EAST AREA PLANNING COMMITTEE

Wednesday 3 September 2014

COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Altaf-Khan, Anwar, Brandt, Clarkson[1], Lloyd-Shogbesan, Paule and Wilkinson.

OFFICERS PRESENT: Martin Armstrong (City Development), Michael Morgan (Law and Governance), Jennifer Thompson (Committee and Member Services).

COUNCILLORS IN ATTENDANCE: Councillor Dee Sinclair.

30. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

31. DECLARATIONS OF INTEREST

There were no declarations of interest made.

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the provision of 20 residents' parking spaces on existing grass verges.

The Committee resolved to grant planning permission for application 14/02007/CT3 subject to the following 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.

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the installation of two roller shutter doors.

The Committee resolved to grant planning permission for application 14/01868/CT3 subject to the following conditions:

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

[1] Councillor Clarkson arrived at the end of the discussion on Minute 33.

34. CHENEY SCHOOL, CHENEY LANE - 14/01282/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a two-storey science building, together with accompanying works including a bridge link to Russell Building; remodelled entrance to Wainwright Building; amended pedestrian access to Gipsy Lane; replacement perimeter railings; marking out of car parking spaces; and the erection of a temporary classroom for the period of construction.

No-one spoke against the application and no-one spoke in favour of it.

At the invitation of the Chair, the architect answered the committee's questions about the classroom sizes. The committee agreed to add an additional condition to ensure that the temporary classrooms were removed on completion of the development.

The Committee resolved to grant planning permission for application 14/01282/FUL subject to completion of a legal agreement securing a community infrastructure contribution of £21,620 and the following conditions:

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 (TPP).
14. Arboricultural method statement (AMS).
15. Biodiversity – provision for/ details required.
16. Temporary classrooms to be removed on completion of the development.

35. IFFLEY RESIDENTIAL AND NURSING HOME, ANNE GREENWOOD CLOSE - 13/03410/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the installation of one roof mounted ventilation duct in the form of a dormer and two wall mounted louvre intake vents; and the erection of 1.8 metre close boarded fence to form new bin storage area. (As amended by new description, plans and additional information).

Lucie Ponting spoke against the application and Alexandra Price spoke in favour of it.

The Committee resolved to grant planning permission for application 13/03410/FUL subject to the following conditions and an informative:

1. Development completed within time limit of six months.
2. Develop in accordance with approved plans.
3. Materials.
4. Proposal to meet a noise limit of 34dB LAeq 5 mins measured at the care home's southern boundary on a line drawn between the Combined Heat and Power building at the care home and Denton House. Scheme to include any measures necessary in order to ensure that noise from the installation will not impact adversely on residential amenity.

Informative: the applicant's attention is drawn to the condition controlling noise from the CHP plant and that failure to comply with this condition will leave them open to prompt enforcement action.

36. 7 JACK STRAW'S LANE - 14/01772/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the demolition of existing buildings on site and the erection of five 3-bed and three 4-bed houses, together with car parking, landscaping and ancillary works.

The planning officer reported that the applicant and officers had confirmed the site was 0.252Ha, not 0.24Ha as in the report. He therefore recommended that the second refusal reason be deleted as it related to sites under 0.25Ha, and a second refusal reason substituted as set out in reason 2 below.

The Committee resolved to refuse planning permission for application 14/01772/FUL 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 area of the site exceeds 0.25 hectares and therefore policies CS24 of the Core Strategy and HP3 of the Sites and Housing Plan require the provision of 50% of the housing units on site as affordable. No affordable units are proposed and the development therefore fails to make adequate provision for affordable housing need. A financial contribution has been offered but this is no longer relevant given the extent of the site area that requires consideration under a separate policy. The viability appraisal submitted with the application lacks robustness and suggested an amount that would not have complied with the requirements of policy HP4. The proposal therefore fails to comply with policy CS24 of the Core Strategy and policy HP3 of the Sites and Housing Plan.

37. 6 TRAFFORD ROAD - 14/00641/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the conversion of the existing garage into one 1-bed dwelling (Use Class C3) and the erection of a single storey rear extension.

Linda Neal and Councillor Dee Sinclair spoke against the application.

The Committee agreed to amended and further conditions and informatives to protect the amenity of occupiers of these and adjacent properties.

The Committee resolved to grant planning permission for application 14/00641/FUL subject to the following conditions and informatives:

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 to be approved and built before first occupation of new dwelling.
8. Bin store details to be approved and built before first occupation of new dwelling.
9. Construction hours restricted (8am to 6pm Monday to Friday and 8am to 1pm Saturday).
10. Remove permitted development rights for new and existing dwellings.

Informatives:
1. Compliance with requirements of Party Wall Act (1996)
2. New dwelling must comply with building regulations.

38. 50 GILES ROAD - 14/00764/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a three storey extension to the side elevation.

The planning officer reported that amended plans submitted in light of comments from the local highways authority removed all reference to the front extension and therefore only the three-storey extension was under consideration. Therefore the description on the application should be amended to reflect this.

The Committee resolved to grant planning permission for application 14/00764/FUL (for the erection of a three storey extension to the side elevation) subject to the following 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.

39. PLANNING APPEALS

The Committee noted the report on planning appeals (previously circulated now appended) received and determined during July 2014.

40. MINUTES

The Committee resolved to approve the minutes of the meeting held on 6th August 2014 as a true and accurate record.

41. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications for consideration at future meetings.

42. DATES OF FUTURE MEETINGS

The Committee noted the dates of future meetings and that the next meeting was on Wednesday 1st October.

The meeting started at 6.00 pm and ended at 7.50 pm