Thursday 13 June 2013**

**COUNCILLORS PRESENT:** Councillors Altaf-Khan, Curran, Hollick, Paule, Gotch (Chair) and O'Hara.

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

## **13. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Darke, Rundle (substitute Councillor Gotch), Clarkson, Coulter (substitute Councillor O'Hara) and Lloyd – Shogbesan.

Councillor Curran indicated he needed to leave at 7.00pm

## **14. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **15. LAND TO THE REAR OF 82, 84, AND 86 WINDMILL ROAD :13/00820/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 2x3 bed dwellings and 1x2 bed dwelling (Class C3) in terraced block with associated bin and cycle stores.

In accordance with the criteria for public speaking, the Committee noted that Neil Gorton spoke in favour of the application.

After taking all written and oral submissions into account, the Committee resolved to APPROVE planning application (13/00820/FUL) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Amenity no additional windows north, south, west or east,
- 4 Design - no additions to dwelling
- 5 Samples
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Cycle parking details required
- 9 Variation of Road Traffic Order - Norton Close/Windmill Road
- 10 Sustainability design/construction
- 11 Bin stores
- 12 Suspected contamination - Risk assess

- 13 Link use of garages to new houses
- 14 Class C3 use only
- 15 Construction Travel Plan
- 16 Existing access from Windmill Road be closed off

**16. 29 OLD HIGH STREET: 13/00880/FUL & 13/00881/CAC**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application and conservation area consent for the partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street.

After taking all written submissions into account, the Committee resolved to REFUSE planning application (12/01765/FUL) because:

- 1 Having regard to the excessive size and bulk of the proposed extensions and to the proximity of the two storey side extension to the boundary of the site with 33 Old High Street, the proposal would appear prominent and intrusive in the street scene, would not appear subservient to the existing, historic building and would result in the loss of an important visual gap between Numbers 29 and 33 Old High Street. In this way the proposal would unacceptably detract from the character of the existing building and would neither preserve nor enhance the special character and appearance of the Old Headington Conservation Area in which the site lies contrary to policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 – 2016 and policy CS18 of the adopted Core Strategy 2026.

After taking all written submissions into account, the Committee resolved to REFUSE Conservation Area Consent (12/01766/CAC) because:

1. The site lies in the Old Headington Conservation Area and the proposal to part demolish the existing dwelling and the boundary wall and to fully demolish the existing garages and outbuildings would not be justified in the absence of an appropriate scheme to extend the property and would be contrary to government guidance contained in the National Planning Policy Framework.

**17. 2 MANDELBROTE DRIVE: 13/00378/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to convert an existing integral garage into habitable accommodation including replacement of existing garage door with facing brickwork.

In accordance with the criteria for public speaking, the Committee noted that Susan Stewart and Stephen Greenslade spoke against the application and no one spoke in favour of it.

The Committee resolved to APPROVE planning application (13/00378/FUL) subject to the following conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
4. Details of window surrounds on first floor.

#### **18. 38 QUARRY ROAD : 13/00598/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a 1 x 4 bedroom dwelling with detached garage which includes ancillary accommodation.

In accordance with the criteria for public speaking, the Committee noted that Lawrence Kelly (Friends of Headington Quarry) spoke against the application and Greg Kilkenny spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved to APPROVE planning application (13/00598/FUL) subject to the following conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Tree Protection Plan
- 5 Construction plan to indicate siting of all construction features
- 6 Services Plan to show location of underground services and soakaways
  
- 7 Landscape plan
- 8 Details of hard surface design
- 9 Accommodation over garage to be ancillary only
- 10 Removal of PD rights
- 11 Eaves detail
- 12 Working method statement for protection of great crested newts
- 13 No removal of hedgerows, trees or shrubs to take place between 1<sup>st</sup> March - 31st August for bird protection
- 14 Ivy covered trees to be soft felled
- 15 Native species only to be used in planting
- 16 Bird boxes to be incorporated
- 17 Phased risk assessment to assess contamination of land
- 18 Boundary details before commencement (native species hedge instead of enclosed fence)
- 19 Re-location of pond
- 20 Bin and cycle storage details
- 21 Details of sustainability

#### **19. DATES OF FUTURE MEETINGS**

The Committee NOTED the next meeting would be held on Wednesday 3 July 2013.

**The meeting started at 6.00 pm and ended at 7.15 pm**