

Agenda

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East Area Planning Committee

Date: **Thursday 8 May 2014**

Time: **6.00 pm**

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

For any further information please contact:

Sarah Claridge, Democratic Services Officer

Telephone: 01865 252402

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East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Helen O'Hara	Cowley;
	Councillor Michele Paule	Rose Hill and Iffley;

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

HOW TO OBTAIN AGENDA

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 83 - 85 LONDON ROAD: 14/00445/FUL,

1 - 10

The Head of City Development has submitted a report which details four planning applications to:

- 1) 14/00445/FUL - Installation of an ATM cash machine to front elevation
- 2) 14/00447/FUL - Installation of new shop front
- 3) 14/00446/FUL - Erection of a rooftop plant
- 4) 14/00448/ADV - Display of 1 internally illuminated fascia sign, 1no non-illuminated fascia sign and 1no. internally illuminated hanging sign

Officer recommendation: That the Committee APPROVE the planning application 14/00445/FUL subject to the following conditions:

- 1 Development begun within time limit
- 2 Materials as specified

Officer recommendation: That the Committee APPROVE the planning application 14/00447/FUL subject to the following conditions:

- 1 Development begun within time limit
- 2 Materials as specified

Officer recommendation: That the Committee APPROVE the planning application 14/00446/FUL subject to the following conditions:

- 1 Development begun within time limit
- 2 Materials as specified
- 3 Noise – ensuring that existing noise level is not increased.

Officer recommendation: That the Committee APPROVE the planning application 14/00448/ADV subject to the following conditions:

- 1 Development begun within time limit
- 2 Materials as specified
- 3 Illumination levels – fascia sign
- 4 Illumination levels – projecting sign

4 **157 GREEN RIDGES: 13/02629/FUL**

11 - 20

The Head of City Development has submitted a report which details a planning application to erect a boundary fence and change of use of amenity land to private garden land (retrospective).

Officer recommendation: That the Committee APPROVE the planning application subject to the following condition.

1. Landscaping by end of next planting season

5 **PLANNING APPEALS**

21 - 26

To receive information on planning appeals received and determined during March 2014

The Committee is asked to note this information.

6 **MINUTES**

27 - 30

Minutes from 2 April 2014

Recommendation: That the minutes of the meeting held on 2 April 2014 be APPROVED as a true and accurate record.

7 **FORTHCOMING APPLICATIONS**

The following items are listed for information. They are not for discussion at this meeting.

13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvred enclosure.

14/00623/FUL – 295-301 London Road, Headington - Erection of replacement single storey rear store. Sub-division of existing offices (Use Class B1) into 2 x shops (Use Class A1). **(likely to be delegated refusal)**

14/00532/FUL – 4 Courtland Road - Change of use from A1 (Shops) to A2 (Financial and Professional Services)

14/00554/FUL– 4 Courtland Road - Erection of a single storey extension. Installation of a new shopfront, installation of two air con units and erection of two satellite dishes.

14/00555/ADV– 4 Courtland Road - Display 1no. internally illuminated fascia sign and 1no. internally illuminated hanging sign.

14/00464/FUL – land adjacent St George's 31 Cowley Road - Erection of 1 x 2-bed dwellinghouse (Use Class C3). Provision of car parking and private amenity space. **(may get refused under delegated powers)**

13/03221/VAR – The Bungalow, 35 Barton Road - Variation of condition 2 (approved plans) of planning permission 13/00469/FUL to raise the roof height in order to relocate bedroom 3 into the loft space. (Amended plans)

14/00641/FUL – 6 Trafford Road – Conversion of existing garage into 1 x 1-bed dwelling (Use Class C3). Erection of a single storey rear extension

13/03410/FUL- Iffley Residential And Nursing Home, Anne Greenwood Close - Installation of 3 no. roof mounted ventilation ducts and cowls and 2 no. wall mounted louvres. Erection of 1.8 metre close boarded fence to form new bin storage area

14/00595/FUL - 7 Jack Straws Lane - Demolition of existing buildings on site. Erection of 9 x 4-bedroom houses, together with car parking, landscaping and ancillary works.

14/00773/CT3 - Rear Of 4-7 Marlborough Close, Cowley Road - Alteration of existing toilets, provision of storage area(June)

14/00983/FUL – 1 Pullens Lane - Demolition of existing house and flat. Erection of 55-bedroom care home facility on three levels, together with 17 car parking spaces, landscaping and associated works.

14/01080/CT3 – Blackbird Leys Community Centre, Blackbird Leys Road - Display of 2No free standing non-illuminated panels sign and 4No non-illuminated fascia sign

14/01081/CT3 - Jubilee 77 Community Centre, 46 Sorrel Road - Display of 1No non-illuminated fascia sign.

14/01065/CT4 – 4 Fairfax Crescent - Erection of single storey extension to rear elevation.

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 EAPC meeting of 4th September 2013)

8 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Friday 9 May (if necessary)

Wednesday 18 June and (Wednesday 25 June if necessary)

Wednesday 16 July and (Wednesday 23 July if necessary)

Wednesday 6 August and (Thursday 14 August 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. A full Planning Code of Practice is contained in the Council's Constitution.

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;

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;

- (d) 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 Officer/s and/or other speaker/s); and
- (e) voting members will debate and determine the application.

4. Members of the public wishing to speak must send an e-mail to sclaridge@oxford.gov.uk giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting.
5. 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.
6. Members of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair.
7. 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.

