

Agenda

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East Area Planning Committee

Date: **Wednesday 3 June 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

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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

Vice-Chair

| | |
|--------------------------------|-------------------------------|
| Councillor Roy Darke | Headington Hill and Northway; |
| 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 David Henwood | Cowley; |
| Councillor Sian Taylor | Northfield Brook; |
| Councillor Ruth Wilkinson | Headington; |

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

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AGENDA

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| 1 | ELECTION OF CHAIR FOR THE COUNCIL YEAR 2015/16 | |
| 2 | ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2015/16 | |
| 3 | APOLOGIES FOR ABSENCE AND SUBSTITUTIONS | |
| 4 | DECLARATIONS OF INTEREST | |
| 5 | UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE:15/00996/RES | 13 - 62 |
| | <p>Site address: University Of Oxford Old Road Campus, Roosevelt Drive.</p> <p>Proposal: Erection of Bioescalator/ Amenities Building, together with landscaping and ancillary works. (Part reserved matters of outline planning permission 12/02072/OUT relating to Plot B4, seeking approval of appearance, landscaping, scale and layout.)</p> <p>Officer recommendation: to approve the reserved matters application subject to conditions</p> <ol style="list-style-type: none"> 1. Time limits. 2. Reserved matters approved. 3. Approved drawings. 4. Unexpected contamination. 5. Retention of trees T109 and T166. | |
| 6 | UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE, HEADINGTON:15/00990/FUL | 63 - 72 |
| | <p>Site address: University Of Oxford Old Road Campus, Roosevelt Drive, Headington.</p> <p>Proposal: Construction of 100 space temporary car park, together with ancillary works and new vehicular access from Roosevelt Drive during construction of Bioescalator/ Amenities Building on adjacent land (15/00996/RES).</p> <p>Officer recommendation: to approve the application with conditions for a temporary period of 3 years, subject to the separate grant of planning permission on adjacent land to reserved matters planning application 15/00996/RES for Bioescalator/ Amenities Building and the following conditions</p> <ol style="list-style-type: none"> 1. Temporary permission. 2. Approved plans. 3. Use by University campus only. 4. No unapproved tree works. 5. Tree protection plan. 6. Arboricultural method statement. 7. Removal of common lime T109. 8. Repeat ecological survey. 9. Surface car park. | |

10. Lighting and CCTV.
11. Drainage as detailed.
12. Construction travel plan.

7 **LAND ADJACENT TO 393 COWLEY ROAD AND RELIANCE WAY:15/00597/OUT**

73 - 90

Site address: Land adjacent to Canterbury House (393 Cowley Road) and Reliance Way

Proposal: Outline application (seeking approval of access, layout and scale) for the erection of four storey building consisting of 4 x 1 bedroom and 4 x 3 bedroom flats (Use Class C3). Provision of private amenity space, car parking, cycle and waste storage.

Officer recommendation: to refuse the application for the following reasons

1. The proposed development would result in the loss of employment land 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 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 appear overbearing and cause substantial harm to the setting of the adjacent non-designated heritage asset of Canterbury House that is not outweighed by any public benefit. Furthermore the undercroft parking at street level would create an inactive frontage to Cowley Road, which would result in a poor street environment and encourage crime contrary to the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policies CS18, CS19 and CS22 of the Oxford Core Strategy 2026 as well as policies HP9 of the Sites and Housing Plan 2011-2026.
3. The proposed development, taking into account the scale and massing, inappropriate mix of dwellings, provision of undercroft car parking, inappropriate location of cycle parking, inadequate quality outdoor amenity space and inactive street frontages, would be likely to lead to an overdevelopment that is of a scale, form, design, density and layout that is inappropriate for its intended use and context of the site resulting in a poor quality environment within the site for future occupiers, and contrary to the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policies CS18, CS19, CS22 and CS23 of the Oxford Core Strategy 2026 as well as policies HP9, HP13, HP15 and HP16 of the Sites and Housing Plan 2011-2026 and the Balance of Dwellings SPD.

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| 8 | <p>6 TO 8 MORTIMER ROAD: 15/01015/FUL</p> <p>Site address: 6 and 8 Mortimer Road</p> <p>Proposal: Erection of two storey side extension to form 1x1-bed dwelling (Use Class C3). Provision of private amenity space, car parking and bin and cycle stores.</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. 4. Vision Splays. 5. Ground resurfacing - SUDS compliant. 6. Bikes and Bins. 7. Design - no additions to dwelling. | 91 - 102 |
| 9 | <p>30 WESTBURY CRESCENT: 15/00324/FUL</p> <p>Site address: 30 Westbury Crescent</p> <p>Proposal: Change of use from dwelling house (Use Class C3) to Large House in Multiple Occupation (HMO). Erection of single storey rear extension and insertion of 3No rooflights in association with loft conversion. Replacement of door to window to front elevation and alteration to existing windows and doors (Amended plans).</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. Cycle parking details required. 4. Details of refuse storage of removal. 5. Limit to 8 persons. | 103 - 112 |
| 10 | <p>26 BONAR ROAD: 15/00195/CT3</p> <p>Site address: 26 Bonar Road Oxford OX3 8RB</p> <p>Proposal: Erection of single storey rear extension.</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 | 113 - 118 |
| 11 | <p>PLANNING APPEALS</p> <p>Planning appeals statistics to 31 May will be reported at the next meeting.</p> | |

12 MINUTES

Minutes from the meeting of 14 May 2015.

