

Agenda

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East Area Planning Committee

Date: **Wednesday 4 February 2015**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

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As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor Van Coulter	Barton and Sandhills;
	Councillor 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

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A copy of the agenda may be:-

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AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 FORMER DHL SITE, SANDY LANE WEST:14/02650/FUL	11 - 24

Site Address: Former DHL Site, Sandy Lane West

Proposal: Erection of nine industrial units for Class B1 (C) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) use and including 70 car parking spaces and 20 covered cycle parking spaces. (Amended description)

Officer recommendation: to approve the application subject to the conditions listed but delegate to officers the issuing of the decision notice following the completion of a legal agreement that secures the necessary financial contribution towards off-site provision of affordable housing.

Conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Travel Plan required.
5. Car parking to be laid out prior to development being brought into use.
6. Sustainable drainage scheme required to be incorporated.
7. Unexpected contamination.
8. Surface water scheme required.
9. Landscape plan required including the requirement for retention of the majority of existing eastern and southern boundary vegetation together with reinforcement through new appropriate planting.
10. Acoustic screen to be installed prior to development being brought into use.
11. Construction Management Plan required including details of construction traffic routing and parking, delivery times, construction noise, hours of working etc.
12. Boundary treatment details required to be submitted to and approved by the LPA prior to first occupation.
13. No permitted development rights to change to any other use outside Use Classes B1(c), B2 or B8.
14. Public Art scheme and timetable for its implementation to be submitted to and approved by the LPA.
15. No permitted development rights for extensions to any of the

buildings.

16. Noise limits imposed at different times throughout the day when measured from nearest dwelling:

7am – 7pm – 43dB LAeq 1hr

7pm – 11pm – 43db LAeq 15mins

11pm – 7am – 40db LAeq 15mins

17. No external operations (including servicing and deliveries) after 11pm and before 7am.

18. Tree Protection Plan required.

19. Approved landscaping be carried out prior to substantial completion.

20. Recommendations of the Geo-Environmental Assessment to be followed throughout construction.

21. Development to be carried out in accordance with the submitted NRA to achieve a minimum score of 10/11.

22. Prior to first occupation details shall be submitted of showering facilities to be provided within the development to encourage the use of cycles as a means of travelling to and from work.

23. Details of covered and secure cycle parking facilities to be submitted to and approved by the LPA prior to first occupation of the development.

Legal Agreement:

£89,356 offered as a financial contribution towards provision of off-site affordable housing. The development is liable for CIL to the value of £83,660.

4 ABBEBURY ROAD (NO.1) TREE PRESERVATION ORDER, 2014

25 - 36

Order Name: Oxford City Council – Abberbury Road (No.1) Tree Preservation Order, 2014

Site Address: Land at 10 and 18 Abberbury Road, Iffley, Oxford

Officer recommendation: To confirm the Oxford City Council – Abberbury Road (No.1) Tree Preservation Order, 2014 without modification.

5 EASTERN HOUSE, EASTERN AVENUE: 13/01553/CT3

37 - 52

Site address: Eastern House, Eastern Avenue

Proposal: 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.

Officer recommendation: to grant planning permission subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Details of affordable housing.
5. Means of enclosure.
6. Provision of refuse and cycle storage.
7. Landscape Plan.
8. Landscape carried out by completion.
9. Tree Protection Plan (TPP) 1.
10. Arboricultural Method Statement (AMS) 1.
11. Details of car parking layout and service road.
12. Sustainable Urban Drainage.
13. Design - no additions to dwelling.
14. Contaminated Land Risk Assessment.
15. Sustainability measures.
16. Biodiversity Enhancements.
17. Construction Traffic Management Plan.

6 PLANNING APPEALS

53 - 58

Summary information on planning appeals received and determined to 26 January 2015.

The Committee is asked to note this information.

7 MINUTES

59 - 62

Minutes from the previous meeting.

Recommendation: That the minutes of the meeting held on 7 January 2015 are approved as a true and accurate record.

8 FORTHCOMING APPLICATIONS

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

To be considered at the additional meeting on 11 February:

14/03201/RES - Land West Of Barton North Of A40 and South of Bayswater Brook Northern By-Pass Road - Details of reserved matters (layout, scale, appearance and landscaping) for a scheme of Enabling Infrastructure Works (such as utility services, earthworks, drainage/attenuation and roadworks), pursuant to conditions 3 and 4 of the outline planning permission for the mainly residential development of the site (13/01383/OUT). More specifically these works comprise:-

- a) the primary street, street furniture, on-street parking, street lighting, surface water drainage swales, associated landscaping and surface finishes;
- b) green infrastructure, the linear park, greenways, hard and soft landscaping, footpaths, cycle paths and ecological improvements;
- c) landscaping details for the approved A40 junction;

d) buried services and utilities, foul and surface water drainage, water channels, ponds, sustainable urban drainage systems and underground storage tanks.

This reserved matters application (14/03201/RES) is accompanied by the following additional submissions in relation to conditions and non-material amendments to the above mentioned outline permission:-

- i) condition 11 - tree protection (13/01383/CND2);
 - ii) conditions 24 - site-wide surface water drainage scheme (13/01383/CND3);
 - iii) condition 25 - enabling infrastructure phase surface water drainage system (13/01383/CND2);
 - iv) condition 26 - site-wide foul water drainage strategy (13/01383/CND3);
- and,
- v) non-material amendments to approved A40 junction e.g. omission of splitter island (13/01383/NMA).

To be considered at later meetings:

14/03204/OUT - Rivera House And Adams House Reliance Way
14/03331/FUL - 228 London Road
14/03540/FUL - The Triangle, University Of Oxford Old Road Campus, Roosevelt Drive
14/03293/FUL – 5 Merewood Avenue
14/03554/FUL – 15 Hollow Way
14/03348/FUL – 112 London Road
14/03049/FUL - 23 Spring Lane, Littlemore
14/02850/FUL - 19 Between Towns Road
14/02781/FUL – 5 & 7 Marshall Road
14/02550/FUL – Beenhams Cottage, Railway Lane
14/03385/FUL – 15 Boswell Road
14/02182/FUL – 159 Windmill Road
14/02093/FUL – 62 Dashwood Road
14/02103/FUL – Ashlar House Adjacent 2 Glanville Road 14/01332/FUL – 51 Sandfield Road
14/01770/FUL - Marywood House, Leiden Road
13/03411/FUL – John Radcliffe Hospital, Headley Way
14/02456/FUL - Land Within Former DHL Site, Sandy Lane West
14/02940/OUT - Littlemore Park Armstrong Road
13/01555/CT3 - Land East Of Warren Crescent

9 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

11 February
4 March
8 April
6 May
1 July

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.