

Agenda

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East Area Planning Committee

Date: **Wednesday 5 November 2014**

Time: **6.00 pm**

Place: **Council Chamber, Town Hall**

For any further information please contact:

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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

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **TOWER BLOCKS (FIVE SITES): 14/02640/CT3, 14/02641/CT3, 14/02642/CT3, 14/02643/CT3, 14/02644/CT3**

1 - 22

The Head of City Development has submitted a report which details five applications for similar upgrade works at five tower blocks.

Each application will be considered and voted on separately and have a separate allocation of public speaking time.

Applications

14/02640/CT3: EVENLODE TOWER Blackbird Leys Road Oxford OX4 6JA
Blackbird Leys Ward

Thermal upgrade and recladding. Erection of single storey front extension to form new entrance lobby. Provision of landscaping and car parking. Replacement windows and provision of windows to balconies. Demolition of roof top parapet structure. Installation of feature corner parapet to South West elevation.

Officer recommendation: to grant planning permission subject to conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bat and bird boxes integrated into build.
4. Landscape plan required.
5. Landscape carry out after completion.
6. Landscape hard surface design - tree roots.
7. Materials as specified.
8. Car parking management plan.
9. Landscape underground services - tree roots.
10. Tree Protection Plan (TPP) 1.
11. Arboricultural Method Statement (AMS) 1.

14/02641/CT3: WINDRUSH TOWER, Knights Road, Oxford, OX4 6HX
Blackbird Leys Ward

Thermal upgrade and recladding. Formation of new entrance lobby. Provision of car parking and landscaping. Replacement windows and provision of windows to balconies. Demolition of roof top parapet structure. Installation of feature corner parapet to South East elevation.

Officer recommendation: to grant planning permission subject to conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bat and bird boxes integrated into build.

4. Landscape plan required.
5. Landscape carry out after completion.
6. Landscape hard surface design - tree roots.
7. Materials as specified.
8. Car parking management plan.
9. Landscape underground services - tree roots.
10. Tree Protection Plan (TPP) 1.
11. Arboricultural Method Statement (AMS) 1.

14/02642/CT3: PLOWMAN TOWER, Westlands Drive, Oxford, OX3 9RB
Headington Hill and Northway Ward

Thermal upgrade and recladding. Formation of new entrance lobby. Provision of car parking and landscaping. Replacement windows and provision of windows to balconies. Demolition of roof top parapet. Provision of canopy to provide covered walkway from car park to secondary entrance.

Officer recommendation: to grant planning permission subject to conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bat and bird boxes integrated into build.
4. Landscape plan required.
5. Landscape carry out after completion.
6. Landscape hard surface design - tree roots.
7. Materials as specified.
8. Car parking management plan.
9. Landscape underground services - tree roots.
10. Tree Protection Plan (TPP) 1.
11. Arboricultural Method Statement (AMS) 1.

14/02643/CT3: FORESTERS TOWER, Wood Farm Road, Oxford, OX3 8PJ
Churchill Ward

Thermal upgrade and recladding. Formation of new entrance lobby. Provision of car parking and landscaping. Replacement windows and provision of windows to balconies. Demolition of roof top parapet structure.

Officer recommendation: to grant planning permission subject to conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bat and bird boxes integrated into build.
4. Landscape plan required.
5. Landscape carry out after completion.
6. Landscape hard surface design - tree roots.
7. Materials as specified.
8. Car parking management plan.
9. Landscape underground services - tree roots.
10. Tree Protection Plan (TPP) 1.
11. Arboricultural Method Statement (AMS) 1.

14/02644/CT3: HOCKMORE TOWER, Pound Way, Oxford, OX4 3YG
Cowley Ward

Thermal upgrade and recladding. Replacement windows and provision of windows to balconies. Replacement of Hockmore Street entrance door and formation of new entrance doorway to Banjo Road.

Officer recommendation: to grant planning permission subject to conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bat and bird boxes integrated into build.
4. Materials as specified.

4 108-160 PEGASUS ROAD - VERGES: 14/02816/CT3, 14/02817/CT3, 14/02818/CT3

23 - 30

The Head of City Development has submitted a report which details three related planning applications.

Each application will be considered and voted on separately and have a separate allocation of public speaking time.

14/02816/CT3 - Site of Verges 108-124 Pegasus Road - Provision of 7 residents' parking spaces on existing grass verges.