Agenda Item 3

East Area Planning Committee

8th May 2014

Application

Numbers:

- 1) 14/00445/FUL
- 2) 14/00447/FUL
- 3) 14/00446/FUL
- 4) 14/00448/ADV

Decision Due by: 15th April 2014

Proposal:

- 1) 14/00445/FUL - Installation of an ATM cash machine to front elevation
- 2) 14/00447/FUL - Installation of new shop front
- 3) 14/00446/FUL - Erection of a rooftop plant
- 4) 14/00448/ADV- Display of 1no. Internally illuminated fascia sign, 1no non-illuminated fascia sign and 1no. internally illuminated hanging sign

Site Address: 83 - 85 London Road Headington Oxford Oxfordshire

Ward: Headington

Agent: Mr James Dempster

Applicant:

Application Called in –

by Councillors – Wilkinson, Goddard, Campbell and Brett
for the following reasons –

I wish to call in these applications in total because as yet there is no response from Environmental health which could prove critical in terms of detriment to the amenity of neighbours, there is as yet no response from TVP re ATM, and because there is so little information in the application that needs to be elicited in the public realm. This is an application with significant public interest, and it would be good to give all sides the opportunity to debate it openly.

Recommendation:

APPLICATIONS BE APPROVED

For the following reasons and subject to the conditions listed in each case:

- 1 14/00445/FUL: Installation of ATM - The proposed development would not have a detrimental impact upon the appearance of the shop front or the existing street scene, crime prevention or highways safety. The proposals satisfy the relevant policies of the Oxford Local Plan 2001-2016 and Oxford Core Strategy 2026.

Conditions:

- 1 Development begun within time limit

2 Materials as specified

- 2 14/00447/FUL: Installation of shop front - The alterations to the shop front would not have a detrimental impact upon the appearance of the shop front or the existing street scene. As such the proposal would satisfy the relevant policies of the Oxford Local Plan 2001-2016 and Oxford Core Strategy 2026.

Conditions:

- 1 Development begun within time limit
- 2 Materials as specified

- 3 14/00446/FUL: erection of rooftop plant - It is considered that the roof plant in the proposed location, and given the advice from Environmental Development, that it would accord with policies in the Oxford Local Plan 2001-2016.

Conditions:

- 1 Development begun within time limit
- 2 Materials as specified
- 3 Noise – ensuring that existing noise level is not increased.

- 4 14/00488/ADV: display of advertising - The proposed advertisements form an appropriate visual relationship with the existing building and the surrounding area, and would not detract from the character and appearance of the area. Proposals comply with policies in the Oxford Local Plan 2001-2016 and Core Strategy.

Conditions:

- 1 Development begun within time limit
- 2 Materials as specified
- 3 Illumination levels – fascia sign
- 4 Illumination levels – projecting sign
- 5 Materials as specified

- 5 The Council considers that all of the proposals listed above accord 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.

Main Local Plan 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

CP13– Accessibility

CP19 – Nuisance
CP21– Noise
RC4 – District shopping centre
RC13 – Shop fronts
RC14 - Advertisements

Core Strategy

CS18_ - Urban design, town character, historic environment
CS19_ - Community safety

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

80/00838/NF - 85 London Road (demolished) - Single storey building at first floor level for toilets and rest room with enclosed staircase-conversion of existing toilets to form office.. REF 27th February 1981.

80/00839/NF - 85 London Road (demolished) - Extension to existing store and installation of a through the wall cash issuing machine. PER 24th November 1980.

80/00872/A - 85 London Road (demolished) - Projecting illuminated sign. PER 24th November 1980.

84/00419/NF - Erection of three storey building to provide retail 288 sq. m (3 shops) and office 480 sq. m (3 shops) and office 480 sq. m (Amended Plans) (83-85 London Road). PER 18th December 1984.

86/00278/NF - Two-storey development of three shop units (83-85 London Road). PER 25th April 1986.

87/00049/NF - Change of use of Shop Unit 3 (under construction) from retail to office (use by Estate Agent or Building Society) (Amended Plans). REF 11th March 1987.

87/00167/NF - Change of use of Shop Unit 1 (under construction) from retail to office (use by Estate Agent or Building Society). REF 6th April 1987.

Representations Received:

Installation of ATM

18 St Annes Road – Objects – I wish to object on the grounds we don't need another ATM as we are very well served by adjoining banks.

2 Latimer Road – Objects – There are more than 6 other ATMs within 100 metres several within a much smaller distance there is no need for yet another one.

New Shop front

18 St Annes Road – Objects – We also have enough supermarkets and feel that the change of use will not enhance the shopping in the street.

2 Latimer Road – There are many other supermarket / small supermarkets / convenience stores in the immediate area (at least 7). This type of store is dominating the area too much and reducing the variety of other types of shops.

Roof plant

2 Latimer Road – objects – Concern that the additional plant may cause noise and other inconvenience to nearby flats and other dwellings.

Cllr Smith – Objects – I strongly object to this application. The effect on neighbouring properties will be one of 24/7 noise.

Statutory and Internal Consultees:

Thames Valley Police Chief Constable (Operations):

I do not wish to object to the proposals at this time. However, I would query whether there is a need for another ATM at this location given that there are several within a short distance of the site. Regardless, I would recommend that a condition to ensure that the facility will be provided and managed adhering to current guidelines of the ATM Security Working Group is placed upon any planning approval.

Environment Development:

No grounds to object to the proposal but would advise the following standard condition to protect residential amenity.

