

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:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@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

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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

53 - 58

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

The Committee is asked to note this information.

9 MINUTES

59 - 62

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.

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East Area Planning Committee

5th November 2014

Agent: Mrs Mary Gaskell

Applicant: Oxford City Council

All Decisions Due : 3rd December 2014

ApplicationNos

Addresses & Wards: Proposals:

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.

14/02641/CT3
Windrush Tower
Knights Road
Oxford
OX4 6HX

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.

14/02642/CT3
Plowman Tower
Westlands Drive
Oxford

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.

14/02643/CT3
Foresters Tower
Wood Farm Road
Oxford

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.

14/02644/CT3
Hockmore Tower
Pound Way
Oxford
OX4 3YG

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.

Introduction

This report combines 5 Separate planning applications for the refurbishment of each of the five residential tower blocks in locations across the east of the city.

Recommendations are made for each application and there is commentary on the general issues and in relation to the details of each specific proposal. All the applications are City Council applications and Committee decisions are therefore required.

Recommendations:

1 14/02640/CT3 – Evenlode Tower

APPLICATION BE APPROVED

For the following reasons:

- 1 The development will improve the visual appearance of the building in nearby and intermediate views. It will provide significant benefits in terms of insulation and consequential heat loss reduction and address problems of condensation and cold bridging. There will be improvements to recycling as a result of the development. There will be improvements to the entrances of the building.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 3 The development will result in improved access to the entrance as well as improved parking that is accessible to all residents.

subject to the following conditions, which have been imposed for the reasons stated:-

- 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

2 14/02641/CT3 –Windrush Tower

APPLICATION BE APPROVED

For the following reasons:

- 1 The development will improve the visual appearance of the building in nearby and intermediate views. It will provide significant benefits in terms of insulation and consequential heat loss reduction and address problems of condensation and cold bridging. There will be improvements to recycling as a result of the development. There will be improvements to the entrances of the building.

- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
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- 10 Tree Protection Plan (TPP) 1
- 11 Arboricultural Method Statement (AMS) 1

3 14/02642/CT3 –Plowman Tower

APPLICATION BE APPROVED

For the following reasons:

- 1 The development will improve the visual appearance of the building in nearby and intermediate views. It will provide significant benefits in terms of insulation and consequential heat loss reduction and address problems of condensation and cold bridging. There will be improvements to recycling as a result of the development. There will be improvements to the entrances of the building.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
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4 14/02643/CT3 – Foresters Tower

APPLICATION BE APPROVED

For the following reasons:

- 1 The development will improve the visual appearance of the building in nearby and intermediate views. It will provide significant benefits in terms of insulation and consequential heat loss reduction and address problems of condensation and cold bridging. There will be improvements to recycling as a result of the development. There will be improvements to the entrances of the building.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 3 The development will result in improved access to the entrance as well as improved parking that is accessible to all residents.

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- 1 Development begun within time limit
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- 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

5 14/02644/CT3 –Hockmore Tower

APPLICATION BE APPROVED

For the following reasons:

- 1 The development will improve the visual appearance of the building in nearby and intermediate views. It will provide significant benefits in terms of insulation and consequential heat loss reduction and address problems of condensation and cold bridging. There will be improvements to recycling as a result of the development. There will be improvements to the entrances of the building.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 3 The development will result in improved access to the entrance.

subject to the following conditions, which have been imposed for the reasons stated:-

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1 - Development Proposals
- CP10 - Siting Developmnt to Meet Functionl Needs
- CP11 - Landscape Design
- CP13 - Accessibility
- CP22 - Contaminated Land
- CP8 - Design Developmt to Relate to its Context
- CP9 - Creating Successful New Places

Core Strategy

CS10_ - Waste and recycling

CS12_ - Biodiversity

CS10_ - Waste and recycling

CS18_ - Urb design, town character, historic env

CS3_ - Regeneration areas

CS9_ - Energy and natural resources

Sites and Housing Plan

HP12_ - Indoor Space

HP13_ - Outdoor Space

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

HP9_ - Design, Character and Context

SP5_ - Blackbird Leys Central Area

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

None relevant

Representations Received:

At the time of writing the report the consultation period had yet to expire. Consultation responses received are set out below and any further representations will be reported verbally at the meeting.

Plowman Tower

J Webb plus 1 other from Plowman Tower

- Loss of garages – overall loss of spaces.
- People want garages and there is a waiting list
- Difficult to find vacant space
- Council will lose £18,000 per year rental income
- Improving legibility of front of block does not make sense
- Letters to tenants were faded
- Incorrect figures quoted in Oxford Mail

Foresters Tower

Dr Luca Settimo – 77 Foresters Tower

- Loss of personal store
- Cycle storage within the lobby not required

Hockmore Tower

Mark Lambourne - 34 Bailey Road

- Current flats are ugly and the revamp would make the area look better

Statutory and Internal Consultees:

Windrush and Evenlode Towers

Blackbird Leys Parish Council –No comment received

Hockmore Tower

Natural England

- the proposal is unlikely to affect any statutorily protected sites or landscapes.

Issues:

Officers consider that the principal issues arising from all 5 applications are as follows:-

- Sustainability
- Visual appearance and design
- Car and cycle parking
- Internal environment

Officers Assessment:

Site descriptions

- 1 Evenlode Tower is situated on the corner of Blackbird Leys Road and Pegasus Road, approximately 5 miles south east of Oxford City centre. The surrounding area is mainly residential along with a number of educational buildings and leisure facilities.
- 2 Windrush Tower is located at the other end of the District Centre to Evenlode Tower on the corner of Blackbird Leys Road and Knights Road.
- 3 Plowman Tower is located in Northway on the corner of Westlands Road and Maltfield Road. It is also within a predominantly residential area but with a parade of shops close by in Westlands Drive.
- 4 Foresters Tower is located in Wood Farm on the corner of Wood Farm Road and Pether Road in a predominantly residential area.
- 5 Hockmore Tower is located in Cowley and forms part of the Cowley Centre rising above the shopping centre.

Proposals

- 6 In all of the applications the main works comprised within the planning applications includes the recladding of the tower blocks with a thermal covering, the provision of new entrance lobbies (except Hockmore Tower which has a new entrance to Banjo Road), replacement windows and the provision of windows to the flats within the tower blocks that have balconies. There are also works to the external areas of nearly all of the blocks. The cladding will consist of brick slips, insulated render and linear aluminium cladding. The lobby areas will generally provide cycle storage, waste and recycling facilities and improved security. On Plowman Tower there is also a canopy to provide covered walkway from car park to secondary entrance
- 7 On Evenlode and Windrush Towers close to the centre of Blackbird Leys there is a wider aspiration to provide regeneration of the area and policy SP5

of the Sites and Housing Plan seeks to facilitate this objective. The proposals in the two applications for these towers reflect this objective and the proposals for the re-arranged parking areas do not undermine any future proposals that may emerge.

Sustainability

- 8 A core planning principle of the National Planning Policy Framework is to support the transition to a low carbon future. The Council's Core Strategy Policy CS9 and Policy HP11 of the Sites and Housing Plan reflect the requirements of the National Planning Policy Framework in those regards. One of the main objectives of the project is to renovate and upgrade the tower blocks to provide thirty plus years of life to the buildings. The main element of this is the recladding of the entire building envelope as stated above. Other specific works include replacement heating systems, mechanical ventilation to kitchens and bathrooms, insulation to hot water cylinders, new front doors, enclosed balconies, asbestos removal (where present), structural repairs (where identified), replacement windows and windows to balconies.
- 9 Although none of the applications trigger the requirement for an Natural Resource Impact Analysis in accordance with Core Strategy policy CS9, it is clear that the proposals have sustainability at their core and that the list of works to the buildings will deliver significant benefits in terms of reduced carbon emissions, improved comfort and affordable warmth for occupants, lower space heating bills for occupants and significant opportunities for improved recycling. On this basis the proposals are highly sustainable

Visual appearance and design

- 10 The NPPF requires that local authorities seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It suggests that opportunities should be taken through the design of new development to improve the character and quality of an area and the way it functions. Policies CP1, CP6 and CP8 of the Oxford Local Plan, together with Policy CS18 of the Core Strategy and Policies HP9 and HP14 of the Sites and Housing DPD in combination require that development proposals incorporate high standards of design and respect local character.
- 11 The proposals for the refurbishment of the five tower blocks were the subject of scrutiny by CABI's Design Council as part of a design review. An initial design workshop was held on 4th December 2013 and a more formal design review was held on 27th March 2014. The final design review was held on 22 August 2014. The Design Council was keen to see the scheme develop from its initial concepts and seek to overcome the various issues that arose as part of the refurbishment programme. Initial advice was supportive of the intention to improve the 'elegance' of the blocks and this was to be achieved by devising different design approaches for each of the different façades of the buildings. The Design Council also advocated the redevelopment of the surrounding areas as part of the refurbishment programme. As the schemes progressed the design altered from one which clad the buildings in 'chameleon boards which would reflect sunlight and create a variety of colours to one which sought to emphasis the architectural qualities of the building by highlighting the individual panels of the building because the eye catching approach may not stand the test of time. Instead the use of subtler

tones work well with the residential character of the areas within which the blocks are located.

