

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 7 October 2015

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

OFFICERS PRESENT: Robert Fowler (Senior Planner), Michael Morgan (Lawyer), Edward Oteng (Principle Planner), Mehdi Rezaie (Planning and Regulatory), Jennifer Thompson (Committee Services Officer) and Matthew Watson (Planner)

45. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillors Altaf-Khan (Councillor Wade substituted) and Anwar submitted apologies.

46. DECLARATIONS OF INTEREST

Councillor Henwood declared that he had a disclosable pecuniary interest on the application at Minute 50 (3 David Nicholls Close) as this related to land he owned. He also had an interest in the application at Minute 46 as he was applicant on behalf of the parish council. He would leave the room and take no part in the debate or decision on these items.

47. BRASENOSE FARM COTTAGE: 15/01247/CT3

The Committee considered a report detailing an application for planning permission for the conversion of farm buildings to create 2 x 2-bed dwellinghouses and erection of 2 x 3-bed two storey dwellinghouses (Use Class C3) with provision of private amenity space and associated landscaping; formation of double carport to existing dwelling; and alterations to access and provision of additional parking at Brasenose Farm Cottage, Eastern By-Pass Road, Oxford.

Julia Castle, representing the applicant, and Huw Vaghan-Jones, highways consultant, came to the speakers' table and answered questions from the committee.

The Committee asked questions about the means of pedestrian and cycle access to the crossing and main cycle/footpath along the proposed improved

path. Members were of the view that the proposed changes to the footpath were adequate but the applicant should investigate the feasibility of legally permitting other uses.

The Committee agreed, on the officer's advice, to add a condition requiring provision of bat boxes.

The Committee resolved to support application 15/01247/CT3 at Brasenose Farm Cottage in principle but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission on its completion, subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Details of windows / rooflights / doors.
5. Details of refuse and cycle storage.
6. Landscape plan required.
7. Landscape carried out after completion.
8. Landscape hard surface design - tree roots.
9. Landscape underground services - tree roots.
10. Tree Protection Plan (TPP) 1.
11. Arboricultural Method Statement (AMS) 1.
12. Arch - Implementation of programme of investigation.
13. Biodiversity Report Recommendations carried out.
14. Surface Drainage Scheme.
15. Detailed design of access road improvements.
16. Visibility Splays.
17. Parking Areas to be provided.
18. Construction Traffic Management Plan.
19. Details of means of enclosures for all boundaries.
20. Energy Efficiency Measures.
21. Design - no additions to dwelling.
22. Contaminated Land Risk Assessment.
23. Ecological - Bat boxes (details and provision)

Legal Agreement: appropriate planning obligation to secure affordable housing contribution.

48. UYS LTD. GARSINGTON ROAD, OXFORD: 15/02262/FUL

The Committee considered a report detailing an application for planning permission for the erection of warehouse building on existing car parking area at UYS Ltd, Garsington Road, Oxford.

The Committee resolved to approve application 15/02262/FUL at UYS Ltd, Garsington Road, Oxford with the following conditions:

1. Development begun within time limit.

2. Develop in accordance with approved plans.
3. Temporary Building (three years).
4. Materials.
5. Use of Building.
6. Tree Protection Plan (TPP) 1.
7. Construction Traffic Management Plan.
8. Revised Drainage Details.
9. External lighting.
10. Cycle Shelter.

49. BLEWITT COURT, OXFORD RD, LITTLEMORE:15/02171/FUL

Councillor Henwood, having declared an interest in this item as the named applicant, left the room for the duration of this item and took no part in the debate or decision.

The Committee considered a report detailing an application for planning permission for the installation of public artwork and seating at Blewitt Court, Oxford Road, Littlemore.

Judith Godsland, a local resident, spoke against the application.

Contrary to the officer's recommendation, the Committee agreed to refuse planning permission because it considered the proposal was not in keeping with the area, and its design and form would be visually intrusive and would create a sense of clutter, detracting from the setting of the important heritage asset Grade II listed church, the surrounding buildings, and from the relatively uncluttered character of the area.