In respect of any proposed air conditioning, mechanical ventilation or associated plant, applicant should ensure that existing noise level is not increased when measured one metre from the nearest noise sensitive elevation. In order to achieve this the plant should be designed / selected or the noise attenuated so that it is 10db below the existing background level. This will maintain the existing noise climate and prevent 'ambient noise creep'

Officers Assessment:

Site Location and Description:

1. The site is located on the northern side of London road and is within the Headington District Shopping centre RC4. The site comprises a two storey building, with two separate retail units (use class A1) on the ground floor, and upper floors are used for ancillary floorspace.

Proposal:

2. Tesco Stores Ltd are seeking planning permission to make alterations to the front elevation to the shop, which will consist of the installing of new bi parting telescopic shop-front doors to improve the access and internal layout of the unit, to insert an ATM to the new shop-front, and to display three new signs; 1 internally illuminated fascia sign, 1 non-illuminated fascia sign and 1 internally

illuminated hanging sign.

3. Their occupation of the unit does not require planning permission as a supermarket is a shop use (Class A1), current use is A1.
4. Tesco Stores LTD is also seeking planning permission to install plant equipment to the rear of the unit on the part one storey element of the premises. The plant will be screened by a timber fence compound.

Officers consider the main issues to be:

- Design and street scene,
- Highway safety,
- Crime and disorder, and
- Noise and disturbance

Design and street scene:

5. Policies CP1, CP8 and CP9 of the Oxford Local Plan 2001-2016 states that development proposals should show a high quality of design that respects the character and appearance of the area and used materials of a quality appropriate to the nature of the development, its site context and surroundings. Policy CP10 furthers this by stating developments must be sited to ensure the street frontage and streetscape is maintained, enhanced or created.
6. Policy RC13 states that permission will only be granted for new shop fronts whose design and materials respect the style, proportions, and character of the existing building and enhance the street scene. Policy CS18 of the Oxford Core Strategy (OCS) states that planning permission will only be granted for development that demonstrates high quality urban design

Installation of ATM

7. The ATM proposed will be situated to the front of the building, and will be set flush against the wall, colours and materials to be used will ensure that it is unobtrusive in the shop front and in the street scene.
8. In visual terms the new ATM would have no detrimental impact upon the appearance of the new shop front or the street scene and therefore the proposal is considered to comply with planning policies.

New shop-front

9. The new shop-front will consist of a new access by way of new bi parting telescopic shopfront doors, which will improve the access into the unit, and full height glazing to enhance visibility into the retail unit. The materials to be used are modern and of good quality, which will assist in the improvement of the current run down and dated shop fronts.
10. In visual terms the alterations would have no detrimental impact upon the appearance of the shop front within the existing London Road, and pose no harm to the street scene.

11. Tesco's do not need to apply for planning permission to occupy the unit as a supermarket is a shop use (Class A1).

New rooftop plant:

12. The new rooftop plant will be located at the rear of the property where other plant exists at neighbouring properties, on the part one storey element of the premises. The plant will be screened by 2m fencing, which will obscure it from view.
13. In visual terms the new roof top plant would have no detrimental impact upon the appearance of the existing building or the street scene, and therefore the proposal is considered to comply with current planning policies.

Advertisements:

14. Legislation requires that applications for advertisement consent are determined on the grounds of visual amenity and highway safety. The application site is centrally situated in the district shopping centre and surrounded by other shops with various appended signs, both illuminated and non-illuminated. Officers do not consider that the proposed advertisements will have any adverse impact in the street scene. Conditions are recommended to ensure that the intensity of illumination is appropriate. The signs would refer to Tesco and the associated logo.

Highway safety:

Installation of ATM

15. No comments have been received from the County Highways Officer about the location of the ATM. The site is situated in a wide pavement area set back from the road.

Advertisement consent

16. Oxfordshire County Council as Local Highway Authority are not raising any objections to the application for advertisement consent which will not result in any obstruction of the highway.

Crime Prevention:

17. Policy CS19 of the Oxford Core Strategy states that new developments should promote safe environments and reduce the opportunity for crime and maximize natural surveillance.

Installation of ATM

18. The proposed ATM has been sited such to enhance natural surveillance, along the busy London Road frontage. The Crime prevention design advisor raises no objections to the proposal but advises a condition be applied to ensure that the facility will be provided and managed adhering to current guidelines of the ATM Security Working Group is placed upon any planning approval. An

informative has been added to advise the application of the guidelines.

Noise and disturbance:

19. Policy CP10 states that developments must be sited to ensure the use or amenities of other properties is adequately safeguarded. CP19 seeks to ensure that developments do not cause unacceptable nuisance from dust, noise, vibration etc. CP21 goes on to state that development that cause unacceptable noise will be refused, particularly close to noise-sensitive locations such as residential or public and private amenity space both indoor and outdoor. In both CP19 and 21 conditions may be imposed that minimize any harmful impact.
20. Environmental Development (ED) have assessed the documentation which accompanied the application 'Rating Industrial Noise affecting Mixed Industrial and Residential Areas' by KR Associates (UK) Ltd. 'KR Associates (UK) Ltd has undertaken an environmental noise survey in accordance with British Standard 4142:1997 and has concluded that the resultant levels are unlikely to give rise to complaints from the local residents.
21. Assessment includes installation of a 2m solid wood barrier (with 500mm air gap at the bottom) on 2 sides of the plant installed on the roof.
22. The impact on nearby residential properties from the noise generated by the plant is assessed, in accordance with section 9 of BS4142:1997:
 - Day time (07.00-23.00) impact – 10db gives an assessment of below 'Complaints Unlikely'
 - Night time (23.00 – 07.00) impact – 14db gives an assessment of below 'Complaints unlikely'
23. ED raises no objection therefore to the proposal on this basis, and recommend that any permission granted is conditional upon plant being designed / selected or the noise attenuated so that it is 10db below the existing background level. This will maintain to existing noise climate and prevent 'ambient noise creep'.

