

Agenda

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East Area Planning Committee

Date: **Wednesday 8 April 2015**

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

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AGENDA

Pages

- 1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS
- 2 DECLARATIONS OF INTEREST
- 3 LITTLEMORE PARK, ARMSTRONG ROAD: 14/02940/OUT

13 - 60

Site address: Littlemore Park, Armstrong Road, Oxford

Proposal: Outline planning application (with all matters reserved) seeking permission for up to 270 residential dwellings of 1 to 4 bedrooms on 2 to 5 floors to incorporate a maximum of 104 houses and 166 flats. Provision of car parking, cycle and bin storage, landscaping and ancillary works.

Officer recommendation: to grant outline planning permission, subject to the conditions below and the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion:

Conditions:

1. Time Limit for Commencement.
2. Approved plans and documents.
3. Reserved Matters Applications.
4. Phasing of Development.
5. Details of all external materials.
6. Landscaping and Public Realm.
7. Tree Protection Plan.
8. Landscape Management Plan.
9. Site Layout to incorporate space for links to the Science Park and wider area.
10. Ecological Mitigation, Compensation, and Management Plan.
11. Lifetime Homes Standards.
12. Car Parking Standards.
13. Cycle Parking Standards.
14. Sustainability and Energy Strategy.
15. Site Wide Foul and Surface Water Drainage Strategy .
16. Archaeology – evaluation.
17. Noise Attenuation Measures.
18. Flood Risk Assessment Mitigation Measure.
19. Contaminated Land - Risk Assessment.
20. Contaminated Land - Verification Report.
21. Contaminated Land - Unsuspected Contamination.
22. Contaminated Land - Foundation Design and Piling.
23. Secured By Design Measures.
24. Highways - Details of access roads.
25. Highways - Construction Traffic Management Plan.
26. Highways - Travel Plan.
27. Details of Electric Vehicle Charging Infrastructure.
28. Withdrawal of Permitted Development Right.

Legal Agreement:

- Affordable housing.
- Employment Land Swap – Churchill Site.

- Management of Linear Park.
- Bio-diversity off-setting.
- Future proof pedestrian / cycle links.
- Financial contribution of £50,000 towards general sports and leisure facilities within Littlemore.
- Financial contribution of £795 per dwelling towards Public Transport Improvement.

4 **312 LONDON ROAD: 15/00209/FUL**

61 - 80

Site address: 312 London Road, Oxford.

Proposal: Demolition of existing dental surgery and garage. Erection of three-storey building to provide 3 x 3-bed, 4 x 2-bed and 2 x 1-bed flats (Use Class C3). Provision of private and shared amenity space, car parking space, bin and cycle store and landscaping. Access off the London Road.

Officer recommendation: to approve the application for planning permission subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Sustainability measures.
5. Landscape plan.
6. Landscaping by completion.
7. Tree protection measures.
8. Boundary treatments.
9. Privacy screens.
10. Landscape Management Plan.
11. Permeable hardsurfacing.
12. SuDS.
13. Land contamination.
14. Bin and cycle storage.
15. Construction Traffic Management Plan.
16. Hardsurfacing construction method.
17. Underground services.
18. Vision splays.
19. Ground and slab levels.
20. Trees along southern boundary.
21. Obscure glazed and non-opening side window.
22. No use of the flat roof.
23. Arboricultural method statement.

5 **RIVERA HOUSE AND ADAMS HOUSE RELIANCE WAY: 14/03204/OUT**

81 - 100

Site address: Rivera House and Adams House, Reliance Way

Proposal: Demolition of existing office accommodation at Rivera House and Adams House. Construction of up to 98 student study rooms with provision for disabled car parking spaces and cycle parking. (Outline application with all matters reserved).

Officer recommendation: that the application is refused for the following reasons:

1. The proposed development would result in the loss of employment accommodation in the absence of robust justification to the detriment of the economic vitality of the city and the important balance between employment and housing as a means of achieving sustainable development. Consequently the proposals fail to accord with the requirements of policy CS28 of the Oxford Core Strategy 2026 as well as the National Planning Policy Framework.
2. The proposals would inevitably result in a height and scale of development that would, in combination with the existing adjacent four storey development, unacceptably dominate and impose itself upon the wider Cowley Road streetscene to the detriment of the character and appearance of the surrounding area as well as a significant adverse impact on the setting of the adjacent non-designated heritage asset of Canterbury House. Moreover, the intensity of development proposed would be likely to lead to an overdevelopment of the site such that it would provide a poor quality environment within the site for future student occupiers with inadequate car parking and vehicle manoeuvring space together with insufficient quality and quantity of outdoor amenity space. Consequently, and in the absence of the submission of an appropriate indicative scheme to indicate otherwise, the proposed development cannot reasonably be considered to be able to deliver a scheme that is of a scale, form, density and layout that is appropriate for its intended use and context. The proposals are therefore found to be contrary to the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policies CS18 and CS25 of the Oxford Core Strategy 2026 as well as policies HP5 and HP9 of the Sites and Housing Plan 2011-2026.
3. Having regard to the amount of student accommodation proposed together with the existing student accommodation on the adjacent site as well as the proximity of family dwellings, the proposed development would be likely to cumulatively give rise to a level of noise and disturbance that would cause significant harm to the amenity enjoyed by occupiers of nearby dwellings and have a significant impact on the mix and balance of the local community to the detriment of the character of the immediate area and successful community cohesion. Consequently in this respect the proposals are found to be contrary to the requirements of policies CP1, CP10, CP19 and CP21 of the Oxford Local Plan 2001-2016 as well as policy HP5 of the Sites and Housing Plan 2011-2026.
4. As a result of the proposed redevelopment of the site there would be inadequate car parking provision to serve the adjacent retained offices of Canterbury House. Such an arrangement would only be likely to further prejudice the attractiveness and suitability of these employment premises to potential occupiers in the long-term giving rise to further harm to the overall balance between employment and housing in this city. Consequently the proposals are considered to be contrary to the requirements of policy TR3 of the Oxford Local Plan 2001-2016 as well as policy CS28 of the Oxford Core Strategy 2026.
5. In the absence of the submission of any information to allow the local planning authority to assess whether a final scheme could meet planning

