

EAST AREA PLANNING COMMITTEE

Wednesday 4 February 2015

COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Altaf-Khan, Anwar, Brandt, Clarkson, Lloyd-Shogbesan and Wilkinson.

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

85. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Paule.

86. DECLARATIONS OF INTEREST

There were no declarations of interest made.

87. FORMER DHL SITE, SANDY LANE WEST:14/02650/FUL

The Head of City Development submitted a report which detailed an application for planning permission for the 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) at the former DHL Site, Sandy Lane West.

The Committee resolved to **grant** planning permission for application 14/02650/FUL, former DHL Site, Sandy Lane West, subject to the conditions listed and to delegate to officers the issuing of the decision notice following the completion of a legal agreement to secure the necessary financial contribution towards off-site provision of affordable housing (as stated below).

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.

88. ABBERBURY ROAD (NO.1) TREE PRESERVATION ORDER, 2014

The Head of City Development submitted a report which detailed a tree preservation order Abberbury Road (No.1) Tree Preservation Order, 2014 and objections to this. The order relates to trees on land at 10 and 18 Abberbury Road, Iffley, Oxford as shown in the plan attached to the order.

The Committee resolved to **confirm** the Oxford City Council – Abberbury Road (No.1) Tree Preservation Order, 2014 without modification.

89. EASTERN HOUSE, EASTERN AVENUE: 13/01553/CT3

The Head of City Development submitted a report which detailed an application for planning permission for the demolition of Eastern House and erection of 7 three-bed and 2 two-bed dwellings (use class C3), along with provision of associated car parking, landscaping, private amenity space and bin and cycle stores at Eastern House, Eastern Avenue.

Members of the committee expressed concerns that the application was not fully compliant with the council's policies on the provision of private amenity space and that the limitations of the site led to inadequate parking arrangements.

However overall members did not consider that these concerns were sufficient in this case to warrant refusal or to outweigh the merits of the application.

The Committee resolved to **grant** planning permission for application 13/01553/FUL, Eastern House, Eastern Avenue, 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.

90. PLANNING APPEALS

The Committee noted the report.

91. MINUTES

The Committee resolved to approve the minutes of the meeting held on 7 January 2015 as a true and accurate record.

92. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications and asked for a brief summary of progress and delays in bringing each of these for determination.

93. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on 11 February and that there was a meeting on 3 June in addition to those listed on the agenda.

The meeting started at 6.00 pm and ended at 7.25 pm