Other matters:

24. An objection has been raised stating that there is already sufficient supply of ATMs in the area, although this may be a concern it is not an issue which can be addressed within the planning framework, and as such cannot be assessed as part of this planning application.

Conclusion:

25. The proposals are considered to represent development appropriate to the Headington District shopping centre, in terms of design and street scene, highway safety, crime prevention, and noise and disturbance. Consequently the proposals are considered to accord with all relevant policies of the development plan such that Committee is recommended to grant planning permission subject to the conditions set out at the beginning of the 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:

Appendix 1: Site plan

14/00445/FUL

14/00447/FUL

14/00446/FUL

14/00448/FUL

Contact Officer: Kerrie Gaughan

Extension: 2718

Date: 23rd April 2014

Appendix 1

14/00445/FUL - 83 - 85 London Road



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Ordnance Survey 100019348

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East Area Planning Committee

8th May 2014

Application Number: 13/02629/FUL

Decision Due by: 17th March 2014

Proposal: Erection of boundary fence and change of use of amenity land to private garden land (retrospective).

Site Address: 157 Green Ridges Oxford Oxfordshire OX3 8LX

Ward: Barton And Sandhills

Agent: N/A

Applicant: Mr David Moore

Application Called in – Called in by Councillors Coulter, Rowley, Kennedy and Fry for the following reasons – substantial objections and impact on cycle/pedestrian path and public amenity land.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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.
- 2 The change of use of the small amount of land and the relocation of the boundary fence are acceptable in terms of visual appearance and the height, design and siting of the fence. It is considered that the existing planting adjacent to the boundary has softened the appearance of the fence to a certain degree and ensures that the quality of the amenity of the adjacent cycle path has been retained. A condition has been included that will allow for additional planting that will further reduce the impact of the fence and ensure that the design of the development is acceptable. The loss of the amenity land and incorporation of the amenity land into the private amenity space of 157 Green Ridges is acceptable; the small area lost was not useable public space and its loss has not had a materially detrimental impact on the public realm. In the determination of this application officers have been mindful of the objections and comments made by nearby residential occupiers. In addition to this officers have considered the justification put forward by the applicant that the development was carried out to improve their security and protect their

property. On the basis of the assessment of the application it is considered that the development is acceptable in the context of Policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Core Strategy (2011); the development is acceptable in its existing form and can be approved.

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

1. Landscaping by end of next planting season

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP13_ - Outdoor Space

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

12/02549/FUL - Erection of a 1.8 metre high timber fence to the side elevation, facing the cycle path – Application Returned

Representations Received:

Objections

Green Ridges Freehold Company (c/o Breckon and Breckon), Mrs Mainstone (93 Green Ridges), Mr Pozzi (8 Lesparre Close, Drayton), Mr Bajowski (15 Green Ridges), Green Ridges Management Company (c/o Breckon and Breckon), Mr Jones (57 Green Ridges), Mrs Sly (129 Green Ridges), 166 Green Ridges (Mrs Carter), Mr Carter (81 Ravenscroft), Mrs Skinner (43 Green Ridges), Dr Lewis (169 Green Ridges), Mr Welch (77 Green Ridges), Mrs Everett (55 Green Ridges):

In summary the objections raised concerns about:

- Negative effect on the character of the area,
- Negative effect on adjoining properties,
- The land should be available to all as it is amenity land,
- Fencing used has a negative aesthetic impact on the area,
- Supposed to be an open space area,
- Removal of trees and shrubbery without permission
- Design concerns about fence
- Poor quality landscaping
- Sets a dangerous precedent

Comments in Support

It should be noted that some of the comments received in support of the application were submitted after the statutory consultation period.

Mr Samuel (Bayswater Farm Road), Mr Boman, Mr Treble (119 Green Ridges), Mr Corrick (163 Green Ridges), Mrs Colwell (151 Green Ridges), Justyna (44 Green Ridges), Mrs Green (4 Burdell Avenue), Mr Rodrigues (129 Green Ridges), Mrs Cork, Ms Fallahi (59 Waynflete Road), Dr Fisher (121 Green Ridges), Mr Head (135 Green Ridges), Mr Shott (165 Green Ridges), Mrs Smith, Mr Koshinski (77 Green Ridges), Mr Mwangangi (133 Green Ridges), Mr Charlton (93 Green Ridges):

- Design of fence is acceptable
- Development is an improvement
- Improved security
- Decrease in dog fouling and litter because of development
- Pathway is less overgrown

Statutory and Internal Consultees:

Risinghurst & Sandhills Parish Council: No comment received

Issues:

Design

Impact on public amenity area

Highway impact (cycle/pedestrian)

Security/public safety

Landscaping/vegetation

Officers Assessment:

Site Description

1. 157 Green Ridges is an end of terrace property in the Barton area. The property is sited at the end of a cul-de-sac where the road narrows to form a cycle and pedestrian path that joins Green Ridges with the A40 (London Road). As a result the property would be best described as occupying a corner plot with a slightly wider rear garden than neighbouring properties and the rear garden borders the cycle and pedestrian path. Between the cycle

and pedestrian path and fence enclosing the rear garden of 157 Green Ridges is a narrow strip of amenity land; this is within the ownership of the applicant but does not form part of their residential curtilage.