- 12 In addition, throughout the design process there have been a series of Community consultation events. The open days have enabled residents and the local community to see the proposals for the tower block and feedback and input into the design development. This allowed the residents to take ownership of their tower and feel a sense of pride in where they live. In addition to these events the team went round each block, asking residents of each flat for their feedback and thoughts on the design. This enabled the team to gain a minimum of 50% feedback. The residents were consulted on car parking arrangements, cladding colours, how they used their stores and garages and the entrance lobby design. They were also given a questionnaire and asked to prioritise a list of 'nice to haves'. The feedback was collated and used to develop the brief and scope of the work. As a direct result of this process it was agreed that the balconies would be enclosed.
- 13 In all cases the proposed changes to the external facades will result in an improved visual appearance that will provide a positive benefit to the character and appearance of the areas surrounding each block. The palette of materials are subtle and will emphasise the best architectural features of the buildings and seek to remove some of the features that do not contribute to an attractive visual appearance such as the rooftop parapet structures which are proposed to be removed on all blocks apart from Hockmore Tower.

Car and cycle parking / external areas / trees

- 14 For the majority of the blocks, there are proposed changes to the external areas to facilitate improved parking with improved footways. Cycle parking is provided within the new lobby areas.
- 15 Although there are few comments on the applications from residents, as stated above they have been consulted widely throughout the process and one comment coming from some people who still lease garages is that they do not wish to lose them. Whilst it is clear that those residents derive benefit from the garages they control, it is also the case that many garages are not used, that garages that are used are often not used for car parking, that car parking, particularly indiscriminate car parking around the building entrances was one of the issues identified as requiring a solution that benefitted all the residents. Where garages are proposed to be removed as part of a proposal this is to result in an improved parking arrangement: providing car parking that is convenient whilst not blocking entrances to buildings and providing for the maximum parking provision that will improve the parking situation overall. The Council's parking team are liaising with residents who wish to retain a garage to help locate a suitable replacement with the locality.
- 16 In the case of Windrush Tower, the garages have already been demolished leaving the slabs as parking, albeit the spaces are remote from the building with the result that residents tend to park in close proximity to the building entrance.
- 17 The proposals may impact upon existing trees within the site. Although there are not many trees of significant amenity value of the sites some locations

such as Windrush Tower do have some sizeable trees and tree surveys and reports with recommendations are included with the application. In order to ensure that there is no net harm to trees within the four tower locations that have external areas a raft of conditions are recommended to ensure that there are adequate tree protection measures in place, that works within root protection areas are carried out to the relevant specifications and that new planting is acceptable and will flourish.

Internal environment

- 18 All the blocks suffer with problems related to pigeons. The design team looked at a number of ways of alleviating the problem, including wires, the design of the balustrade and enclosing the balconies to become winter gardens. The latter option was chosen as this also allows residents to use the space throughout the year, with the glazing system folding fully back in the summer to allow a full balcony and to enable the glazing to be cleaned from inside the balcony. The newly covered balcony areas are called 'winter gardens' but, regardless of the name, they will provide significant improvements to the internal amenity of residents by addressing the problem of pigeons if the windows are closed, by providing an extra internal area if desired, by providing an option to open up the windows to the secondary bedroom and mainly by providing the ability to still have the windows fully open to revert to the traditional balcony at times when this is the preferred option. This degree of flexibility will provide a real benefit to residents.
- 19 In addition to the balcony changes there are significant improvements to recycling, heating and insulation as described above which will also benefit the internal amenity of residents.

Conclusion:

The proposals engage with key City Council objectives to regenerate key housing areas and give added life to the Council's housing stock. The proposals will result in structural improvement to the existing buildings and will improve their visual appearance in short term views. Living conditions within the buildings will be improved by addressing deficiencies with existing heating systems, ventilation, condensation, recycling, insulation and the ability to use balconies flexibly to provide added internal space or retain a balcony through choice. In cases where external spaces exist they are being transformed through the provision of additional parking for cars or substantial redevelopment of the spaces to remove existing garages and provide open plan parking that is accessible to all.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching recommendations to grant planning permissions, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

