

# Agenda

www.oxford.gov.uk



## East Area Planning Committee

Date: **Wednesday 6 August 2014**

---

Time: **6.00 pm**

---

Place: **The Old Library, Town Hall**

---

For any further information please contact:

**Mathew Metcalfe, Committee and Members Services Officer**

Telephone: 01865 252214

Email: [planningcommittee@oxford.gov.uk](mailto:planningcommittee@oxford.gov.uk)

---

As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

# East Area Planning Committee

## Membership

<b>Chair</b>	Councillor Roy Darke	Headington Hill and Northway;
<b>Vice-Chair</b>	Councillor Van Coulter	Barton and Sandhills;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Michele Paule	Rose Hill and Iffley;
	Councillor Farida Anwar	Headington Hill and Northway;
	Councillor Mohammed Altaf-Khan	Headington;
	Councillor Ruth Wilkinson	Headington;
	Councillor Ruthi Brandt	Carfax;

**The quorum for this Committee is 5 members.**

### **HOW TO OBTAIN AGENDA**

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

A copy of the agenda may be:-

- Viewed on our website – [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
- Downloaded from our website
- Subscribed to electronically by registering online at [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
- Sent to you in hard copy form upon payment of an annual subscription.

# AGENDA

## Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE - 14/01586/RES

13 - 62

The Head of City Development has submitted a report which details a planning application for the erection of a medical research building (Big Data Institute) on 3 levels plus basement and plant enclosure at roof level, together with landscaping and ancillary works. (Part reserved matters of outline planning permission 12/02072/OUT relating to plot B5, seeking approval of appearance, landscaping, scale and layout).

**Officer recommendation:** To:

- i. approve the reserved matters application subject to conditions; and
- ii. note the position in respect of the details supplied in compliance with conditions imposed on outline permission 12/02072/OUT as they apply to this first reserved matters application.

**Conditions:**

Some 32 planning conditions accompanied outline planning permission 12/02072/OUT issued in July 2013 and are referred to in the body of this report. These related to a wide range of issues including the use of materials, the positioning of buildings, building heights, car and cycle parking provision, landscaping, construction arrangements, drainage, ground contamination measures, public art, habitat creation etc. These all remain in force and need only to be supplemented by conditions relating to the reserved matters if permission is granted:

1. Time limits.
2. Reserved matters approved.
3. Approved drawings.
4. Unexpected contamination.

**Legal Agreement.**

A financial contribution of £1,169,231 was secured towards highways works from outline planning permission

12/02072/OUT. This reserved matters application is not eligible for further contributions or CIL payments.

**4 UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE - 14/01494/FUL**

63 - 74

The Head of City Development has submitted a report which details a planning application to demolish various vacant prefabricated building. Retention of one prefabricated building plus the construction of 3 storey research building, catering building, 100 space car park and ancillary work for temporary period during construction of proposed Big Data Institute (BDI) Building on adjacent land.

**Officer recommendation:** Approve for a temporary period of 3 years, subject to the separate grant of planning permission on adjacent land to reserved matters planning application 14/01586/RES for the Big Data Institute (BDI) Building,

**5 PARKING AREA WILLIAM MORRIS CLOSE - 14/01670/OUT**

75 - 88

The Head of City Development has submitted a report which details an outline application (seeking approval of access, appearance, layout and scale) for the erection of new buildings consisting of 2 x 2 bed flats (Use Class C3), 1 x 3 bed flat (Use Class C3), 2 x 3 bed house ( (Use Class C3) and 2 x 4 bed house (Use Class C3).

**Officer recommendation:** To refuse the application for the following reasons:

1. Although the site may be regarded as previously developed land, it is a small part of a larger area of protected open space that is not allocated for housing development nor is it needed to meet National Planning Policy Framework housing land availability requirements. It has not been clearly shown that the site is surplus to requirements for sport or recreation, and no replacement provision is proposed. It is not essential that the need for housing development should be met on this particular site, and there are no other balancing reasons or mitigating circumstances why housing should be allowed. It is necessary to retain the site to help serve the adjacent playing fields for the well-being of the local community, and its development is contrary to Policies CS2 and CS21 of the Core Strategy, and Policy SR2 of the Oxford Local Plan.
2. Having regard to the height and orientation of Plots 1-3, the bulk and scale of the north elevation would appear overbearing in relation to adjacent properties in William Morris Close, and unattractive when viewed from the north because of the lack of architectural interest in that elevation. The 3 storey block would be discordant in the street scene when viewed from the north or the south because it would protrude into an area of 2 storey properties (plots 4-7 and the existing

2 storey housing in William Morris Close and Crescent Close). The proposal is therefore contrary to Policies CS18 of the Core Strategy, Policy HP9 of the Sites and Housing Plan, and Policies CP1, CP6 and CP8 of the Oxford Local Plan.