Planning History

2. In 2012 a planning application was submitted (reference 12/02549/FUL) for a replacement fence of approximately 1.8m in height. The fence was proposed to be constructed of close boarded timber. The previous fence was 1.8m in height and stained dark brown. Importantly the amenity land between the original fence and the cycle and pedestrian path contained a substantial amount of mature vegetation that meant the original fence was not visible.
3. The 2012 planning application proposed that the fence be sited closer to the cycle and pedestrian path. The plans submitted with the 2012 planning application set out that the original fence was approximately 1m from the cycle and pedestrian path; the proposed fence would be sited approximately 370cm from the pedestrian and cycle path.
4. The 2012 planning application was submitted as a householder planning application; this means that a householder application form was used and the relevant process was followed. Subsequent to the submission of the application it was realised that in fact the proposals would result in a change of use of the land (from amenity land to garden land forming part of the residential curtilage of 157 Green Ridges); this meant that the application should have been submitted as a full planning application. Because the incorrect application form was used the application was made invalid. The 2012 application was returned to the applicant and not determined.
5. Subsequent to the application being returned to the applicant the development proposed in the 2012 planning application was carried out and this led to a planning enforcement investigation. The development carried out was unauthorised and it is this development that is the subject of this planning application (reference 13/02629/FUL).

Proposals

6. As set out above, planning permission is sought for the retention of an existing fence and a change of use of former amenity land that now forms part of the residential curtilage of 157 Green Ridges. To clarify, this application is retrospective.
7. The plans submitted with this application differ from those submitted in 2012 but it is the view of Officers that planning permission is sought to retain the existing development; the plans submitted with this application have been corroborated with the observations made on site and the photographic record of the site before the development was carried out to provide an accurate description of the development for which permission is sought.

8. The fence erected is 1.8m in height (and 2.2m in height to the top of the trellis which is atop the fence). The siting of the fence is a particularly important consideration for this application because it encloses amenity land as previously mentioned. The siting of the new fence differs from the original fence in two respects. Firstly, the new fence is sited closer to the cycle and pedestrian path; the original fence had been 1m from the edge of the cycle and pedestrian path whereas the new fence is approximately 370cm from the edge of the cycle and pedestrian path. Secondly, an area to the side of 157 Green Ridges has been enclosed near to the door on the side of the property which has created an additional section of side garden approximately 3.5m². To clarify this point, whereas the fence had been set in at the corner it now extends towards the cycle and pedestrian path creating a prominent junction of the two sections of fence.
9. When the work was carried out to erect the fence and enclose the amenity land it involved the clearance of the mature vegetation that had originally been on the strip of land between the original fence and the cycle and pedestrian path. There are Tree Preservation Orders (TPOs) in close proximity to the application site but none of the vegetation lost was protected and therefore the loss of this vegetation in itself did not require the prior consent of the Local Planning Authority. When the work was carried out to erect the new fence, planting was provided in the remaining strip of amenity land between the fence and the cycle and pedestrian path. The planting that has been provided is not as dense or mature as the original vegetation. The application does include details about more planting being proposed which is described fully in this report.

Design

10. The fence that has been erected is acceptable in terms of its design. Although it is higher than the previous fence it is considered that the height itself is not unacceptable; fences of this height are a common boundary treatment in residential areas.
11. Concerns have been raised by local residents about the design of the fence; specifically that it has a stark and obtrusive appearance. It is the view of officers that the fence appears particularly bright in colour because it is newer but this will soften in time. It is considered particularly important to consider the acceptability of the current fence in the context of the original fence which was less obtrusively sited as it was further from the cycle and pedestrian path and was not visible because of the dense vegetation. In fact the current fence is not significantly higher than the original fence and although it is sited closer to the pedestrian and cycle path, a condition requiring extra planting could be included that reduces its prominence and enables its impact to be reduced. This is expanded upon in the next section of this report and specifically in Paragraph 5.5.
12. Some residents have objected to the design of the fence because the rails were originally on the outside of the fence and were visible from the cycle and

pedestrian path. It is customary for fences erected as boundary treatments for the rails to be on the inside of the fence so that the external appearance is tidier when viewed from the public realm and to increase security as the rails can be used to climb over. Immediately prior to the submission of this application the fence was 'double-sided' so that boards were installed to the outside of the fence. This work was carried out to improve the appearance of the fence and it is suggested that this work has substantially improved its design by ensuring it is tidier when viewed from the cycle and pedestrian path.

13. On the basis of the above officers consider that the design of the fence as approved in the application is acceptable in the context of adopted planning policies and specifically policies CP1 and CP8 of the Oxford Local Plan 2001-2016.

