

Agenda

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East Area Planning Committee

Date: **Wednesday 3 September 2014**

Time: **6.00 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: 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

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	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 meeting is five members. Substitutes are permitted

HOW TO OBTAIN AGENDA

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

A copy of the agenda may be:-

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AGENDA

		Pages
1	APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2	DECLARATIONS OF INTEREST	
3	CHENEY SCHOOL, CHENEY LANE - 14/01282/FUL	11 - 24
	<p>The Head of City Development has submitted a report which details a planning application to erect a 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; and to erect a temporary classroom for period of construction.</p> <p><u>Officer recommendation:</u> to approve subject to a legal agreement and the following conditions</p> <ol style="list-style-type: none"> 1 Development begun within time limit. 2 Develop in accordance with approved plans. 3 Samples in Conservation Area. 4 Drainage Strategy (inc SUDS). 5 Construction Traffic Management Plan. 6 Travel Plan. 7 Cycle parking provision as per plan. 8 Sustainability design/construction. 9 Landscape Plan. 10 Landscape implementation. 11 Landscape hard surface design - tree roots. 12 Landscape underground services - tree roots. 13 Tree Protection Plan. 14 Arboricultural Method Statement. 15 Biodiversity – provision for/ details required. 	
4	IFFLEY RESIDENTIAL AND NURSING HOME, ANNE GREENWOOD CLOSE - 13/03410/FUL	25 - 34
	<p>The Head of City Development has submitted a report which details a planning application for the installation of one roof mounted ventilation ducts and cowls and two wall mounted louvres, and the erection of a 1.8 metre close boarded fence to form new bin storage area.</p> <p><u>Officer recommendation:</u> to approve subject to conditions</p> <ol style="list-style-type: none"> 1 Development begun within time limit. 2 Develop in accordance with approved plans. 3 Materials. 4 Noise not to exceed 34dB LAeq 5 mins. 	

5 7 JACK STRAW'S LANE - 14/01772/FUL

35 - 46

The Head of City Development has submitted a report which details a planning application for the demolition of existing buildings on site and erection of 5 x 3-bed and 3 x 4-bed houses, together with car parking, landscaping and ancillary works.

Officer recommendation: to refuse the application for the following reasons:-

1. The site is currently in employment use. No evidence has been submitted to demonstrate that the site has created environmental problems in the past, and no marketing of the site or evaluation of employment on the site has been undertaken to help assess its role in, and value to the local economy. It has not been convincingly demonstrated therefore that the site is not acceptable or needed for continuing employment use and its redevelopment for housing is contrary to Policy CS28 of the adopted Core Strategy.
2. The financial offer towards the provision of affordable housing elsewhere in Oxford is less than 15% of the total development value of the scheme. There are a number of significant shortcomings to the viability appraisal submitted in order to justify that lower sum: the appraisal lacks robustness and the tests set out in Policy HP4 have not been complied with. The proposal therefore fails to comply with Policy CP24 of the Core Strategy, and with Policy HP4 of the Sites and Housing Plan.

6 6 TRAFFORD ROAD - 14/00641/FUL

47 - 56

The Head of City Development has submitted a report which details a planning application for the conversion of the existing garage into 1 x 1-bed dwelling (Use Class C3) and the erection of a single storey rear extension.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials – matching.
- 4 Variation of Road Traffic Order.
- 5 Vision splays.
- 6 SUDS.
- 7 Cycle parking details required.

7 50 GILES ROAD - 14/00764/FUL

57 - 66

The Head of City Development has submitted a report which details a planning application for the erection of a single storey extension to the front elevation and a three storey extension to the side elevation.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials – matching.

- 4 Provision of parking.
- 5 Sustainable drainage.
- 6 Ecology provision of swift boxes.

8 LAND FRONTING 9 TO 40 CROWBERRY ROAD - 14/02007/CT3

67 - 74

The Head of City Development has submitted a report which details a planning application for the provision of 20 residents' parking spaces on existing grass verges.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Tree Protection Plan to be approved.
- 4 Ground resurfacing - SUDS compliant.
- 5 Landscaping shall be carried out in accordance with the details shown on plan.
- 6 Details of verge protection measures to be approved.

9 OXFORD CITY COUNCIL DEPOT, MARSH ROAD - 14/01868/CT3

75 - 80

The Head of City Development has submitted a report which details a planning application for the installation of two roller shutter doors.

Officer recommendation: to approve subject to conditions

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

10 PLANNING APPEALS

81 - 86

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

The Committee is asked to note this information.

11 MINUTES

87 - 94

Minutes from the meeting held on 6th August 2014

Recommendation: That the minutes of the meeting held on 6th August 2014 be APPROVED as a true and accurate record.

12 FORTHCOMING APPLICATIONS

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

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.

14/01495/FUL - 33 William Street - Erection of 2 storey side and single storey rear extension. (amended plans)

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

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

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

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

14/02174/CT3 - The Leys Health Centre, Dunnock Way - Provision of 18No. parking spaces at the Leys Medical Centre

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

14/01980/FUL – 23 The Slade - Change of use from dwellinghouse (Use Class C3) to HMO (Use Class C4). Erection of a first floor rear extension (amended)

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.

14/02243/VAR - Land Forming Site Adjacent To The Priory, Grenoble Road - Removal of condition 4 of planning permission 05/00287/FUL (erection of hotel) that required a scheme for the layout and construction of a footpath and cycle route linking Minchery Farm Track and Grenoble Road roundabout.

14/02314/FUL - Oxford Brookes University, Headington Hill Hall - Retention of 2no. portacabin for teaching purposes for a temporary period of 5 years.

13 DATES OF FUTURE MEETINGS

The Committee is asked to note the dates of its meetings for the Council Year 2014/15

2014

Wednesday 3rd September (Thursday 11th September if necessary)

Wednesday 1st October (Thursday 9th October if necessary)

Wednesday 5th November (Thursday 13th November if necessary)

Wednesday 3rd December (Thursday 11th December if necessary)

2015

Wednesday 7th January (Thursday 15th January if necessary)

Wednesday 4th February (Thursday 12th February if necessary)

Wednesday 4th March (Thursday 19th March if necessary)

Wednesday 8th April (Thursday 16th April if necessary)

Wednesday 6th May (Thursday 14th 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.

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.

4. 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.

5. 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.

6. 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.

7. Recording meetings

Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best plan to record. You are not allowed to disturb the meeting and the Chair will stop the meeting if they feel a recording is disruptive.

The Council asks those recording the meeting:

- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
- To avoid recording members of the public present unless they are addressing the meeting.

For more information on recording at meetings please refer to the Council's [Protocol for Recording at Public Meetings](#)

8. 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.

9. 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.