

# EAST AREA PLANNING COMMITTEE

**Wednesday 5 November 2014**

**COUNCILLORS PRESENT:** Councillors Darke (Chair), Coulter (Vice-Chair), Altaf-Khan, Brandt, Clack, Henwood, Paule and Wilkinson.

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

## **53. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Lloyd-Shogbeson (substitute Councillor Clack), Councillor Anwar (substitute Councillor Henwood), and Councillor Clarkson.

## **54. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

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

The Head of City Development submitted a report which detailed five separate planning applications for the refurbishment of each of the five residential tower blocks in locations across the east of the city at Evenlode, Foresters, Hockmore, Plowman and Windrush Towers.

The Committee noted that no further representations had been received between publication of the agenda and the meeting.

Martin Armstrong, development control team leader, recommended an additional condition to require mitigation of contamination for four applications (excluding Hockmore) and an additional condition for all applications to require appropriate boundary treatments. The Committee agreed to include these.

David Tatman, the project manager, and Mary Gaskell, the architect, spoke in support of the applications and answered questions from the Committee.

The Committee considered the general and specific issues for these applications including the impact of the loss of garages and increased parking at Plowman Tower, and voted on each application separately.

### **Decisions**

The Committee resolved to grant planning permission for application 14/02640/CT3, Evenlode Tower, Blackbird Leys, Oxford OX4 6JA, 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.
12. Contamination remediation.
13. Boundary treatment required.

The Committee resolved to grant planning permission for application 14/02641/CT3, Windrush Tower, Knights Road, Oxford OX4 6HX 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.
12. Contamination remediation.
13. Boundary treatment required.

The Committee resolved to grant planning permission for application 14/02642/CT3, Plowman Tower, Westlands Drive, Oxford OX3 9RB 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.
12. Contamination remediation.
13. Boundary treatment required.

The Committee resolved to grant planning permission for application 14/02643/CT3, Foresters Tower, Wood Farm Road, Oxford OX3 8PJ 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.
12. Contamination remediation.
13. Boundary treatment required.

The Committee resolved to grant planning permission for application 14/02644/CT3, at Hockmore Tower, Pound Way, Oxford OX4 3YG 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.
5. Boundary treatment required.

**56. 108-160 PEGASUS ROAD - VERGES: 14/02816/CT3, 14/02817/CT3, 14/02818/CT3**

The Head of City Development submitted a report which detailed three separate planning applications for the provision of residents' parking spaces on existing grass verges on sites in Pegasus Road, Blackbird Leys.

The Committee voted on each application separately.

**Decisions**

The Committee resolved to grant planning permission for application 14/02816/CT3, 108-124 Pegasus Road subject to 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.

The Committee resolved to grant planning permission for application 14/02817/CT3, 142-160 Pegasus Road OX4 6JQ subject to 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.

The Committee resolved to grant planning permission for application 14/02818/CT3, 126-140 Pegasus Road subject to 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.

**57. 105 OLD ROAD:14/02025/FUL**

The Head of City Development submitted a report detailing a planning application for the erection of a two storey side extension at 105 Old Road.

The Committee resolved to grant planning permission for application 14/02025/FUL, 105 Old Road, Oxford subject to conditions:

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

**58. LAND FORMING SITE ADJACENT TO THE PRIORY, GRENOBLE ROAD: 14/02243/VAR**

The Head of City Development submitted a report detailing 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.

The Committee resolved to grant planning permission for application 14/02243/VAR on land adjacent to the Priory, Grenoble Road South subject to conditions:

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) NRA.

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.

#### **59. 19 MORTIMER DRIVE: 14/02561/CPU**

The Head of City Development submitted a report (previously circulated, now appended) which details an application for a certificate of lawful development for a proposed single storey rear extension at 19 Mortimer Drive, Oxford.

The Committee resolved to grant a certificate of lawful development for the development detailed in application 14/02561/CPU at 19 Mortimer Drive, Oxford, OX3 0RU.

#### **60. PLANNING APPEALS**

The Committee noted the report on planning appeals received and determined during October 2014 and noted the difference in appeal dismissal rates between applications considered by the two area planning committees.

#### **61. MINUTES**

The Committee resolved to approve the minutes of the meeting held on 1 October 2014, with a correction to Minute 43 (Apologies) to include Councillor Altaf-Khan, as a true and accurate record.

## **62. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

## **63. DATES OF FUTURE MEETINGS**

The Committee noted that the next meeting would be held on Wednesday 3<sup>rd</sup> December.

**The meeting started at 6.00 pm and ended at 7.10 pm**