Vegetation and Loss of Amenity Land

14. As previously set out the development resulted in the loss of some of the amenity land that bordered the cycle and pedestrian path. The quantity of the amenity land that has been lost as a result of this development is fully described in Paragraph 3.3 of this report. In addition to the loss of the amenity land the development also resulted in the loss of mature vegetation that occupied the amenity land. Prior to assessing the impact of this development it is important to consider the value and quality of the amenity land that is affected by this application. It is suggested that the main function of the amenity land in this area serves to provide a pleasant border along the cycle and pedestrian path. The contribution the amenity land makes is achieved by providing separation between the private gardens and fences to the gardens and the pathway itself; creating a more open aspect and reinforcing the separation between the public and private realm. In addition to this the amenity land has a positive impact on the cycle and pedestrian path by providing space for planting which enables the path to have a verdant and semi-rural character.
15. Officers consider that the loss of both the strip of amenity land adjacent to the cycle and pedestrian path as well as the additional portion of land that has been enclosed into the garden nearer to the front of the house at 157 Green Ridges is not sufficiently harmful to warrant a recommendation to refuse the application. The justification for this is threefold and is set out in detail below. It should be noted that in the determination of the acceptability of the loss of amenity land officers have been mindful of the objections made by residents and these have been responded to in the justifications set out below.
16. Firstly, the actual quantity of amenity land that has been lost is a relatively small amount of land; the strip of amenity land along the cycle and pedestrian path that has been lost is approximately 0.7m. It is suggested that the loss of this amount of amenity land is not sufficiently harmful to warrant a recommendation for refusal in itself. Concerns have been raised by local residents about the loss of amenity land and the encroachment of the fence

(and widened garden) on the public realm. There have also been concerns about precedent that would result from allowing for the loss of the amenity land. In response to these concerns it is suggested that each application is looked at on its merits and the enclosing of any amenity land into residential curtilage of a dwelling requires planning permission and the Council is therefore in a position as Local Planning Authority to assess the merits of each application of this kind. In this instance, on balance the loss of a very small section of amenity land does not warrant a recommendation for refusal.

17. The second justification for the acceptability of loss of the amenity land is that the development has not resulted in the remaining amenity land not being able to fulfil its function as previously described in Paragraph 5.1. Specifically the retained portion of amenity land creates a pleasant border to the cycle and pedestrian path and contributes positively to its open aspect. It is the view of officers that the development has not resulted in the amenity land being sufficiently eroded in quality to the extent that the application should be refused.
18. Lastly, it is important to consider the loss of the vegetation that was brought about by the development as the opportunity to include conditions with an approval would arguably present a significant opportunity to remedy any perceived harm that has resulted in the erection of the fence and enclosing of amenity land. Significant concerns have been raised in objections to the application about the loss of the mature vegetation that bordered the cycle and pedestrian path. As this vegetation was not protected and no prior consent of the Local Planning Authority was required for its removal it could not form a reason for refusing the application. However, in order to remedy the limited harm that has arisen from the loss of amenity land and higher and more prominent fence, a condition has been recommended by officers that would require further planting along the retained amenity land which would be to the benefit of the public realm. This condition would serve to remedy any visual harm caused by the relocation of the fence and to some extent the loss of the original planting.

Pedestrian and Cycle Access

19. The impact of the development on the cycle and pedestrian path has already been discussed in some detail above. However, it is important to specifically point out that it is the view of officers that the development has not had a detrimental impact on the accessibility of the cycle and pedestrian path and the loss of the amenity land has not damaged the functionality of the highway.

Security, Crime and Safety

20. The applicant has partially justified the work that was carried out on the basis that it has improved the security of his property and specifically that the additional land enclosed nearer to the front of the house at 157 Green Ridges was carried out following the advice of the police. The applicant has provided information about a number of attempts by intruders to enter his property or

garden; the fence was installed to improve security by providing a more robust and higher fence.

21. Following on from the above, it should be noted that a number of residents have made comments that relate to the improvement to security and safety that has been brought about because of the erection of the new fence. It is suggested that the clearance of the vegetation has meant that the cycle and pedestrian path is more open and this reduces the risk or perceived risk of crime. In addition to this some local residents have commented that as a result of the reduced amount of vegetation there are less instances of dog fouling and litter.
22. Officers have been mindful of the justification for the development made by the applicant on the grounds that the fence has improved security. Officers have also considered the positive comments made by some residents in relation to the perceived improvement of the public realm that has been facilitated by the development.

Conclusion:

23. On the basis of the above officers recommend that the application be approved as the design of the fence and the change of use of the amenity land accord with all the relevant planning policies and specifically Policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Core Strategy. One condition is recommended to provide landscaping within an appropriate timeframe that will counter the intrusion of the fence on the cycle and pedestrian path and the loss of some of the amenity land. In reaching the conclusion to recommend approval of the planning application officers have been mindful of the objections and comments made by residents and specifically the impact of the development on the cycle and pedestrian path and the public realm.

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 subject to a condition officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

