

Agenda

East Area Planning Committee

Date: **Wednesday 2 December 2015**

Time: **6.00 pm**

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

For any further information please contact:

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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	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor Van Coulter	Barton and Sandhills;
	Councillor Mohammed Altaf-Khan	Headington;
	Councillor Farida Anwar	Headington Hill and Northway;
	Councillor Ruthi Brandt	Carfax;
	Councillor Mary Clarkson	Marston;
	Councillor 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

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **ASHLAR HOUSE ADJACENT TO 2 GLANVILLE ROAD:
15/00955/FUL**

13 - 32

Site Address: Ashlar House, adjacent 2 Glanville Road, Oxford

Proposal: Demolition of existing builder's yard; erection of 3 x 3 bed dwellinghouse (Use Class C3) and 3 x4 bed dwellinghouse (Use Class C3); and provision of private amenity space, car parking, cycling and bins storage.

Officer recommendation: to grant planning permission for this development, subject to the conditions and a S106 Legal Agreement in the terms outlined below, and delegate to officers the completion of that legal agreement and the issuing of the notice of permission subject to conditions.

Conditions:

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Samples of materials.
4. Landscape plan required.
5. Landscape carry out after completion.
6. Boundary details - development commencement.
7. Sight lines.
8. Details of cycle parking, waste & recycling storage areas.
9. Suspected contamination - risk assess, Phase 2 and Phase 3 assessment required.
10. Bat & Bird Boxes integrated into building.
11. Surface drainage scheme.

Legal agreement: to secure affordable housing contributions for the delivery of off-site affordable housing provision.

4 **36, 38 AND 40 LONDON ROAD AND 2 LATIMER
ROAD:15/00858/FUL**

33 - 68

Site Address: 36 38 40 London Road And 2 Latimer Road, Headington

Proposal: Demolition of residential houses at 36, 38 and 40 London Road and 2 Latimer Road. Erection of 167 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. (Amended description, amended plans and additional information)

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

1. Development begun within time limit.

2. Develop in accordance with approved plans.
3. Samples.
4. Tree Protection Plan.
5. Arboricultural Method Statement.
6. Utilities and Services Plan.
7. Hard Surfaces Plans (sections).
8. Landscape plan.
9. Landscape plan completion.
10. Landscape Management Plan.
11. Travel plans.
12. Students no cars.
13. Construction Travel Plan.
14. Strategy for arrivals and departures.
15. Bin and bike stores.
16. Car/cycle parking provision before use.
17. Variation of Road Traffic Order.
18. Bio-diversity enhancement.

Legal Agreements and Community Infrastructure Levy (CIL).

Affordable housing contributions are required in two respects in relation to this proposal:

- Policy CS24 of the Core Strategy and Policy HP6 of the Sites and Housing Plan, supported by the Affordable Housing and Planning Obligations Supplementary Planning Document (SPD) which describe the circumstances under which contributions to affordable housing are required from student accommodation. The amount of contribution will be calculated in accordance with Appendix 4 of the Sites and Housing Plan, that is, £140 per m² internal residential floorspace; and,
- Policy HP4 of the Sites and Housing Plan, which requires a financial contribution from sites providing between 4 and 9 dwellings towards the provision of affordable housing elsewhere in the City. The amount of contribution will be calculated in accordance with Appendix 2 of the Sites and Housing Plan, that is, 15% of the total sale value of the properties to be built.

The applicant has made an offer in line with those policies which will be of the order of some £573,000 and £285,000 respectively (index linked) which will be secured via a S106 planning agreement in the event that this application is approved.

A legal agreement is also required to secure Travel Plan monitoring fees of £1,240.

5 JACK RUSSELL PUBLIC HOUSE, 21 SALFORD ROAD: 15/02282/OUT

Site Address: Jack Russell (Public House), 21 Salford Road, Oxford

Proposal: Demolition of public house. Outline application (with all matters reserved) for the erection of 16 flats (6 x 3bed, 8 x 2 bed, 2 x 1 bed) on 3 floors. Provision of 19 car parking spaces. (Amended plans)

Officer recommendation: to grant outline planning permission, subject to the following conditions and satisfactory completion of an accompanying legal agreement, and to delegate to the Head of Planning and Regulatory

Services the issuing of the Notice of Permission upon its completion.

Conditions

1. Outline application.
2. Time limit.
3. Reserved Matters Required.
4. Landscape Plan.
5. Complete landscaping scheme.
6. Management of landscaping.
7. Car parking.
8. Cycle Parking.
9. Vision Splays and Access.
10. Travel information pack.
11. Construction Traffic Management Plan.
12. Energy Statement.
13. Drainage strategy.
14. Biodiversity Enhancement.
15. Refuse and Recycling.
16. Piling method statement.

