

EAST AREA PLANNING COMMITTEE

Wednesday 1 October 2014

COUNCILLORS PRESENT: Councillors Coulter (Vice-Chair), Anwar, Brandt, Clarkson, Henwood, Lloyd-Shogbesan, Paule and Wilkinson.

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

43. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Darke (substitute Councillor Henwood) and Councillor Altaf-Khan.

44. DECLARATIONS OF INTEREST

There were no declarations of disclosable pecuniary interest made.
14/02314/FUL- Councillors Paule and Wilkinson stated that they were employees of Oxford Brooked, but were advised that as the application had no impact on their employment this was not a disclosable pecuniary interest.

45. CITY OF OXFORD COLLEGE, CUDDSDON WAY - 14/01726/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of various single storey buildings and erection of a two storey extension to the Paxton Building.

The committee noted updates to the report:

- A further response from the highways authority withdrawing their objection following receipt of a Transport Assessment and Travel Plan which clarified the position on parking provision of additional car parking spaces and the submitted travel plan. It was recommended that the related condition on the Travel Plan was retained to ensure this was implemented.
- The highways authority had no objections to the development on highway safety grounds.
- The applicant had asked to vary the timing of discharge of conditions during development from that in the standard form of these conditions.

The committee discussed the application and agreed to delegate the detailed wording of conditions to officers to allow some flexibility and that the disabled parking spaces must be located close to the building's entrance.

The committee resolved to grant planning permission for application 14/01726/FUL subject to the following conditions:

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 carried out after completion.
7. Car/cycle parking provision before use (subject to the location of disabled spaces).
8. Cycle parking details required.
9. Construction Traffic Management Plan.
10. Drainage Strategy (inc SUDS) and detailed drainage design.
11. Travel Plan.
12. Archaeology.

and a Community Infrastructure Levy (CIL) of £11,540.

and to authorise the Head of City Development to agree the detailed wording of the conditions with the applicant.

46. OXFORD BROOKES UNIVERSITY, HEADINGTON HILL HALL - 14/02314/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the retention of two portacabins for teaching purposes for a temporary period of five years.

The committee resolved to grant planning permission for application 14/03414/FUL subject to the following conditions:

1. Temporary permission.
2. Develop in accordance with approved plans.

47. MANSION MEWS, GLANVILLE ROAD - 14/01688/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to vary condition 6 (occupation by full-time students) of planning permission 12/00455/FUL to allow full use of the accommodation outside semester and term times for cultural and academic visitors and for conference and summer school delegates.

The planning officer listed the addresses of objectors for information.

The committee discussed the application, in particular how to mitigate the impact of increased disturbance from the increased use of the building. The committee agreed that this could be achieved through a robust management plan including for each group of residents sufficient resident wardens to provide adequate 24-hour supervision for each age group, their duties, and the expected outcomes, and a risk assessment for residents and students, with an annual review of the adequacy of, and compliance with, the plan by the Head of City Development. They agreed that the detailed wording of Condition 9 should reflect this and be agreed by the Head of City Development in consultation with the Chair and Vice-Chair. Members noted that condition 6 applied at all times.

The committee resolved to grant planning permission for application 14/01688/VAR subject to the following 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. (details to be agreed in consultation with Chair and Vice-Chair)
10. Restrict hours of use of the courtyard garden area during summer months.

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the provision of 18 car parking spaces at the Leys Medical Centre, Dunnock Way.

The committee resolved to grant planning permission for application 14/02174/CT3 subject to the following 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.

49. PLANNING APPEALS

The Committee noted the reports on planning appeals received and determined during August and September 2014.

50. MINUTES

The Committee resolved to approve the minutes of the meeting held on 3rd September 2014 as a true and accurate record.

51. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications in the agenda.

52. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on Wednesday 5th November.

The meeting started at 6.00 pm and ended at 6.50 pm