12/02549/FUL

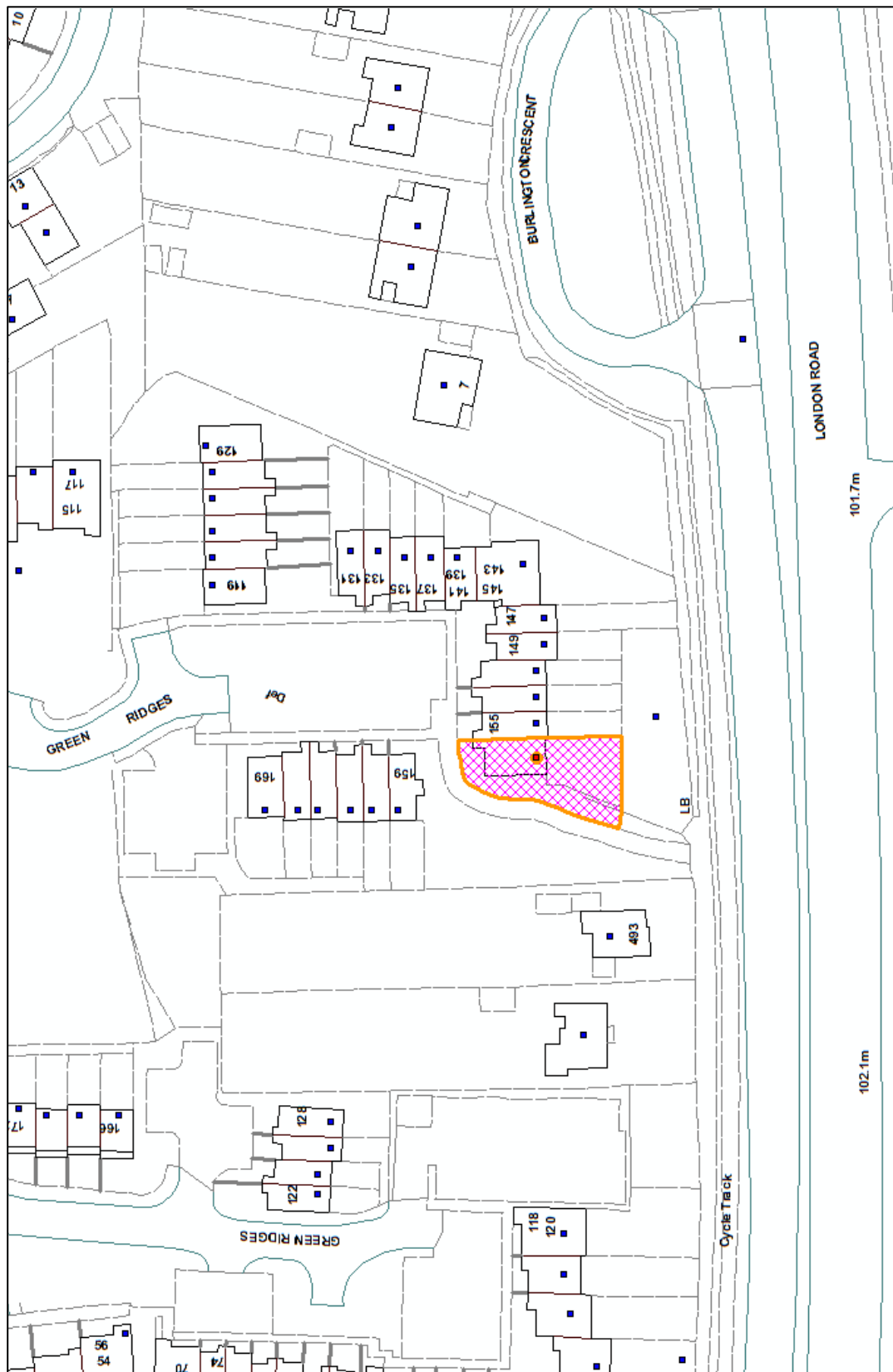
13/02629/FUL

Contact Officer: Robert Fowler

Extension: 2104

Date: 24th April 2014

157 Green Ridges



Monthly Planning Appeals Performance Update – March 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 31 March 2014, while Table B does the same for the current business plan year, ie. 1 April 2013 to 31 March 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	27%	4 (44%)	11 (24%)
Dismissed	40	73%	5 (56%)	35 (76%)
Total BV204 appeals	55	100%	9 (100%)	46 (100%)

**Table A. BV204 Rolling annual performance
(1 April 2013 to 31 March 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	27%	4 (44%)	11 (24%)
Dismissed	40	73%	5 (56%)	35 (76%)
Total BV204 appeals	55	100%	9 (100%)	46 (100%)

**Table B. BV204: Current business plan year performance
(1 April 2013 to 31 March 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	Percentage performance
Allowed	19	29%
Dismissed	47	71%
All appeals decided	66	100%
Withdrawn	3	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 April 2013 to 31 March 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 March 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 March 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 1/03/2014 And 31/03/2014

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	APPDEC	DECIDED	WARD	ADDRESS	DESCRIPTION
13/02078/FUL	14/00005/REFUSE	DEL	SPL	DIS	12-Mar-14	RHIFF	127 Rose Hill Oxford OX4 4HT	Erection of ground floor and first floor rear extensions. (Amended plans)
13/02945/VAR	14/00004/REFUSE	DEL	REF	DIS	17-Mar-14	JEROSN	23 Walton Street Oxford Oxfordshire OX1 2HQ	Variation of condition 5 (Details excluded submit revised plans) of planning permission 13/01265/FUL (Erection of rear extension, two storey outbuilding and associated alterations) to allow discharge of condition 5 post commencement of development.
13/00757/FUL	13/00054/NONDET			DIS	28-Mar-14	RHIFF	8 Jersey Road Oxford Oxfordshire OX4 4RT	Internal alterations to an existing, lawfully extended, building to provide enlarged flats (2 x 2-bed and 2 x 1-bed). Provision of vehicle parking, bin/cycle storage, communal amenity space and landscaping. (Amended plans)
13/02578/FUL	14/00010/REFUSE	DEL	REF	ALC	28-Mar-14	COWLEY	53 Church Cowley Road Oxford Oxfordshire OX4 3JR	Extension of existing drop kerb. Conversion of front garden into parking area. (Additional Information)
13/02182/FUL	14/00001/REFUSE	DEL	REF	DIS	28-Mar-14	WOLVER	Wolvercote Cemetery Lodge 447 Banbury Road Oxford Oxfordshire OX2 8EE	Creation of new vehicular access on to Banbury Road.