policy requirements in relation to its sustainable design and construction credentials as well as the necessary on-site renewable energy generation, it cannot be reasonably concluded that a final scheme could deliver genuinely sustainable development. Consequently the proposals are found to be contrary to the requirements of policy CP18 of the Oxford Local Plan 2001-2016, policy CS9 of the Oxford Core Strategy 2026 as well as policy HP11 of the Sites and Housing Plan 2011-2026.

6	<p>228 LONDON ROAD: 14/03331/FUL</p> <p>Site address: 228 London Road, Headington OX3 9EG</p> <p>Proposal: Erection of 1 x 3-bed single storey dwelling to form staff accommodation. Conversion of existing residential accommodation to form additional guest house accommodation (Use Class C1).</p> <p>Officer recommendation: that the application is refused for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed new dwelling and additional guest accommodation, as a result of the loss of residential accommodation within the existing building will lead to an increase in noise and disturbance to the adjacent residential properties, which would be detrimental to the residential amenities of those properties, due to the additional vehicle movements to the rear of the guest house building, and is contrary to policy TA4 of the Oxford Local Plan. 2. The proposed new dwelling represents an overdevelopment of the site resulting in inadequate outdoor space to serve the new dwelling, together with the extension of the parking area and additional traffic movements will be detrimental to the amenities of the adjoining properties due to the additional noise and disturbance which would be contrary to policies CP1, CP8, CP6 and CP10 of the Oxford Local Plan and policy HP13 of the Sites and Housing Plan. 	101 - 110
7	<p>9 WAYNFLETE ROAD: 15/00038/FUL</p> <p>Site address: 9 Waynflete Road, Oxford, OX3 8BQ</p> <p>Proposal: Installation of external wall insulation</p> <p>Officer recommendation: to approve the application subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Materials as approved. 	111 - 116
8	<p>LAND TO REAR OF 55 TO 67 MASONS ROAD: 15/00359/CT3</p> <p>Site address: Land rear of 55 to 67 Masons Road Oxford (Garages 1 to 10, Masons Road)</p> <p>Proposal: Demolition of existing garages and erection of 9 new garages.</p>	117 - 122

Officer recommendation: to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.

9 MINUTES

Minutes from the meetings of 4 March 2015.

Recommendation: That the minutes of the meeting held on 4 March 2015 are approved as a true and accurate record.

10 FORTHCOMING APPLICATIONS

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

15/00288/RES - Premier Inn, The Longwall, Garsington Road

15/00775/FUL - Former Nuffield Arms, Littlemore Road

15/00324/FUL 30 Westbury Crescent

15/00195/CT3 - 26 Bonar Road

15/00685/CT3 - 21 Glanville Road

15/00732/CT3 - 3 Sawpit Road

15/00304/CT3 -.22 Normandy Crescent

15/00574/FUL 39 Salford Road

15/00178/ADV - Rose Hill Sports Ground, Ashhurst Way

15/00468/FUL - 20 Grays Road

15/00524/FUL - 100 Valentia Road

15/00526/FUL - 74 Valentia Road

15/00192/FUL, 8 Jersey Road

15/00533/FUL Holy Trinity Church, Trinity Road

15/00030/FUL, 87 Courtland Road

15/00210/FUL - Land adjacent to 147 Oxford Road, Old Marston

14/03540/FUL - The Triangle, University Of Oxford Old Road Campus,
Roosevelt Drive

14/03348/FUL – 112 London 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

13/03411/FUL – John Radcliffe Hospital, Headley Way

13/01555/CT3 - Land East Of Warren Crescent

11 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

6 May 2015 (The Chair recommends moving this to the overspill meeting on
14 May 2015)

3 June 2015

1 July 2015

5 August 2015

2 September 2015

7 October 2015

4 November 2015

2 December 2015

6 January 2016

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.