14/02817/CT3 - Site of Verges 142-160 Pegasus Road - Provision of 10 residents' parking spaces on existing grass verges.

14/02818/CT3 - Site of Verges 126-140 Pegasus Road - Provision of 7 residents' parking spaces on existing grass verges.

Officer recommendation: for all applications, to grant planning permission subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Ground resurfacing to be SUDS compliant.
4. Development to be carried out in accordance with the submitted Tree Protection Plan.
5. The development to be carried out in accordance with the construction measures set out in the submitted Arboricultural Method Statement .
6. Prior to the car parking areas being brought into use, a landscaping scheme is required to be submitted to and approved in writing by the local planning authority.
7. Management plan required to restrict parking to local residents only.

5 105 OLD ROAD:14/02025/FUL

31 - 38

The Head of City Development has submitted a report which details a planning application for the erection of two storey rear extension.

Officer recommendation: to approve subject to the following conditions:

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

6 LAND FORMING SITE ADJACENT TO THE PRIORY, GRENOBLE ROAD: 14/02243/VAR

39 - 46

The Head of City Development has submitted a report which details a planning application for the 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.

Officer recommendation: to grant planning permission subject to attachment of the following relevant conditions from 05/00287/FUL:

1. Built in accordance with approved plans.
2. Detailed design drawings.
3. Repair works to Priory Public House.
4. (i) Implement recommendations of Flood Risk Assessment.
(ii) Details to reduce Crime and Disorder.
(iii) Emergency Vehicle Access.
(iv) NRIA.
5. Archaeological Scheme of Investigation.
6. External Materials.
7. Scheme for treatment of cooking fumes.
8. Details of extraction plant and machinery.
9. Refuse Storage.
10. Green Travel Plan.
11. Access Road details and other related items (surface water drainage, street lighting).
12. Parking Areas constructed in accordance with approved details.
13. Vision Splays.
14. Cycle Parking.
15. Lighting Scheme.
16. No vehicular access onto Minchery Farm Track.
17. Construction Vehicle Routeing.
18. Construction Vehicle Wheel Cleaning.
19. No Tree felling, topping or lopping.
20. Tree Protection.
21. Landscape Plan.
22. Landscaping Completion.
23. Means of enclosure.
24. Details for accessibility.
25. No raising of ground levels.
26. No spoil deposited on land liable to flood.
27. Permeable walls and fencing.
28. Land contamination.

7 19 MORTIMER DRIVE: 14/02561/CPU

47 - 52

The Head of City Development has submitted a report which details a planning application to certify that the proposed single storey rear extension is lawful development.

Officer recommendation: that the application be approved.

8 PLANNING APPEALS

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

The Committee is asked to note this information.

9 MINUTES

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Minutes from 1 October 2014

Recommendation: That the minutes of the meeting held on 1 October 2014 be approved as a true and accurate record.

10 FORTHCOMING APPLICATIONS

Items for consideration by the committee at later meetings are listed for information. They are not for discussion at this meeting.

14/02628/FUL – 153 Headley Way -| Demolition of existing house. Erection of 1 x 5 bedroom dwelling house (Use Class C3) and formation of a basement to form 1 x 1 bedroom flat (Use Class C3). Provision of car parking space, private amenity space, bin and cycle stores.

14/02781/FUL – 5 & 7 Marshall Road - Demolition of existing dwelling at no. 5 Marshall Road. Erection of 1 x 2 bed semi-detached dwelling and 2 x 3 bed detached dwellings (Use Class C3). Provision of private amenity space, car parking and bin storage.

14/02524/FUL - 3 Anne Greenwood Close - Erection of a single storey rear extension.

14/02550/FUL – Beenhams Cottage, Railway Lane - Erection of a part single, part two storey side and rear extension. Erection of first floor front extension. Formation of 1 no. front and 2 no. rear dormers and new vehicular access onto Railway Lane.

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).

14/02181/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.

14/02103/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.

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

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.

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

14/02456/FUL - Land within Former DHL Site, Sandy Lane West - Erection of electricity generation plant.

14/02650/FUL - Former DHL Site, Sandy Lane West - Erection of nine industrial units for Class B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) use and including 70 car parking spaces including 20 covered cycle parking spaces.

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 meeting of 4th September 2013)

11 DATES OF FUTURE MEETINGS

The Committee will meet on:

2014

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.