14/02640/CT3

14/02641/CT3

14/02642/CT3

14/02643/CT3

14/02644/CT3

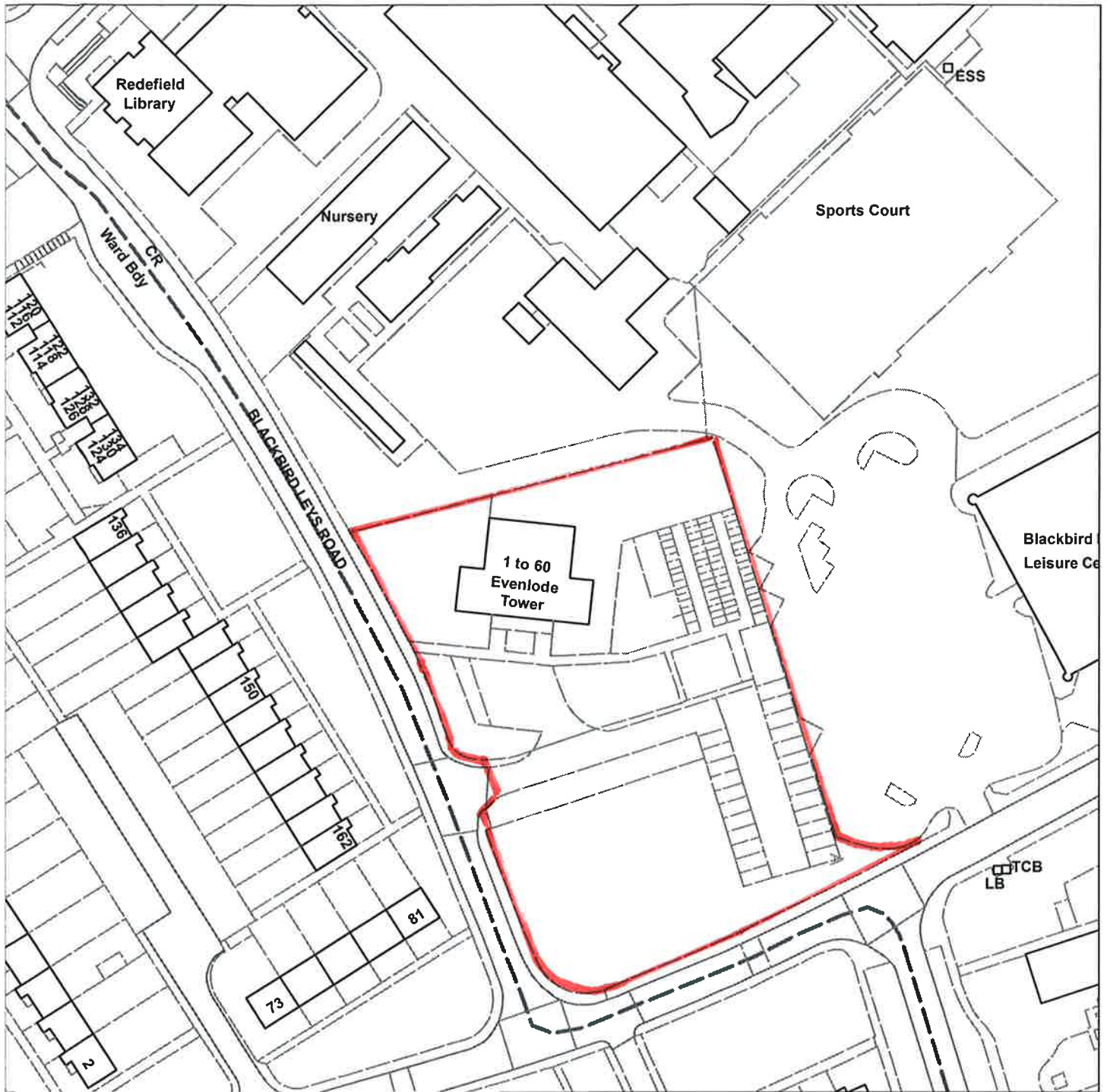
Contact Officer: Martin Armstrong

Extension: 2703

Date: 27th October 2014

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Evenlode Tower, Oxford



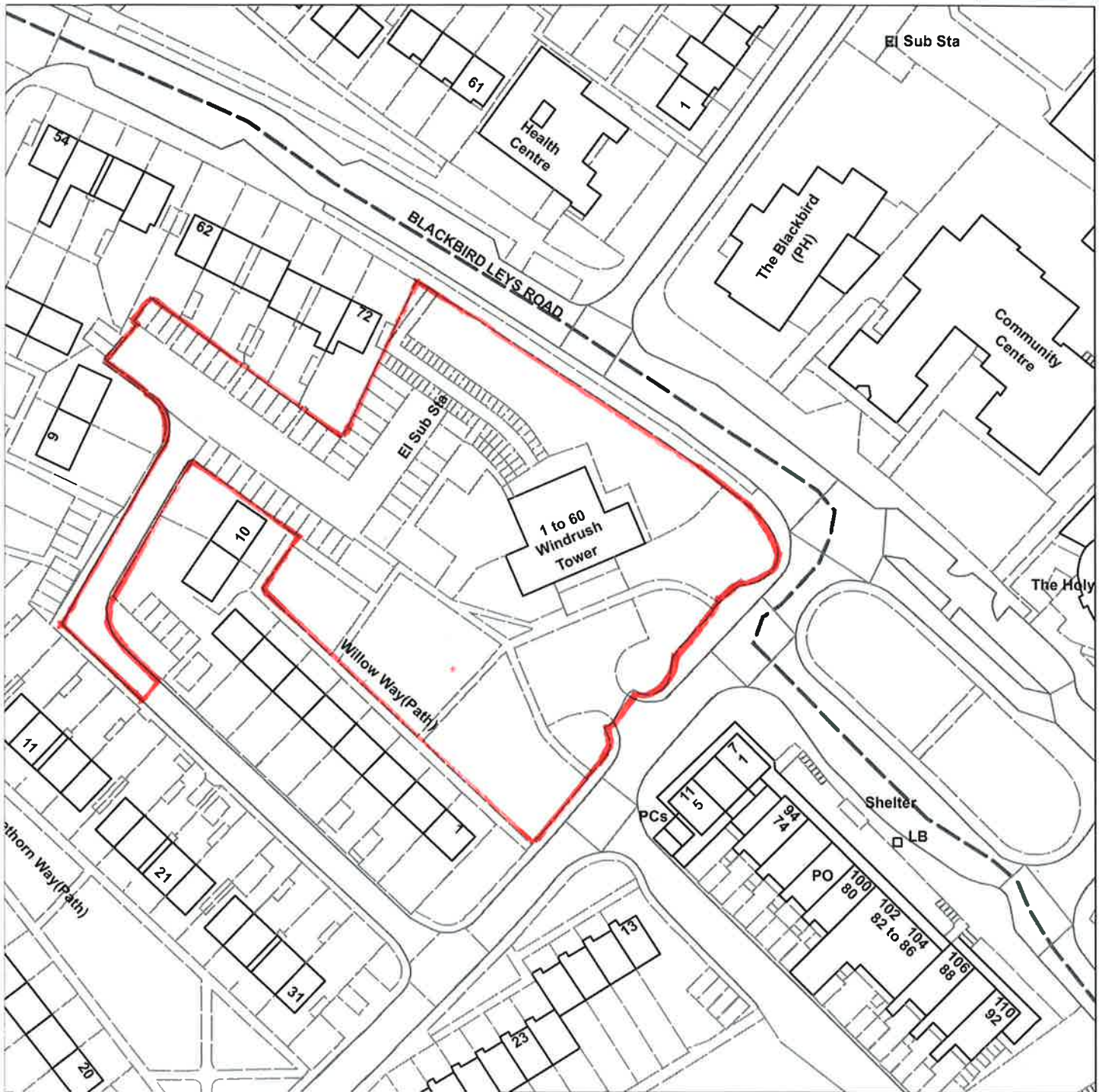
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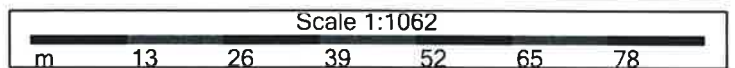
Organisation	Oxford City Council
Department	Planning Enforcement
Comments	Not Set
Date	28 October 2014
SLA Number	100019348

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Windrush Tower, Oxford



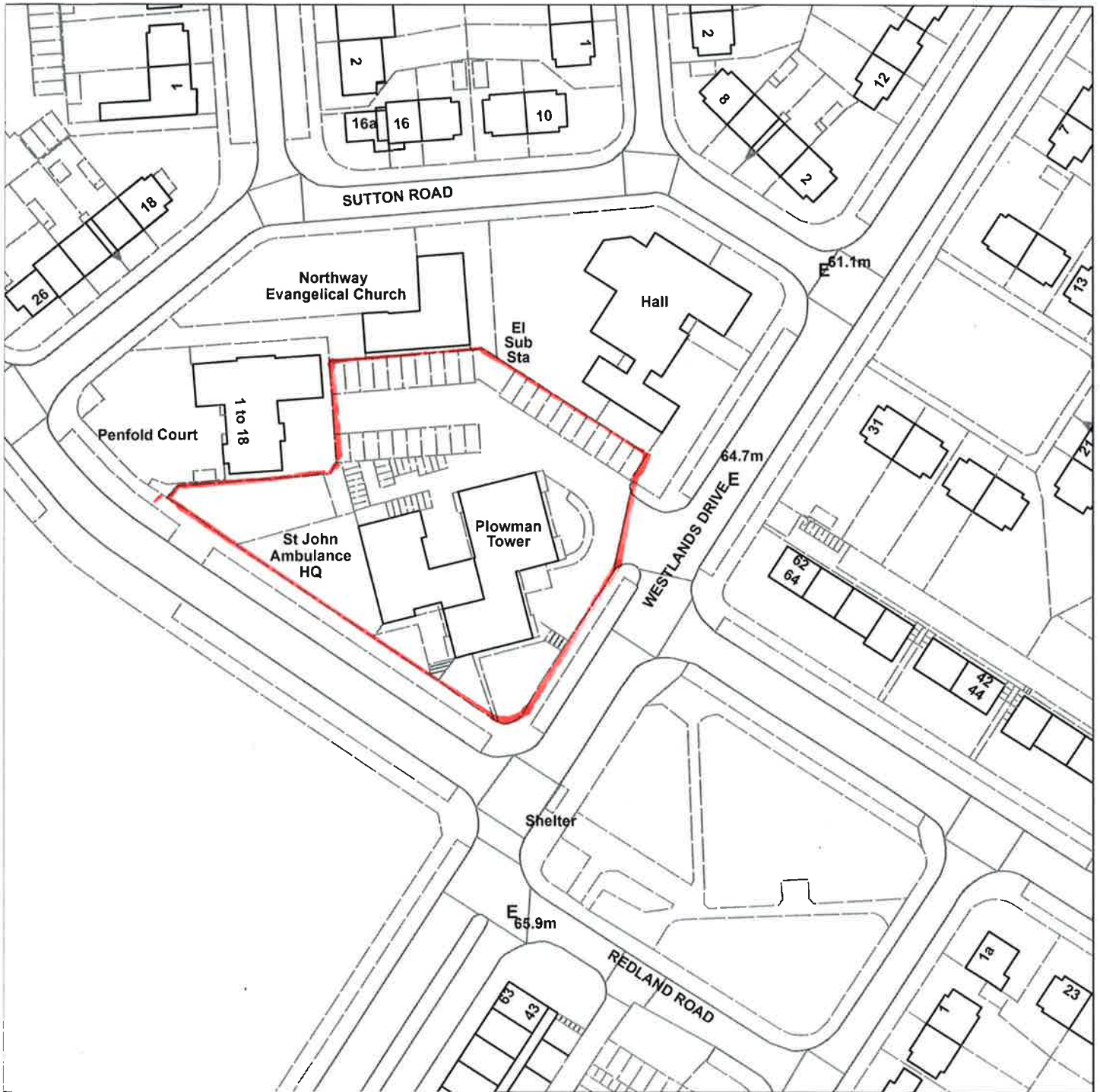
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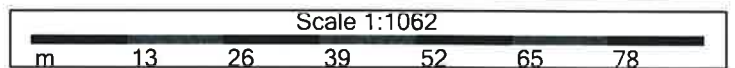
Organisation	Oxford City Council
Department	Planning Enforcement
Comments	
Date	28 October 2014
SLA Number	100019348