Recommendation: That the minutes of the meeting held on 14 May 2015 are approved as a true and accurate record.

13 FORTHCOMING APPLICATIONS

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

15/00909/FUL - 37 The Grates - Erection of a part single, part two storey rear and first floor side extension.

15/00775/FUL - Former Nuffield Arms, Littlemore Road - Part demolition of existing building. Erection of a single storey side extension fronting Bartholomew Road. Change of use from Use Class A4 (Public House) to Use Class A1 (Retail). Installation of a rooftop plant enclosure. Provision of 8no. car parking spaces.

15/00304/CT3 -22 Normandy Crescent - Erection of single storey rear extension.

15/00178/ADV - Rose Hill Sports Ground, Ashhurst Way - Display of 1 no. non-illuminated banner and 1 no. non-illuminated free standing sign (part retrospective).

15/00192/FUL, 8 Jersey Road - Conversion of existing two storey side and single storey rear extension, to incorporate into the existing 4no. flats to create 2no. 1 bed flats and 2no. 2 bed flats. Provision of bin and cycle stores and additional landscaping (Retrospective).

15/00030/FUL, 87 Courtland Road - Erection of single storey side and rear extension. (Amended plans).

15/00210/FUL - Land adjacent to 147 Oxford Road, Old Marston Erection of 1 x 3 bedroom dwelling house (Use Class C3). Provision of private amenity space, car parking space and bin and cycle store.

14/03348/FUL – 112 London Road - Change of use from Retail (Use Class A1) to mixed use (Retail (Use Class A1) and Restaurant/cafe (Use Class A3)) at ground floor level.

15/00955/FUL - Ashlar House Adjacent 2 Glanville Road - Demolition of existing builder's yard. Erection of 3 x 3 bed dwellinghouse (Use Class C3) and 3 x 4 bed dwellinghouse (Use Class C3). Provision of private amenity space, car parking, cycling and bins storage.

15/00974/FUL – 94 Old High Street - Demolition of existing rear extension. Erection of two storey rear extension.

15/00930/OUT – 474 Cowley Road - Demolition of existing buildings consisting of timber yard and 4 flats. Outline planning application (seeking details of access, appearance, layout and scale) for the erection of 60 bed

residential care home on 3 floors, together with single house to Cowley Road frontage, 20 car parking spaces, 10 cycle parking spaces, garden, bin and recycling store and ancillary works.

15/00858/FUL - 36 38 40 London Road And 2 Latimer Road - Demolition of residential houses at 36, 38 and 40 London Road and 2 Latimer Road. Erection of 175 student study rooms and ancillary facilities on 4 and 5 levels plus basement, together with 2 x 2-bed and 2 x 3-bed maisonettes. Provision of 4 car parking spaces, 88 cycle parking spaces, landscaped areas and ancillary works.

15/01226/FUL – 2 Mortimer Drive - Erection of front and side porches. Erection of single storey rear extension. Formation of 1No dormer window and hip to gable roof extension.

15/01349/FUL – 70 Glebelands - Demolition of existing house. Erection of a detached house (1x3 bed) and erection of detached 2 storey building to provide 2 flats (1x2 bed and 1x1 bed) (use class C3) with car parking.

15/01068/FUL – Court Place Farm, Marsh Lane, Replacement of external grassed football pitch with 3G artificial turf pitch. Additional parking for 40 vehicles.

15/01082/FUL – 238 Headington Road - Erection of 1 x 3-bed dwellinghouse (Use Class C3). Provision of private amenity space, bin and cycle store.

14/03049/FUL - 23 Spring Lane, Littlemore - Erection of 5 x 3 bed terraced dwelling houses (Use Class C3). Provision of private amenity space and car parking spaces. Demolition of existing garage to provide a new vehicle access from Spring Lane.

14/02550/FUL – Beenhams Cottage, Railway Lane - Erection of a part single, part two storey side and rear extension. Erection of first floor front extension. Formation of 1 no. front and 2 no. rear dormers and new vehicular access onto Railway Lane - **On hold at applicant's request to allow amended plans to be received**

14/02182/FUL – 159 Windmill Road - Erection of two storey side and rear extension (amended plans received 15/9/14).

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).

14 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates at 6.00pm:

Planning overspill meeting if needed - 11 June 2015

1 July 2015

5 August 2015

2 September 2015

7 October 2015
4 November 2015
2 December 2015
6 January 2016
3 February 2016
2 March 2016
6 April 2016
11 May 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.
4. Preparation of Planning Policy documents – Public Meetings

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.
5. Public requests to speak

Members of the public wishing to speak must notify the Democratic Services Officer before the meeting starts 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.
6. 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 by noon, two working days 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.
7. 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.

8. 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](#)

9. 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.

10. 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; or
- (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.