3. Also having regard to the height and orientation of Plots 1-3 the scheme would create overlooking from 1<sup>st</sup> and 2<sup>nd</sup> floor kitchen windows towards Crescent Close. The proposed amelioration of this effect by the incorporation of obscure glazing to kitchens is unacceptable because it there will be no outlook from those windows which are main windows to combined kitchen and living areas. This is contrary to Policies HP12 and HP14 of the Sites and Housing Plan.

## 6 1 PULLENS LANE - 14/00983/FUL

89 - 110

The Head of City Development has submitted a report outlining an application to demolish an existing house and flat and the erection of 55-bedroom care home facility on three levels, together with 17 car parking spaces, landscaping and associated works.

**Officer recommendation:** To refuse the application for the following reasons:

1. Having regard to the overall scale of the proposed development and associated intensity of its use, the proposals would result in a physical overdevelopment of the site with inappropriate levels of traffic generation which would fail to preserve the quiet, verdant and rural character of the Headington Hill Conservation Area. As a consequence the proposals fail to respect the site's context and would give rise to significant harm to the special character and appearance of the Conservation Area contrary to the requirements of policies CP1, CP6, CP8, CP9, CP10, CP11, NE15 and HE7 of the Oxford Local Plan 2001-2016, policies CS2 and CS18 of the Oxford Core Strategy 2026 as well as policies HP9 and HP10 of the Sites and Housing Plan 2011-2026.
2. As a result of its excessive size, rectilinear form and repetitive detailing, the proposed building would be out of character with the historic architectural styles of the Headington Hill Conservation Area and, to exacerbate matters, it would be unduly prominent within the surrounding area due to its close proximity to key site boundaries and inadequate retention of important soft landscaping features. Consequently the proposals fail to accord with the requirements of policies CP1, CP6, CP8 and CP11 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policy HP9 of the Sites and Housing Plan 2011-2026.
3. The proposed development would result in the net loss of a significant amount of vegetation and ecological habitat that makes a meaningful contribution to local biodiversity. The loss of such habitat has not been appropriately assessed to determine the significance of the loss and therefore gauge if the proposals adequately mitigate or compensate for the impacts. As a consequence it has not been demonstrated that the proposals would not have a net adverse impact on local biodiversity, and, as such, the development fails to accord

with the requirements of policy CS12 of the Oxford Core Strategy 2026.

**7 BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD - 14/01487/CT3** 111 - 118

The Head of City Development has submitted a report outlining an application to erect a woodchip store to supply a biomass locker.

**Officer recommendation:** To approve the application with the following conditions:

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

**8 8 UNDERHILL CIRCUS - 14/01600/CT3** 119 - 124

The Head of City Development has submitted a report outlining change of use from Use Class D1 (IT information and training centre) to mixed use D1/A1 (Non-residential Institutions/ Shops).

**Officer recommendation:** To approve subject to conditions.

1. Development begun within time limit
2. Develop in accordance with approved plans

**9 PLANNING SERVICES IMPROVEMENT ACTION PLAN** 125 - 144

The Head of City Development has submitted a report which updates the Committee on the progress of the Planning Services Improvement Action Plan.

The Committee is asked to note the Action Plan.

**10 142 - 144 OXFORD ROAD, COWLEY - 14/00884/FUL** 145 - 152

Head of City Development has submitted a report for the erection of a single storey rear extension to form a larger mortuary and formation of new ramped access to rear.

**Officer recommendation:** To approve the application

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. Materials
4. Measures to limit noise [from refrigeration / condenser units]

## **11 PLANNING APPEALS**

153 - 158

To receive information on planning appeals received and determined during June 2014.

The Committee is asked to note this information.

## **12 MINUTES**

159 - 164

Minutes of the meeting held on 18<sup>th</sup> June 2014.

## **13 FORTHCOMING APPLICATIONS**

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

14/01495/FUL - Erection of 2 storey side and single storey rear extension - amended plans.

