

Agenda

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East Area Planning Committee

Date: **Wednesday 1 October 2014**

Time: **6.00 pm**

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

For any further information please contact:

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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 CITY OF OXFORD COLLEGE, CUDDSDON WAY - 14/01726/FUL	1 - 10
<p>The Head of City Development has submitted a report which details a planning application for the demolition of various single storey buildings and erection of a two storey extension to Paxton Building.</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. Samples of materials.4. Landscape survey before site works.5. Landscape plan required.6. Landscape carry out after completion.7. Car/cycle parking provision before use.8. Cycle parking details required.9. Construction Traffic Management Plan.10. Drainage Strategy (inc SUDS) and detailed drainage design.11. Travel Plan.12. Archaeology. <p>and a Community Infrastructure Levy (CIL) of £11,540 (577sqm x £20).</p>	
4 OXFORD BROOKES UNIVERSITY, HEADINGTON HILL HALL - 14/02314/FUL	11 - 18
<p>The Head of City Development has submitted a report which details a planning application for the retention of two portacabins for teaching purposes for a temporary period of 5 years.</p> <p><u>Officer recommendation:</u> To approve subject to conditions:</p> <ol style="list-style-type: none">1. Temporary permission.2. Develop in accordance with approved plans.	
5 MANSION MEWS, GLANVILLE ROAD - 14/01688/VAR	19 - 24
<p>The Head of City Development has submitted a report which details a planning application for the variation of condition 6 (occupation by full time</p>	

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.

Officer recommendation: To approve subject to conditions:

1. Commencement.
2. Develop in accordance with approved plans.
3. Resident warden.
4. Use as student accommodation.
5. Occupation by students one year full time course, out of term/ semester use.
6. Students - No cars.
7. Car/cycle parking provision as approved, thereafter maintained.
8. Landscape as carried out after completion.
9. Submit details of a management plan for the accommodation.
10. Restrict hours of use of the courtyard garden area during summer months.

6 THE LEYS HEALTH CENTRE, DUNNOCK WAY - 14/02174/CT3

25 - 32

The Head of City Development has submitted a report which details a planning application for the provision of 18 parking spaces at the Leys Medical Centre.

Officer recommendation: To approve subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Landscaping.
4. Verge protection measures.
5. Ground resurfacing - SUDS compliant.

7 PLANNING APPEALS

33 - 44

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

The Committee is asked to note this information.

8 MINUTES

45 - 50

Minutes from 3rd September 2014

Recommendation: That the minutes of the meeting held on 3rd September 2014 be APPROVED as a true and accurate record.

9 FORTHCOMING APPLICATIONS

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

- 14/02182/FUL – 159 Windmill Road - Erection of two storey side and rear extension (amended plans received 15/9/14).
- 14/02093/FUL – 62 Dashwood Road - Erection of two storey building to form 3-bed bungalow (use class C3).
- 14/02117/FUL – 15 Kestrel Crescent - Erection of two storey side extension to create 1 x 1 bed dwellinghouse (Use Class C3). Provision of car parking, cycle and bin storage.
- 14/02181/FUL – Prince of Wales PH, Church Way - Erection of single storey extension over existing yard to provide extension to bar area. New external doors to utility room and bar area and associated works. Provision of a kitchen extract flue.
- 14/01999/FUL – 55 Collinwood Road - Erection of 1 x 3-bed dwelling (Use Class C3).
- 14/01883/FUL – 103 Collinwood Road - Erection of 1 x 3-bed dwelling. Provision of car parking, bin and cycle storage and private amenity space.
- 14/02103/FUL – Ashlar House Adjacent 2 Glanville Road - Demolition of existing builder's yard. Erection of 1 x 2 bed flat (use class C3), 2 x 3 bed flat (use class C3), 3 x 3 bed flat (use class C3), 3 x 3 bed house (use class C3). Provision of private amenity space, carparking, cycling and bins storage.
- 14/02456/FUL - Land within Former DHL Site, Sandy Lane West - Erection of electricity generation plant.
- 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.
- 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.
- 13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvred enclosure.
- 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.

10 DATES OF FUTURE MEETINGS

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

2014

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.