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Plowman Tower, Oxford



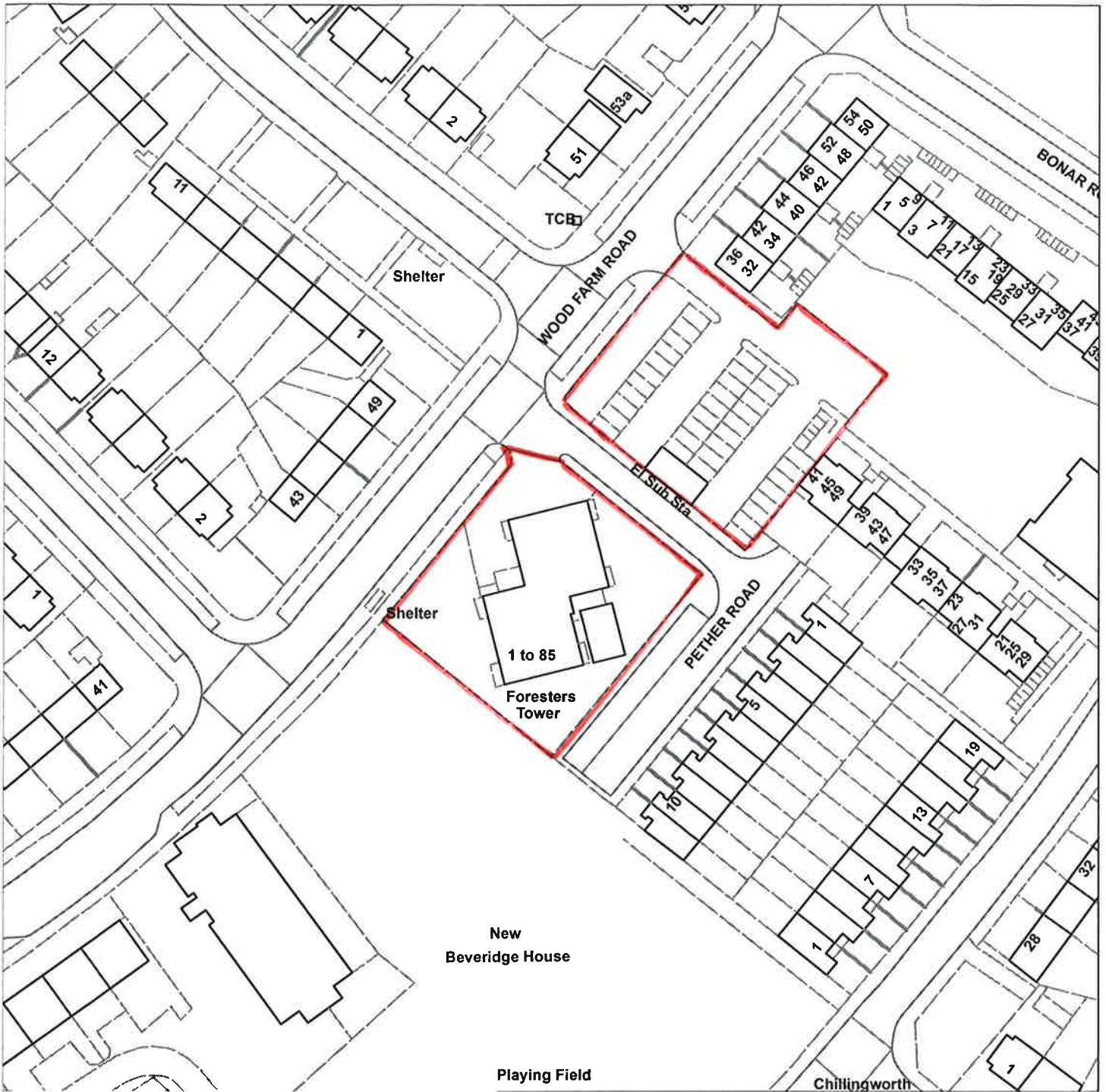
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Organisation	Oxford City Council
Department	Planning Enforcement
Comments	
Date	28 October 2014
SLA Number	100019348

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Foresters Tower, Oxford



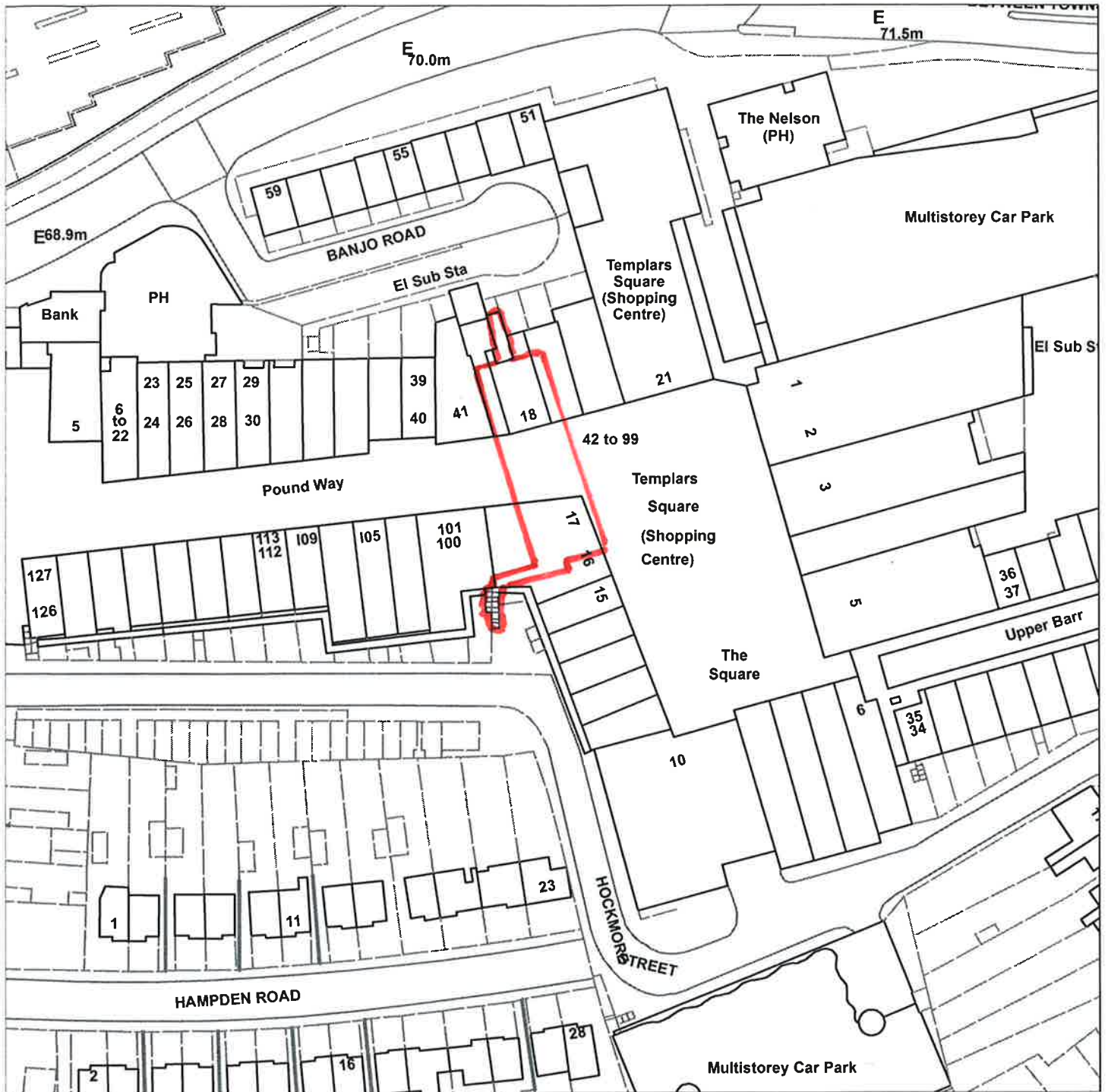
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Organisation	Oxford City Council
Department	Planning Enforcement
Comments	
Date	28 October 2014
SLA Number	100019348

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Hockmore Tower, Oxford



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Organisation	Oxford City Council
Department	Planning Enforcement
Comments	
Date	28 October 2014
SLA Number	100019348

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EAST AREA PLANNING COMMITTEE

5th November 2014

Application Numbers: 14/02816/CT3, 14/02817/CT3 & 14/02818/CT3

Decisions Due by: 5th December 2014

Proposals: 14/02816/CT3

Provision of 7No. residents' parking spaces on existing grass verges.

14/02817/CT3

Provision of 10No. residents' parking spaces on existing grass verges.

14/02818/CT3

Provision of 7No. residents' parking spaces on existing grass verges.

Site Address: Highway verges outside Nos. 108-160 Pegasus Road, Oxford – **Appendix 1**

Ward: Blackbird Leys

Agent: Stewart Thorp

Applicant: Oxford City Council

These applications are required to be determined at Committee as the applicant is the City Council.

Recommendations:

ALL THREE APPLICATIONS BE APPROVED

For the following reasons:

- 1 The proposed development is considered to make a meaningful contribution towards the provision of much needed car parking facilities for local residents to help alleviate existing on-street parking pressure. Subject to a satisfactory scheme of planting, the proposals would not have a significant adverse impact on the character and appearance of the streetscene as a result of the loss of public green space and existing trees. Consequently, on balance, the proposals would adequately preserve the streetscape and any harm to landscaping features would be more than outweighed by the benefits to the streetscene and local residential amenity as a result of reduced on-street car parking pressure. The proposals are therefore considered to accord with the requirements of all relevant policies of the development plan.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Each planning permission being 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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

NE15 - Loss of Trees and Hedgerows

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

HP16 - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

None

Representations Received:

Statutory and Internal Consultees:

No comments received.

Officers' Assessment:

Description of Application Sites and their Locality

1. The sites comprise three triangular shaped parcels of grass verge adjacent to each other to the front of three terraces of houses in Pegasus Road in Blackbird Leys opposite the site of the Leisure Centre. The verge outside Nos. 108 – 124 is separated from the verge the front of Nos. 126-140 by a footway that links through to houses at the rear. In turn the verge to the front of Nos. 142-160 is separated from that outside Nos. 126-140 by a residential side road that provides vehicular access to houses and car parking areas behind. Each verge has a handful of trees along the boundary with the footway.

Description of Proposed Development

2. The applications seek consent to develop parts of the three verges to provide 24 off-street car parking spaces for local residents as part of a wider City Council strategy for improving car parking arrangements within Blackbird Leys.

3. Officers' consider the following to be the principal determining issues in this case:

- Need for Car Parking;
- Impact on the Streetscene.