14/01688/VAR – Mansion Mews, Glanville Road - Variation of condition 6 (occupation by full time students) of planning permission 12/00455/FUL to allow full use of accommodation outside semester and term times for cultural and academic visitors and for conference and summer school delegates. (August or September)

14/01183/FUL – 2 Lanham Way - Erection of 1 x 3-bedroom dwelling (use class C3). Provision of private amenity space, car parking, bin and cycle stores. Provision of new vehicle access from Medhurst Way and gated pedestrian access from Lanham Way.

14/01802/FUL – 6 and 8 Mortimer Road - Erection of two storey side extension to form 1x1-bed dwelling. Provision of car parking and bin and cycle stores.

14/02007/CT3 - Land Fronting 9 To 40 Crowberry Road - Provision of 20No. residents' parking spaces on existing grass verges.

14/01868/CT3 – Oxford City Council Depot, Marsh Road – Installation of two roller shutter doors.

14/01772/FUL - 7 Jack Straw's Lane - Demolition of existing buildings on site. Erection of 5 x 3-bed and 3 x 4-bed houses, together with car parking, landscaping and ancillary works.

14/02025/FUL – 105 Old Road – Erection of two storey rear extension.

14/01375/FUL – land to the rear of 73 Lime Walk - Erection of two storey building to provide 1 x 2 bed maisonette (Use Class C3) and 2 x 1 bed flats (Use Class C3). Provision of amenity space.

14/01332/FUL – 51 Sandfield Road - Erection of single storey rear and first floor side extension. Formation of new roof over existing flat roof (amended description).

14/01770/FUL - Marywood House, Leiden Road - Demolition of existing buildings on site. Erection of 2 buildings on 2 and 3 levels to provide 2 x 1 bed and 12 x 2 bed flats, plus 9 supported housing flats, 20 car parking spaces, cycle parking, landscaping and ancillary works.

13/02818/FUL – 11 Crescent Road - Conversion of existing 1 x 5-bedroom house into 1 x 3-bedroom house and 1 x 2-bedroom house – TH (possibly to be refused under delegated powers).

14/01726/FUL - City Of Oxford College, Cuddesdon Way - Demolition of various single storey buildings. Erection of two storey extension to Paxton Building.

14/00764/FUL – 50 Giles Road - Erection of single storey extension to front elevation and three storey extension to side elevation.

13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvered enclosure.

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 louvers. 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).

14/01282/FUL - Cheney School, Cheney Lane - Erection of two-storey science building, together with accompanying works including bridge link to Russell Building, remodelled entrance to Wainwright Building, amended



pedestrian access to Gipsy Lane, replacement perimeter railings and marking out of car parking spaces. Erection of temporary classroom for period of construction.

14/01273/OUT - Part Of Former Travis Perkins Site, Collins Street- Demolition of existing building. Outline application (seeking approval of access, appearance, layout and scale) for the erection of new building on 4 levels consisting of Class B1 offices on ground floor and 17 x 1-bed and 14 x 2-bed flats at upper levels. Provision of cycle and bin stores plus communal garden area.

## **14 DATES OF FUTURE MEETINGS**

The Committee will meet on the following dates:

### 2014

Wednesday 6 August and (Thursday 14 August if necessary)

Wednesday 3<sup>rd</sup> September (Thursday 11<sup>th</sup> September if necessary)

Wednesday 1<sup>st</sup> October (Thursday 9<sup>th</sup> October if necessary)

Wednesday 5<sup>th</sup> November (Thursday 13<sup>th</sup> November if necessary)

Wednesday 3<sup>rd</sup> December (Thursday 11<sup>th</sup> December if necessary)

### 2015

Wednesday 7<sup>th</sup> January (Thursday 15<sup>th</sup> January if necessary)

Wednesday 4<sup>th</sup> February (Thursday 12<sup>th</sup> February if necessary)

Wednesday 4<sup>th</sup> March (Thursday 19<sup>th</sup> March if necessary)

Wednesday 8<sup>th</sup> April (Thursday 16<sup>th</sup> April if necessary)

Wednesday 6<sup>th</sup> May (Thursday 14<sup>th</sup> May 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.

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;
  - (d) 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;
  - (e) 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 Officers and/or other speakers); and
  - (f) voting members will debate and determine the application.

#### **4. Preparation of Planning Policy documents – Public Meetings**

At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.

#### **5. Public requests to speak**

Members of the public wishing to speak must notify the Chair or the Democratic Services Officer before the beginning of the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

#### **6. Written statements from the public**

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated up to 24 hours before the start of the meeting.

Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.

#### **7. Exhibiting model and displays at the meeting**

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

#### 8. Recording meetings

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.

#### 9. Meeting Etiquette

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.

10. 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.