The Committee resolved to refuse planning permission for application 15/02171/FUL at Blewitt Court, Oxford Road, Littlemore for the following reason:

Having regard to the individual circumstances the proposal and its relationship with adjacent buildings, it is considered to represent an inappropriate form of a development. By virtue of its design, siting and scale it would create an obtrusive and harmful development detrimental to the visual quality of the area. The proposal would therefore fail to preserve and enhance the character of the Conservation Area and cause an adverse impact on the setting of a nearby Listed Building. The proposal therefore falls contrary to a number of policies in Oxford City Council Core Strategy 2011; in particular 'Policy HE.3' on 'Listed Buildings and Their Setting', and 'Policy HE.7' on 'Conservation Areas' from the Oxford City Council Local Plan 2005.

50. 1 MARSH LANE, MARSTON: 15/02364/FUL

The Committee considered a report detailing an application for planning permission for demolition of the existing garage and erection of a single storey side and rear extensions at 1 Marsh Lane, Marston, Oxford.

The Committee agreed to remove permitted development rights for further extensions increasing the useable floor area or bulk of the building (to prevent it becoming overbearing in the street scene) and for the provision of hard surfaces on land surrounding the house (to safeguard amenity land on grounds of overdevelopment).

The Committee resolved to approve application 15/02364/FUL at 1 Marsh Lane, Marston with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Landscaping.
5. Drainage and Parking.
6. Garage to be demolished.
7. Remove Permitted Development rights (enlargement, improvement or alterations, additions or alterations to roofs, erection of a porch, and buildings and other development on land surrounding the house, provision of hard surfaces on land surrounding the house) which fall under Part 1 of Schedule 2, Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) Order 2014 (as amended).

51. 10 DYNHAM PLACE, OXFORD, OX3 7NL: 15/02187/CT3

The Committee considered a report detailing an application for planning permission for a single storey rear extension at 10 Dynham Place, Oxford.

The Committee resolved to approve application 15/02187/CT3 at 10 Dynham Place, Oxford with the following conditions:

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Materials as proposed.
4. Sustainable Urban Drainage Systems.
5. Urban Drainage Systems.

52. 1 - 15 CARPENTER CLOSE (VERGES): 15/02224/CT4

The Committee considered a report detailing an application for] planning permission for the provision of 8 residents' parking spaces on existing grass verges at 1 to 15 Carpenter Close, Littlemore.

The Committee noted a comment that these changes were understandable, but it was disappointing to lose the open green aspects introduced at construction as part of the garden city initiative.

The Committee agreed to add a further condition requiring a suitable replacement for the tree lost as a result of this development.

The Committee resolved to approve application 15/02224/CT4 at 1 to 15 Carpenter Close, Littlemore with the following conditions:

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Parking in accordance with plans.
4. Development in accordance to Tree Protection Plan (TPP) 1.
5. Sustainable Urban Drainage Systems.
6. Landscaping.
7. Replacement tree.

53. 3 DAVID NICHOLLS CLOSE, LITTLEMORE: 15/02061/FUL

Councillor Henwood, having declared a disclosable pecuniary interest related to this item, left the room for the duration of this item and took no part in the debate or decision.

The Committee considered a report detailing an application for planning permission for an increase in ridge height of garage roof (retrospective) and conversion of the garage into 1 x 1-bed annexe (Use Class C3) at 3 David Nicholls Close, Littlemore.

The clerk reported a correction to paragraph 31: the ridge height was 5.85m not 8.85m.

The Committee resolved to approve application 15/02061/FUL at 3 David Nicholls Close with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Restricted use (ancillary to main dwelling only)
5. Sustainability design/construction.

54. PLANNING APPEALS

The Committee noted the planning appeals received and determined during August and September.

55. MINUTES

The Committee resolved to approve the minutes of the meeting of 2 September 2015 as a true and accurate record.

56. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

57. DATES OF FUTURE MEETINGS

The Committee noted the meeting dates.

The meeting started at 6.00 pm and ended at 7.45 pm