Need for Car Parking

4. Many of the roads within the Blackbird Leys estate are subject to significant parking pressure which partly stems from the lack of off-street car parking for its houses. When the estate was constructed in the 1950s levels of car ownership were far lower than they are today with the result that there was little off-street car parking provided for the houses. However, increased car ownership has led to cars being forced to park on the streets with the result that some of the roads are often congested adversely affecting traffic flows and often leaving local residents unable to park near their home.

5. In response to this parking pressure the City Council has entered into a strategy to try to provide areas for car parking for local residents on land that it owns. These applications form part of this wider strategy and follow a number of other recently approved schemes in Blackbird Leys.

6. The three verges lie to the front of terraces of houses that benefit from no dedicated off-street car parking with the result that cars are often left parking indiscriminately and haphazardly to the detriment of the amenity of local residents as well as the quality of the streetscene. The Blackbird Leys estate lies outside a designated district area with a consequent reduction in opportunity for convenient and sustainable access to services, amenities and employment opportunities. For this reason car ownership is higher than the city average and there is inadequate space available to park such cars. Officers therefore support the proposals to provide additional car parking providing that such car parking areas are restricted solely for

use by local residents. A condition is consequently recommended that requires the submission and agreement of a management plan that would need to set out how the car parking would be controlled and enforced.

Impact on the Streetscene

7. The Blackbird Leys estate was designed to feature wider and greener verges to soften the appearance of the houses and provide a balance between the built and natural environment. Such spaces were able to be provided because the level of car parking provision was low which reflected levels of car ownership at that time. Pegasus Road provides one of the main roads through the Blackbird Leys estate and is therefore well trafficked such that alterations to the streetscene could have a significant impact. Policies CP9 and CP10 of the Local Plan are material to the consideration of the merits of these applications and the policies, inter alia, require street frontages and streetscapes to be maintained or enhanced. Policies CP11 and NE15 of the Local Plan are also of relevance and require existing features of landscape importance to be retained and incorporated alongside new planting so that it is appropriate to the function and character of the surrounding area.

8. The green verges and their trees currently make a positive contribution to the street which, in combination with the greenery on the Blackbird Leys park boundary, balances successfully against the less aesthetically pleasing built development of the estate. The loss of some of this green space to provide off-street parking is therefore disappointing. However, the three schemes have been carefully designed to ensure that relatively generous proportions of the green verges remain as well as the majority of the existing trees. Whilst the proposals would result in the loss of two cherry trees to facilitate two of the access points from Pegasus Road, it is proposed to plant replacement trees as well as hedging and shrubbery around the car parking areas themselves to soften their appearance. Conditions are recommended to be imposed to secure this replacement planting as to require the relevant tree protection measures to be in place to prevent harm to any other trees. As a result, the overall net impact on the character and appearance of the streetscape will not be significant and, when balanced against the overriding need for additional car parking, officers consider the limited adverse impact on the streetscene to be outweighed by the overall benefits of the scheme to the local community. Consequently officers are satisfied that the proposals are generally consistent with the overall requirements of the policies of the development plan.

Other Matters

9. Each of the car parking spaces is of a size and layout that accords with that now expected by the Local Highway Authority and there is sufficient space for adequate manoeuvring within the site to enable safe access and egress. In this respect the proposals are considered to accord with the requirements of policies CP1 of the Local Plan and HP16 of the Sites and Housing Plan. The car parking spaces are laid out so that they are perpendicular to the orientation of the houses they serve which would generally prevent any prolonged disturbance for the occupiers of the adjacent houses caused by car headlights inadvertently shining into ground floor front facing windows. Moreover, to soften the appearance of the proposed car parking from both the street and neighbouring houses, shrubbery is proposed alongside the boundaries with the houses which should also act as something of a screen to alleviate any limited car headlight disturbance. Officers are therefore satisfied that the car parking proposed is of an acceptable standard and that it would not have an undue impact on the living conditions experienced by occupants of neighbouring houses.

Conclusion:

9. For the reasons set out above, the proposals would provide much needed car parking facilities for local residents which would outweigh any limited harm caused to the character and appearance of the streetscene. Committee is therefore recommended to resolve to grant planning permission for each of the three proposed developments subject to the conditions set out at the beginning of this report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

14/02816/CT3, 14/02817/CT3 & 14/02818/CT3

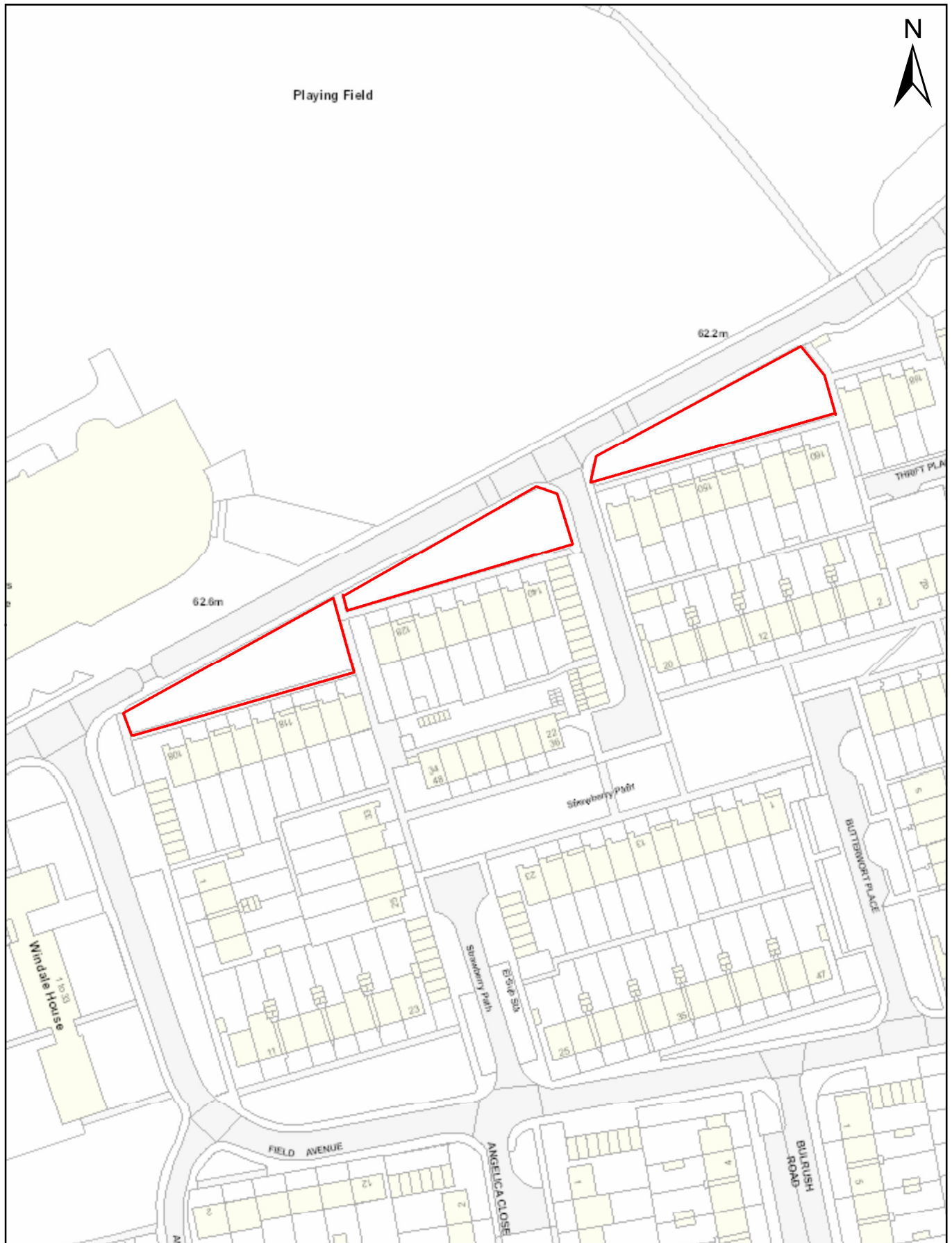
Contact Officer: Matthew Parry

Extension: 2160

Date: 23rd October 2014

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APPENDIX 1



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Site of Verges at 108-160 Pegasus Road

Scale (printed to A4): 1:1,250

0 10 20 30 40
Metres

Date: 23/10/2014

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EAST AREA PLANNING COMMITTEE

5th November 2014

Application Number: 14/02025/FUL

Decision Due by: 10th September 2014

Proposal: Erection of two storey rear extension (Amended plans received 05/09/14)

Site Address: 105 Old Road Headington Oxford (Site plan Appendix 1)

Ward: Quarry And Risinghurst Ward

Agent: Mr M Embling

Applicant: Mr And Mrs C Scott

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension is considered to be of an appropriate size and design, which is appropriate to the host building. The proposed extension will not have a detrimental impact on the amenities of the neighbouring properties, and complies with the planning policies set out below.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP10 - Siting Development to Meet Functional Needs

CP8 - Design Development to Relate to its Context

Core Strategy

CS18_ - Urban design, town character, historic environment

CS11_ - Flooding

Sites and Housing Plan

MP1 - Model Policy

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

65/16522/AA_H - Erection of 2 houses with private garages.. PER 17th August 1965.

