

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 1 July 2015

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

OFFICERS PRESENT: Michael Morgan (Law and Governance), Jennifer Thompson (Law and Governance), Felicity Byrne (City Development) and Robert Fowler (City Development)

15. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

16. DECLARATIONS OF INTEREST

Councillor Coulter declared that he considered it inappropriate to participate in the debate on 15/00775/FUL as he received elections expenses from the co-operative society and he would leave the room during consideration of this application.

17. CHENEY HALL: 15/01568/FUL

The Committee considered a report detailing an application for planning permission for the change of use of existing storage area (Use Class B8) to student residential accommodation (Sui Generis) creating 20 additional bedrooms, associated living and kitchen space and a new junior common room; and the erection of a new gardeners store and secure bicycle store in part of the gatehouse at the student village at Cheney Hall, Cheney Lane.

The planning officer reported receipt of comments from the highways authority requesting a travel plan to manage movements at the start and end of terms and preventing students from bringing cars. He advised that the first was not appropriate for a single block and the second was included in the recommendation.

The Committee agreed to add an informative about start and end of term travel, and that officers should seek a different design of cycle storage to that proposed as part of the cycle parking condition (9) included.

The Committee resolved to approve the application 15/01568/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Retention of tree.
5. Arboricultural Method Statement.
6. Students - no cars.
7. Term time use.
8. Management of student accommodation.
9. Cycle parking.

Informative: a travel management plan for students arriving at departing the accommodation should be included.

**18. FORMER NUFFIELD ARMS, LITTLEMORE ROAD, OX4 3SS:
15/00775/FUL**

Councillor Coulter left the room and took no part in the discussion or decision for this item.

The Committee considered a report detailing an application for planning permission for part demolition of the existing building and e 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; and provision of 8 car parking spaces at the former Nuffield Arms, Littlemore Road OX4 3SS.

The planning officer said the third reason for approval should be deleted as it was not relevant: this did not change the recommendation.

Jonathan Rainey, the agent for the applicant, spoke in support of the application.

The Committee agreed to amend the condition restricting opening hours to allow the store to close at 23.00 as it was not considered this would create an unacceptable nuisance and to add a further condition requiring additional cycle parking. Members were of the view that materials should closely match the Victorian part of the building.

The Committee resolved to approve application 15/00775/FUL with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Opening Times - 07.00-23.00.
5. Revised Noise Management Plan.
6. Revised Service Management Plan.

7. Revised Parking Layout
8. Ground resurfacing - SUDS compliant.
9. Air conditioning plant.
10. Additional cycle parking.

19. 238 HEADINGTON ROAD: 15/01082/FUL

The Committee considered a report detailing an application for planning permission for the erection of one 3-bed dwellinghouse (Use Class C3) and provision of private amenity space, bin and cycle store at 238 Headington Road OX3 7PR.

Shirley Gleeson, the applicant, and Henry Venners, the agent, spoke in support of the application.

The Committee resolved to REFUSE application 15/01082/FUL for the following reason:

The proposed dwelling, by reason of its overall height, bulk and massing and in particular that of the two storey side element, together with the extent of development including the number of bedrooms, provision of amenity space, parking and turning area, bins and cycle storage within a constrained plot size, would amount to overdevelopment of the site and result in a poor relationship to the existing property which is inappropriate to the site's context, it would appear cramped and overly dominant within the street scene, to the detriment of the character and appearance of the existing dwelling and street scene, and contrary to Policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan, Policy HP9 and HP10 of the Sites and Housing Plan and CS18 of the Core Strategy.

20. 159 WINDMILL ROAD: 14/02182/FUL

The Committee considered a report detailing an application for planning permission for the erection of a two storey side and rear extension (amended plans received 15/9/14) at 159 Windmill Road.

The planning officer reported one additional comment received between publication of the agenda and the end of the consultation period.

A motion to refuse the application on design grounds and failure to comply with policy CS18 was lost on being put to the vote.

The Committee agreed to add a condition requiring approval of details of bin storage, and informatives reminding the applicant that all building regulations must be met for all parts of the building and that the construction and materials must be of good quality.

The Committee resolved to approve application 14/02182/FUL with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Parking.
5. Side windows.
6. Surface water.
7. Balcony.
8. Details of bin store

Informatives:

1. Both new and existing parts of the building must fully comply with relevant building regulations.
2. Construction and materials must be of good quality.

21. ROSE HILL SPORTS GROUND, ASHHURST WAY: 15/00178/ADV

The Committee considered a report detailing an application for planning permission for the display of one non-illuminated banner and one non-illuminated free standing sign (part retrospective) at Rose Hill Sports Ground, Ashhurst Way.

The planning officer reported that no comments were received between publication of the agenda and the end of the consultation period.

The Committee resolved to approve application 15/00178/ADV with the following conditions:

1. Five year time limit.
2. Advert - Statutory conditions.

22. 22 NORMANDY CRESCENT: 15/00304/CT3

The Committee considered a report detailing an application for planning permission for a single storey rear extension at 22 Normandy Crescent.

The Committee resolved to approve application 15/00304/CT3 with the following conditions:

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

23. COWLEY MARSH DEPOT: 15/01372/CT3

The Committee considered a report detailing an application for planning permission for the installation of a new roller shutter door at Oxford City Council Depot, Marsh Road.

The Committee resolved to approve application 15/01372/CT3 with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.

24. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined during May 2015.

25. MINUTES

The Committee resolved to approve the minutes of the meeting held on 3 June 2015 as a true and accurate record.

26. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

27. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on 5 August 2015.

The meeting started at 6.00 pm and ended at 7.45 pm