

Agenda

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East Area Planning Committee

Date: **Wednesday 3 December 2014**

Time: **6.00 pm**

Place: **The Old Library, 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 Mohammed Altaf-Khan	Headington;
	Councillor Farida Anwar	Headington Hill and Northway;
	Councillor Ruthi Brandt	Carfax;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Michele Paule	Rose Hill and Iffley;
	Councillor Ruth Wilkinson	Headington;

The quorum for this meeting is five members. Substitutes are permitted

HOW TO OBTAIN A COPY OF THE AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

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AGENDA

		Pages
1	APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2	DECLARATIONS OF INTEREST	
3	3 ANNE GREENWOOD CLOSE: 14/02524/FUL	9 - 16
	Proposal: Erection of a single storey rear extension. (amended plans).	
	Officer recommendation: to grant planning permission with conditions	
	<ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Materials – matching. 4. Amenity - No windows to side. 5. Sustainable drainage. 6. Tree Protection Plan (TPP) 1. 	
4	PRINCE OF WALES PH, CHURCH WAY:14/02181/FUL	17 - 36
	Proposal: 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.	
	Officer recommendation: grant planning permission with conditions:	
	<ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Samples in Conservation Area. 4. Windows to be non-opening. 5. The use of beer garden ceases after 2300. 6. Full design details of extraction equipment. 7. A scheme for the treatment of cooking odours. 	
5	33 WILLIAM STREET:14/01495/FUL	37 - 52
	Proposal: Erection of two storey side and single storey rear extension.	
	Officer recommendation: to grant planning permission with conditions:	
	<ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Materials – matching. 4. Removal of Part 1 Classes A, B and D permitted development rights. 5. Car parking to be laid out prior to occupation and retained as such thereafter. 6. Construction environmental management plan required including details 	

in relation to:

- Construction traffic management;
 - Hours of working;
 - Machine noise;
 - Vibration;
 - Emissions.
7. Biodiversity improvements required in accordance with details to be first approved in writing by the LPA.
 8. West facing first floor windows to be obscure glazed and non-opening below 1.7m.
 9. All hard surfacing in the development to be SuDS compliant.

This report is confidential under S100 A (2) of the Local Government Act 1972 as it contains sensitive personal data. Consequently the committee must exclude the press and public during its consideration. The decision will be published in the minutes.

6 PLANNING APPEALS

53 - 58

Summary information on planning appeals received and determined up to and during November 2014. The Committee is asked to note this information.

7 MINUTES

59 - 64

Minutes from the meeting of 5 November 2014.

Recommendation: That the minutes of the meeting held on 5 November 2014 are approved as a true and accurate record.

8 FORTHCOMING APPLICATIONS

This lists applications which may be considered by the committee at future meetings. It is provided to help the committee plan its workload, and there will be no discussion of the applications at this meeting.

23 Spring Lane, Littlemore, Oxford: 14/03049/FUL

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.

14/02550/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).

14/02103/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.

14/01332/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)

9 DATES OF FUTURE MEETINGS

The Committee will meet on Thursday 11th December if necessary

Then in 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.