65/16522/AB_H - Erection of 2 houses with 2 garages. (Revised).. PER 14th September 1965.

65/16522/A_H - Outline application for one detached dwelling house. 2 semi-detached dwelling houses with garages for private cars (105, 105A and 107A Old Road).. PER 22nd June 1965.

65/16523/A_H - Outline application for one detached dwelling house and garage for private car and a terrace of dwelling houses with 4 garages for private cars.. REF 22nd June 1965.

Representations Received:

None

Statutory and Internal Consultees:

Oxford Civic Society

We are unable to comment on this application since no documentation of any kind

was available at the time of examination, despite the application being listed as current.

Note: Plans were made available on the website, and no further comments were received

Highways Authority. Confirmed that they did not wish to comment

Oxfordshire County Council Environmental Services

All extensions / developments which increase the size of the hard areas must be drained using SUDs methods, including porous pavements to decrease the run off to public surface water sewers and thus reduce flooding. You should carry out soakage tests to prove the effectiveness of soakaways or filter trenches.

The Council's Monitoring Officer has confirmed that this application has not had any special treatment.

Issues:

Design

Impact on Neighbouring Properties

Flooding

Officers Assessment:

Site

1. 105 Old Road is a semi-detached house built in the 1960s. The property has been extended by the construction of a conservatory. It has a rear garden which extends 23 metres from the rear of the house, and is 8 metres wide.

Proposal

2. The planning application is proposing the demolition of the existing conservatory, and the construction of a part single, part two storey extension to the rear of the house. The ground floor extension will provide a family room, and the first floor extension is to provide an en-suite shower room. The application when originally submitted proposed a different design, with a deeper first floor extension. This was amended to overcome concerns about overshadowing to 103 Old Road. The ground floor extension is 3.5 metres deep, and is 5.9 metres wide. A mono-pitched roof is proposed which is 2.2 metres at the eaves and 3.15 metres at the pitch. The first floor extension is 1.4 metres deep and 2.5 metres wide. It is set centrally within the rear elevation. The materials for the extension are bricks and tiles, to match the existing house.

Design

3. Policies CP1, CP6, CP8, CP9 of the Oxford Local Plan, Policy CS18 of the Core Strategy and Policy HP9 of the Sites and Housing Plan seek to ensure that development is of a high standard of design, which relates well to its surroundings and to the host building. The proposed extension is considered to be well designed, using materials which match the existing house. The design of the extension is considered to be in proportion to

the original dwelling. A garden with a depth of 20 metres will remain, and so the proposal will not constitute overdevelopment of the plot. It therefore accords with these policies which seek to ensure that developments are of a high standard of design.

Impact on Neighbouring Properties

4. Policy HP14 of the Sites and Housing Plan, seeks to ensure that new development does not have a detrimental impact on the amenities of adjoining occupiers by virtue of loss of sunlight or daylight, or by a significant loss of privacy. An assessment was made in accordance with the guidance set out in Appendix 7 of the Sites and Housing Plan, which showed that the originally submitted plan would have a detrimental impact on 103 Old Road. The plan was amended, reducing the first floor element, and moving it away from the boundary. The same assessment was undertaken on the revised plans. The amended scheme meets the criteria set out in the guidance, and therefore the proposal will not have an adverse impact on the neighbouring properties due to loss of sunlight or daylight.
5. The proposed extension proposes an additional first floor window to serve an ensuite bathroom. This is not a habitable space, and therefore the first floor window will not result in any significant overlooking. The ground floor windows directly overlook the garden of 105 Old Road. There are 1.8 metre high fences along the boundaries with the adjacent properties, and therefore there will not be any overlooking to those gardens. The proposal is therefore in accordance with Policy HP14 of the Sites and Housing Plan.

Flooding

6. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk and expects all developments to incorporate sustainable drainage systems or techniques to limit or reduce surface water run-off.
7. The Local Drainage Authority has suggested that drainage from the development be compatible with the principles of Sustainable Urban Drainage Systems (SUDS) to attenuate the run-off of rain water and it is considered reasonable for any grant of planning permission to be conditional on SUDS compliant drainage in order to reduce the rate of run off and the risk of flooding in accordance with Policy CS11 of the Core Strategy.

Conclusion:

The application is in accordance with the relevant planning policies, and therefore it is recommended for approval.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers

of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

14/02025/FUL

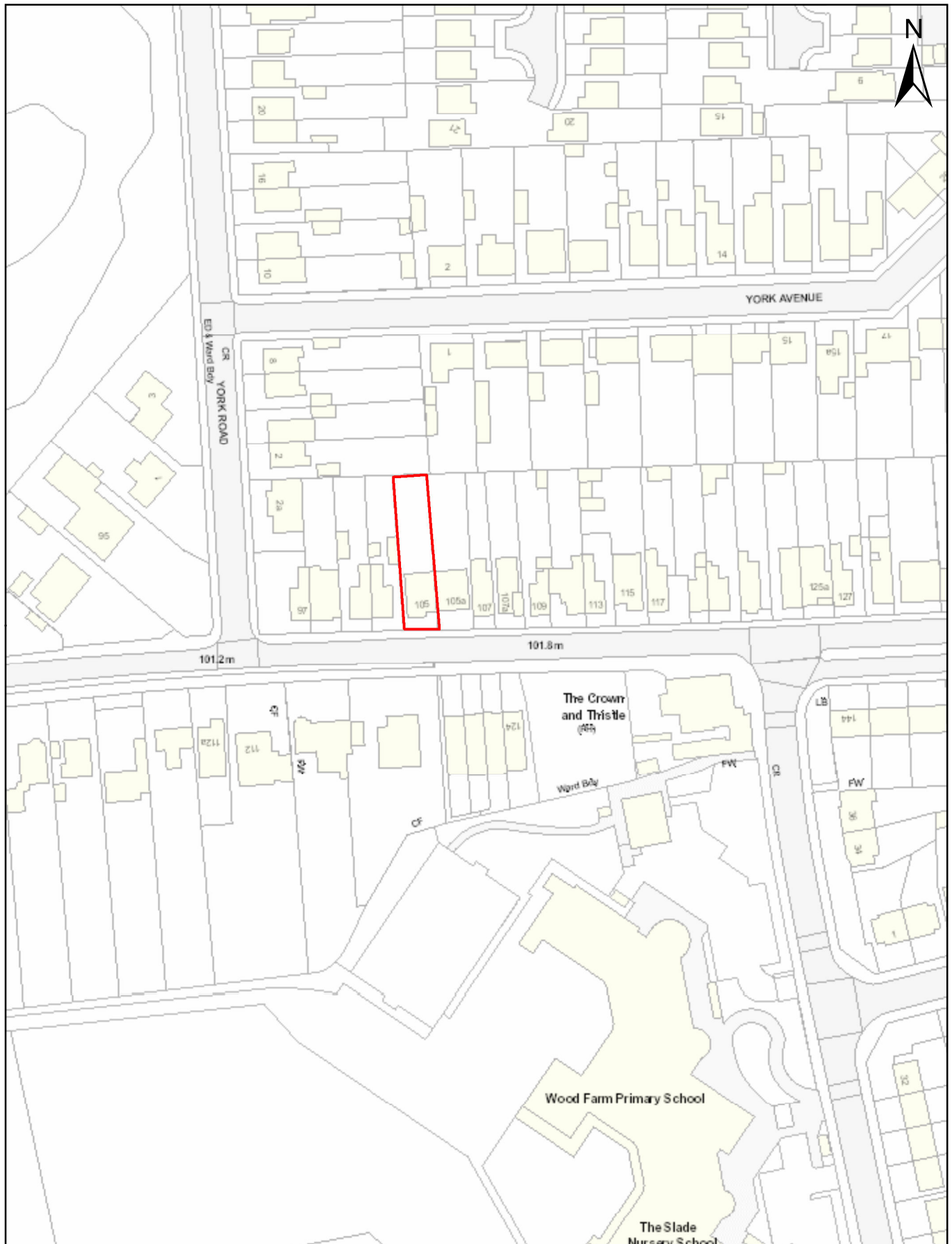
Contact Officer: Sian Cutts

Extension: 2186

Date: 17th October 2014

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Appendix 1



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105 Old Road

Scale (printed to A4): 1:1,250

0 10 20 30 40
Metres

Date: 27/10/2014

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East Area Planning Committee

5th November 2014

Application Number: 14/02243/VAR

Decision Due by: 6th November 2014

Proposal: 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.

Site Address: Land Forming Site Adjacent To The Priory, Grenoble Road
(**site plan: appendix 1**)

Ward: Littlemore Ward

Agent: Henry Venners

Applicant: Firoka (Oxford Leisure) Ltd

Recommendation:

APPLICATION BE APPROVED

Reasons for Approval

- 1 Officers consider that the terms of the condition have been met through the construction of the footpath / cycle route between the Minchery Farm track and the Grenoble Road roundabout. An appropriate lighting scheme for the track to improve safety and visibility along this route will be secured through the other conditions on planning permission 05/00287/FUL. Therefore the condition is no longer required to satisfy the aims of Oxford Local Plan 200-2016 Policies CP1, CP8, CP9, CP10 and TR4, and Oxford Core Strategy 2026 Policies CS18 and CS19 and its retention would not meet the relevant tests of reasonableness set out within the National Planning Policy Framework. No third party comments have been received
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions

The following relevant conditions from 05/00287/FUL shall be attached

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

Principal Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

TR4 - Pedestrian & Cycle Facilities

Core Strategy

CS18 - Urban design, town character, historic environment

CS19 – Community Safety

Other Planning Documents
National Planning Policy Framework
Planning Practice Guidance

Relevant Planning History

05/00287/FUL - Erection of three-storey 87 bed hotel, including dining room and bar, new access road, car parking for 87 cars: Approved.