Total Decided: 5

Enforcement Appeals Decided Between 1/03/2014 And 31/03/2014

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
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Total Decided: 0

Table E

Appeals Received Between 1/3/14 And 31/3/14

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
13/01800/FUL	14/00016/REFUSE	COMM	PER	I	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	CARFAX	Demolition and rebuilding of existing boundary walls. Erection of 53 study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement.
13/01801/LBD	14/00017/REFUSE	DELCOM	PER	I	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	CARFAX	Demolition and rebuilding of existing boundary walls.
13/02350/FUL	14/00013/REFUSE	DELCOM	PER	W	Land Adjacent Thames Wharf 3 Roger Dudman Way Oxford Oxfordshire OX1 1AG	JEROSN	Erection of 9 student study rooms on 3 floors adjacent to Thames Wharf, East of Fiddler's Island stream, together with pedestrian footbridge to the Thames Towpath, 1 disabled car parking space, bin and cycle stores.
13/02630/FUL	14/00015/REFUSE		REF	W	Land Rear Of 2-14 Jack Straws Lane Headington Oxford OX3 0DL	HHLNO	Erection of 2 x detached, two-storey, 5-bed dwellinghouses (Use Class C3). Provision of car parking, access and private amenity space.
13/02673/B56	14/00018/PRIOR	DEL	7PA	W	Site Of Canterbury House 393 Cowley Road Rivera House 156 Reliance Way And Adams House 158 Reliance Way Oxford Oxfordshire OX4 2FQ	COWLYM	Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 16 dwellings (3 x 1-bed and 13 x 2-bed). This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is assessed solely in respect of transport and highway impacts and contamination and flooding risks.
13/03320/PA11	14/00014/REFUSE	DELCOM	PER	W	Footbridge Within South Oxford Adventure Playground White House Road Oxford Oxfordshire	HINKPK	Application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. (PLEASE NOTE THIS IS NOT A PLANNING APPLICATION BUT A NOTIFICATION SUBMITTED BY NETWORK RAIL FOR PRIOR APPROVAL BY OXFORD CITY COUNCIL)

Total Received: 6

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EAST AREA PLANNING COMMITTEE

Wednesday 2 April 2014

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Altaf-Khan, Clarkson, Coulter, Hollick, Lloyd-Shogbesan and Paule.

OFFICERS PRESENT: Martin Armstrong (City Development), Michael Crofton-Briggs (Head of City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Committee and Member Services Officer)

131. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor O'Hara.

132. DECLARATIONS OF INTEREST

There were no declarations of interest.

133. 56 MARSH LANE: 14/00137/FUL

This application was WITHDRAWN because of inadequate plans.

134. BLACKBIRD LEYS PARK, PEGASUS ROAD: 13/03301/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to create new landscaping to include mounds and new tree planting. Formation of new habitat area along existing brook, picnic area, fitness trail and a new pathway.

The Committee resolved to APPROVE the planning application subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Construction Traffic Management Plan
4. Phased contaminated land assessment
5. Confirmation that material is suitable for use

135. PUBLIC CONVENIENCES, KNIGHTS ROAD: 14/00519/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to alter existing front elevation including insertion of new door to provide disabled WC.

The Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development must be begun within three years of the date of the decision
- 2 The materials used in the external elevations should match that of the existing.

**136. BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD:
13/03192/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed a variation of condition 2 (developed in accordance with approved plans) of planning permission 11/00242/CT3 - Extension to existing Blackbird Leys Leisure Centre, to provide 25m swimming pool, learner and fun pools and ancillary facilities. Alterations to existing leisure centre including new entrance, plus external works including landscaping and alterations to existing car parking to provide 121 spaces and 50 cycle spaces, to allow replacement of escape ramp with stairs, increase in floor level by 250mm and removal of an additional tree.

The Committee resolved to APPROVE the application subject to the conditions from the original permission 11/00242/CT3:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Landscaping Plan and Schedule
- 5 Tree - Details of hard surfaces
- 6 Trees - Underground Services
- 7 Tree Protection Plan
- 8 Arboricultural Method Statement
- 9 Ecological Mitigation Measures
- 10 Archaeological mitigation
- 11 Full Travel Plan
- 12 Construction Traffic Management Plan
- 13 Details of parking area
- 14 Details of Cycle Storage
- 15 Widening of Vehicular Access
- 16 Noise Limits
- 17 Scheme for treatment of cooking fumes
- 18 NRIA
- 19 FRA
- 20 Surface Water Drainage Scheme
- 21 No infiltration of surface water drains
- 22 Contamination Remediation
- 23 Details of Public Art
- 24 Operational Management Plan
- 25 Details of Sub Station

137. PLANNING SERVICES IMPROVEMENT PLAN

The Head of City Development submitted a report (previously circulated, now appended) which contained an action plan flowing from the Roger Dudman Way Review. The action plan lists changes to the Council's planning service and is relevant to both Area Committees.

The Committee made the following points.

Information on Council website

- Clearer pre-application guidance on website required for applicants and what free advice is available especially for householders.
- Clear explanation on what is included as permitted development and what requires planning permission

Consultation methods –

- Review how it could be expanded to notify public
- Discuss consultation options with consultation officers beforehand
- Link the Statement of Community Involvement with Council's Engagement Strategy

Governance and training –

- Could the Planning Review Committee's responsibilities be extended to include a strategic planning role? They could then deal with issues such as Roger Dudman Way.
- Running a members briefing on planning enforcement would be helpful.

The Committee resolved to NOTE the action plan.

138. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during February 2014

139. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 5 March 2014 as a true and accurate record.

140. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

141. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on Thursday 8 May 2014.

The meeting started at 6.00 pm and ended at 6.50 pm

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