10/00762/EXT - Erection of three storey 87 bed hotel, including dining room and bar, new access road, car parking for 87 cars (Renewal of planning permission 05/00287/FUL): This application was withdrawn as it was established that the original planning permission (05/00287/FUL) had been implemented

Public Consultation

Statutory Consultees
No comments received

Third Parties
No comments received

Officers Assessment:

Background to Proposals

1. The application relates to an extant planning permission for a three-storey 87 bed hotel including dining room and bar, new access road and parking area for 87 cars that was granted under reference number 05/00287/FUL in 2005.
2. The hotel is to be sited on the northern side of Grenoble Road on the area of derelict land that was formerly occupied by the Minchery Farm Buildings and lies between the Ozone Multiplex Complex (north/east), Minchery Farm Track (west), and the Grade II* listed Priory Public House (south) (**site plan: appendix 1**)
3. The application was implemented on the 20th April 2010 through the material operation of 'setting out' the new access to the hotel accommodation. As a result the planning application which sought to renew this permission under reference number 10/00762/EXT was withdrawn.
4. The original planning permission (05/00287/FUL) was granted subject to a number of conditions. The applicant is currently in the process of seeking discharge of these conditions in order to enable work to commence on completing the hotel development. In the meantime, this application is seeking to remove condition 4 of the planning permission which stated the following

Development shall not commence until the Local Planning Authority has approved in writing a scheme for the layout and construction of a footpath and cycle route, to include details of lighting and drainage, linking Minchery Farm track and Grenoble Road roundabout. The hotel shall not be brought into use

until the footpath and cycle route have been constructed and are available for use and the Local Planning Authority have certified they have been completed in accordance with the approved details.

Reason: To ensure accessibility for pedestrians and cyclists in accordance with the relevant policies contained in the Development Plan.

5. Planning Practice Guidance states that an applicant can seek to remove a condition imposed on a planning permission under Section 73 of the Town and Country Planning Act 1990. In determining the application, the Local Planning Authority must only consider the disputed condition that is subject to the application. It is not an opportunity to reconsider the merits of the original planning permission.
6. Therefore in accordance with this guidance, officers consider that the sole determining issue in this case would relate to the specific impacts of removing the requirement to comply with this condition.

Provision of Pedestrian / Cycle Route

7. The condition was originally imposed in order to secure the provision of a footpath and cycle route that linked Minchery Farm track with the roundabout at Grenoble Road which formed the entrance to the Ozone Multiplex complex and Kassam Stadium. The reason for imposing this condition was in order to improve accessibility for pedestrians and cyclists.
8. The reason provided for imposing the condition was in order to improve accessibility for pedestrians and cyclists in the area. The Oxford Local Plan 2001-2016 states that access to sites including circulation within site and the site entrance should be practicable with priority given to pedestrians and cyclists (Policy CP10); and development should provide good access and facilities for pedestrians and cyclists (Policy TR4). In addition the Oxford Core Strategy 2026 promotes good urban design through developments that are easy to understand and move through (Policy CS18), and promote safe and attractive environments which reduced the opportunity for crime and the fear of crime, providing well-design public spaces and access routes responding to the need of the community, maximising natural surveillance, and appropriate lighting of public spaces and access routes (Policy CS19).
9. The planning statement accompanying the application considers that the condition is no longer necessary because a continuous tarmac surfaced footpath and cycle route has already been created between the Minchery Farm track to the west of the Grade II* listed Priory Public House and the Grenoble Road roundabout since planning permission was granted in 2005. Therefore on the basis that a route has now been completed between the two points, the applicant concludes that the condition serves no purpose and it should be removed.
10. The National Planning Policy Framework states that conditions should only be imposed where they are necessary, relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.

11. Having reviewed the application, officers are satisfied that a continuous tarmac surfaced footpath and cycle path has been created between these two points on site in accordance with the general thrust of the condition and as such officers would support the applicant's view that the main works required by the condition have been completed and are no longer necessary.
12. In terms of lighting, the permission included two conditions, one of which requires details of all street lighting (condition 14(iv)) and the other a lighting scheme for the proposed car park (condition 19). The applicant has submitted a lighting scheme in accordance with these conditions which includes lighting columns along the Minchery Farm Track to complement the existing columns on this path, and also along the new footpath between the track and the Grenoble Road roundabout. The Local Highways Authority has raised no objection to the details submitted under these conditions. As such officers consider that an appropriate lighting scheme for the site and this footpath will be secured through these two conditions.
13. Similarly with respect to drainage issues, the path has been installed in a manner whereby any surface water drains onto the highway verge. There is a condition attached to the permission (condition 14 (v)) which requires a drainage scheme for all parking areas and pavements within the scheme. These details have been approved in principle by the Local Drainage Authority and as such will ensure that surface water within the site will be appropriately drained.
14. Overall, it is apparent that the condition has already been met through the construction of the footpath / cycle route between the Minchery Farm track and the Grenoble Road roundabout. An appropriate lighting scheme for the track to improve safety and visibility along this route will be secured through the other conditions on the permission. Therefore the condition would no longer be required, and would not meet the relevant tests of reasonableness set out within the National Planning Policy Framework

Conclusion:

15. The proposal is considered to be acceptable in terms of the relevant policies of the adopted Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the development.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the

rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

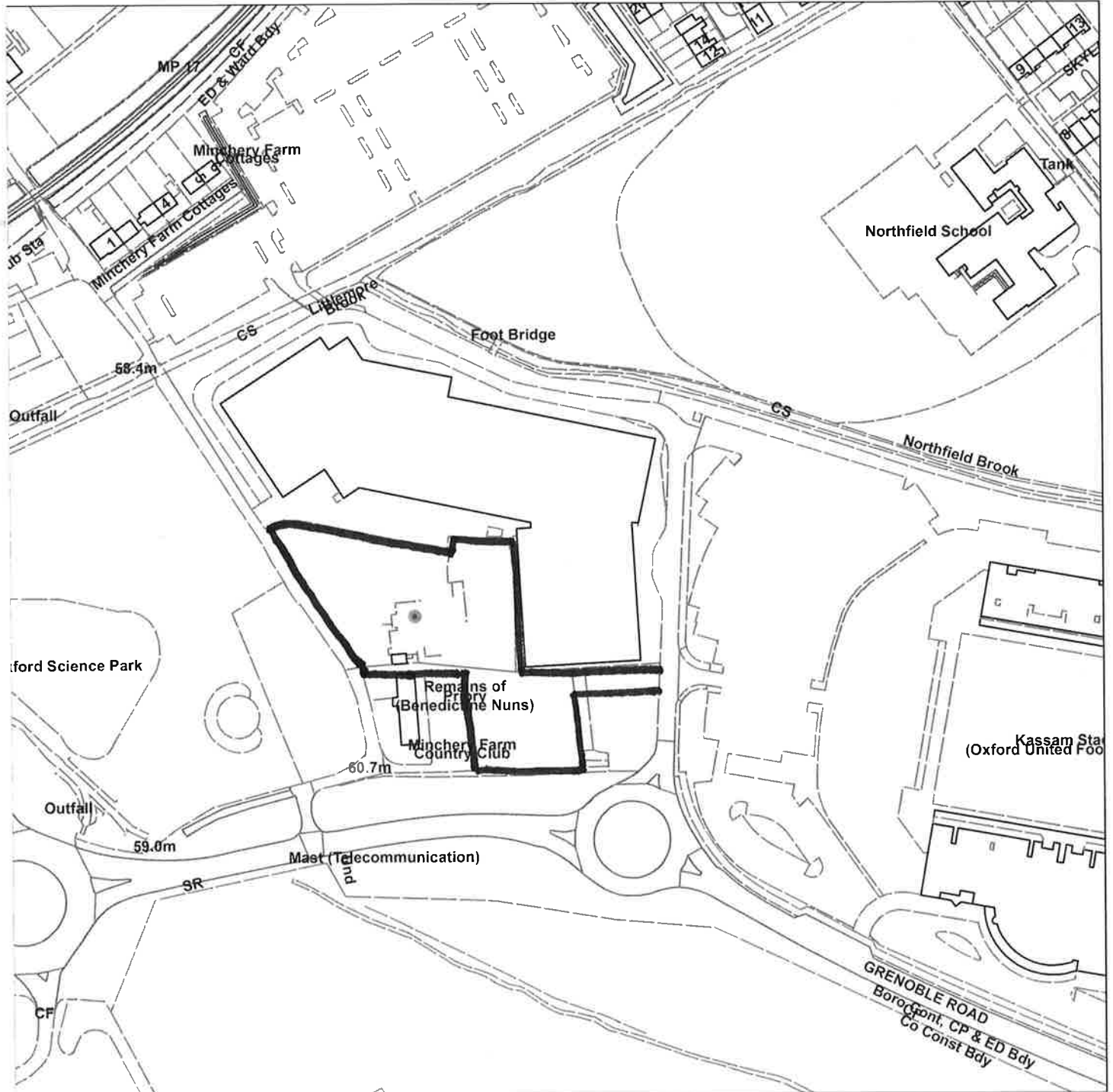
Contact Officer: Andrew Murdoch

Extension: 2228

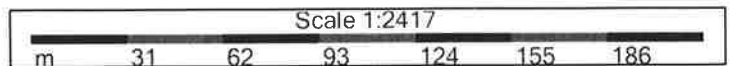
Date: 16th October 2014

Appendix 1

Land adjacent to The Priory (14/02243/VAR)



1:2416



Organisation	Oxford City Council
Department	City Development
Comments	
Date	23 October 2014
SLA Number	100019348

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East Area Planning Committee

- 5th November 2014

Application Number: 14/02561/CPU

Decision Due by: 6th November 2014

Proposal: Single storey rear extension – larger Home Extension PD

Site Address: 19 Mortimer Drive, Marston, Oxford OX3 0RU

Ward: Marston Ward

Agent: N/A

Applicant: Corporate Assets for Oxford City Council

Committee Reason: This application is referred to committee due to the application being City Council Housing Services

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal has been subject to an application for a larger home extension, reference 14/02356/H42, with no neighbour objections received, no prior approval was required, and the proposal is therefore considered development permitted by Class A; of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and does not, therefore require planning permission to be obtained from the local planning authority, provided that the proposal is carried out as described, and is within the curtilage of this property.

Legislation:

GDPO - Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008

Relevant Site History:

14/02356/H42 - Larger Home extension consultation scheme

Representations Received:

None received

Officers Assessment:

1 Site Description

- 1.1 19 Mortimer Drive is a mid-terraced residential dwelling in the urban area of Marston.

2 Planning History

- 2.1 In 2014 an application was submitted (reference 14/02356/H42) for the determination as to whether the Council's prior approval was required for a larger home extension under recent changes to the General Permitted Development Order to determine if the proposal was considered permitted development and if prior approval was required .
- 2.2 No objections had been received and thus the proposal did not require prior approval and is considered permitted development.

3 Proposals

- 3.1 As set out above, a lawful development certificate for a proposed use is sought for the larger single storey rear home extension to 19 Mortimer Drive.
- 3.2 The rear extension is proposed to project 4.725 metres to the rear / south east of the existing dwelling. The width of the development is 4.493 metres with a flat roof at 2.6 metres height. A window is proposed to the rear of the proposed extension as well as a small window off the bathroom to the side of the proposed development.
- 3.3 The housing services proposal is for an additional bedroom and bathroom facility for a disabled occupant.
- 3.4 The proposal is considered to comply with the requirements of permitted development because the following points are met:-
 - as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
 - the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
 - the height of the eaves of the part of the dwellinghouse enlarged,

improved or altered would exceed the height of the eaves of the existing dwellinghouse;

- the enlarged part of the dwellinghouse would extend beyond a wall which (i) fronts a highway, and(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;
- subject to paragraph (ea), the enlarged part of the dwellinghouse would have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or(ii) exceed 4 metres in height; (paragraph (ea) states “until 30th May 2016, for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 8metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or(ii) exceed 4 metres in height;
- the enlarged part of the dwellinghouse would have more than one storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 3metres, or(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would (i) exceed 4 metres in height,(ii) have more than one storey, or(iii) have a width greater than half the width of the original dwellinghouse;
- it would consist of or include(i) the construction or provision of a veranda, balcony or raised platform,(ii) the installation, alteration or replacement of a microwave antenna,(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or(iv) an alteration to any part of the roof of the dwellinghouse.

4 Conclusion:

- 4.1 The proposal meets all permitted development criteria as laid out by the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. On the basis of the above, officers recommend that the application be approved.

Background Papers:

14/02356/H42

Contact Officer: Tobias Fett

Extension: 2241

Date: 20.10.2014

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Appendix 1

19 Mortimer Drive

19 mortimer dr



Scale (printed to A4): 1:625
0 8 16 24 32 Metres

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Date: 13/08/2014



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Monthly Planning Appeals Performance Update – October 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 27 October 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 27 October 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	23	33.3	8	15
Dismissed	46	66.7	10	36
Total BV204 appeals	69	100.0	18	51

**Table A. BV204 Rolling annual performance
(1 November 2013 to 27 October 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	15	44.1	8	7
Dismissed	19	55.9	7	12
Total BV204 appeals	34	100.0	15	19

**Table B. BV204: Current business plan year performance
(1 April 2014 to 27 October 2014)**

All Appeal Types

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C	Appeals	Performance
Allowed	26	32.9
Dismissed	53	67.1
All appeals decided	79	100.0
Withdrawn	4	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 November 2013 to 27 October 2014**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during October 2014.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during October 2014. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 20/09/14 And 24/10/14

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
existing garage. Erection of part-	14/01235/FUL	14/00043/REFUSE	DELCOM	PER	ALWCST	26/09/2014	NORTH OX2 6JE	Demolition of single, part-two storey extension to side elevation and two storey extension to rear elevation. Extension of existing basement. (amended description)
14/00431/FUL	14/00036/REFUSE	DEL	REF	DIS	03/10/2014	STMARY	13 Circus Street Oxford Oxfordshire OX4 1JR	Extension to existing Flat D comprising 2 x dormer windows to front and rear roofslopes and formation of a balcony, to create a 1 x-2 bed flat.
14/00450/FUL	14/00033/NONDET	DELCOM	PER	ALWCST	03/10/2014	NORTH	32 Little Clarendon Street And 126 And 127 Walton Street Oxford Oxfordshire OX1 2HU	Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and cafes).
14/01650/H42	14/00046/PRIOR	DEL	7PA	DIS	03/10/2014	CHURCH	26 Pauling Road Oxford Oxfordshire OX3 8PT	Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.80m, and for which the height of the eaves would be 2.45m.
13/02510/FUL	14/00037/REFUSE	DEL	REF	DIS	03/10/2014	STMARY	13 Circus Street Oxford Oxfordshire OX4 1JR	Two storey extension to provide larger living accommodation to flat 13B, creation of an additional 1 x 2 bed flat on ground floor (Flat E) and alterations and extensions to Flats A, C and D to form 2 x 2-bed flats. Provision of private amenity space, street level screened cycle stores and bin stores. Relocation of raised flower bed and Alhambra Lane sign to first floor level (amendments to planning permission 12/03252/FUL). (Amended plans, description and Additional Information)

13/03005/FUL	14/00035/REFUSE	DEL	REF	DIS	07/10/2014	STMARY	227 Iffley Road Oxford Oxfordshire OX4 1SQ	Replacement of all timber windows with white uPVC windows of a similar style.
14/00682/FUL	14/00045/REFUSE	DEL	REF	DIS	16/10/2014	SUMMTN	41 Portland Road Oxford OX2 7EZ	Erection of part single, part two storey rear extension.
14/00725/FUL	14/00039/REFUSE	DEL	REF	DIS	17/10/2014	STMARY	Temple Lounge 21 Temple Street Oxford Oxfordshire OX4 1JS	Raising the height of the roof and insertion of 4No rooflight to rear roofslope and 2No rooflight to front roofslope in association with loft conversion.

Total Decided: 8

Enforcement Appeals Decided Between 20/09/2014 And 24/10/2014

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
13//0066/9/ENF	14/00047/ENFORC	WITHDR	22/09/2014	34 Bartholomew Road, Oxford Oxfordshire, OX4 3QQ	COWLEY	Alleged unauthorised subdivision
13//0049/9/ENF	14/00048/ENFORC	WITHDR	22/09/2014	34 Bartholomew Road, Oxford	COWLEY	Alleged unauthorised conversion of a garage to form living accommodation

Total Decided: 2

Total Decided: 0

Table E

Appeals Received Between 20/09/14 And 24/09/14

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; **TYPE KEY:** W - Written representation, I - Informal hearing, P - Public Inquiry, H – Householder

DC CASE	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
14/00396/VAR	14/00054/PRIOR	DEL	REF	W	139 Oxford Road Old Marston Oxford Oxfordshire OX3 0RB	MARST	Removal of condition 11 (removal of PD rights) of planning permission 09/01428/FUL.
14/00429/FUL	14/00053/REFUSE	COMM	REF	I	3-9 Elsfield Way And Land Rear Of 478 And 480 Banbury Road Oxford OX2 8EW	WOLVE	Demolition of existing houses at 3 to 9 Elsfield Way. Erection of 4 x 1-bed and 18 x 2-bed flats to frontage with 6 x 4-bed houses to rear. Provision of 40 car parking spaces, amenity space together with bin and cycle stores. New vehicular access and slip roads from Elsfield Way (A40). (Amended plans) (Amended description)

Total Received: 2

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)

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

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