Legal Agreement:

A legal agreement will be required with the outline planning permission to secure the acceptable arrangements relating to affordable housing:

- A minimum of 50% affordable units (80% social rent / 20% intermediate housing) as defined by Policy HP3 of the Sites and Housing Plan (2013).
- The mix of dwelling sizes to be provided as affordable units will include 3 x 3 bedroom flats, 4 x 2 bedroom flats and 1 x 1 bedroom flats.
- The minimum floor space for the on-site affordable homes within the proposed development to accord with the Sites and Housing Plan and the AHOSPD.
- The phasing and distribution of the affordable housing.
- The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)].

**6 HAMPTON BY HILTON HOTEL, GRENOBLE ROAD (THE PRIORY):
15/02836/VAR**

87 - 122

Site Address: Hampton By Hilton Hotel, Grenoble Road

Proposal: Variation of condition 3 (Repairs to The Priory) of planning permission 14/02243/VAR to allow an additional six months to undertake facade repairs after opening of new hotel.

Officer recommendation:

- a) to vary the condition 3 of planning permission 14/02243/VAR to read as follows:

Notwithstanding the scheme of repair works set out within the External Façade Condition Survey approved under condition 5 of planning permission 05/00287/FUL on the 11th October 2007, a further survey of the external condition of the Grade II Listed Building (The Priory) which sets out a written scheme for the repairs of the building shall be submitted to and approved in writing by the Local Planning Authority. The written scheme of repairs shall be undertaken in accordance with these approved details and written*

confirmation provided to the Local Planning Authority that they have been carried out within 6 months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.

- b) The following relevant conditions from 05/00287/FUL & 14/02243/VAR should also be attached
- 1.
 2. Built in accordance with approved plans.
 3. Detailed design drawings.
 4. Repair works to Priory Public House (as recommended above).
 5.
 - (i) Implement recommendations of Flood Risk Assessment.
 - (ii) Details to reduce Crime and Disorder.
 - (iii) Emergency Vehicle Access.
 - (iv) NRIA.
 6. Archaeological Scheme of Investigation.
 7. External Materials.
 8. Scheme for treatment of cooking fumes.
 9. Details of extraction plant and machinery.
 10. Refuse Storage.
 11. Green Travel Plan.
 12. Access Road details and other related items (surface water drainage, street lighting).
 13. Parking Areas constructed in accordance with approved details.
 14. Vision Splays.
 15. Cycle Parking.
 16. Lighting Scheme.
 17. No vehicular access onto Minchery Farm Track.
 18. Construction Vehicle Routeing.
 19. Construction Vehicle Wheel Cleaning.
 20. No Tree felling, topping or lopping.
 21. Tree Protection.
 22. Landscape Plan.
 23. Landscaping Completion.
 24. Means of enclosure.
 25. Details for accessibility.
 26. No raising of ground levels.
 27. No spoil deposited on land liable to flood.
 28. Permeable walls and fencing.
 29. Land contamination.

7 8 JERSEY ROAD: 15/00192/FUL

123 - 136

Site Address: 8 Jersey Road, Oxford OX4 4RT

Proposal: 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) (Amended plans)

Officer recommendation: to refuse the application for the following reasons:

1. Because of the cramped and cluttered provision of refuse and recycling storage, the three regimented and dominant car parking spaces and the limited amount of landscaping, the proposed development would result in a cluttered and chaotic site frontage, that would appear out of character

with the surrounding area and visually jarring in the street scape, to the detriment of visual amenity and contrary to Policies CP1 and CP8 of the of the adopted Oxford Local Plan 2001 - 2016 and CS18 of the Core Strategy and Policy HP9 of the SHP Sites and Housing Plan.

2. The continued provision of four flats, coupled with their increased size and number of bedrooms over the current flats, would lead to an intensification of activity and use that would be out of character with surrounding uses and in excess of the capacity of the site, resulting in an unacceptable level of activity, increase in noise and disturbance contrary to Policies CP6, CP8, CP9, CP10, CP19, HP12 CP21 of the Oxford Local Plan 2001 - 2016 and HP9 of the Sites and Housing Plan.
3. The site has capacity for four dwellings and no contribution to affordable housing has been agreed. The proposal is therefore contrary to Policy HP4 of the Sites and Housing Plan.

8 103 COLLINWOOD ROAD, HEADINGTON: 15/02711/FUL

137 - 146

Site Address: Land to the Rear of 103 and 105 Collinwood Road (site plan not attached to agenda: available from online maps via postcode OX3 8HW)

Proposal: Erection of a detached single storey 1 x 1-bed dwellinghouse (Use Class C3). Provision of car parking, private amenity space, bin and cycle store with formation of new vehicle access.

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

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Drainage details.
5. Ground resurfacing - SUDS compliant.
6. Design - no additions to dwelling.

9 27 LAWN UPTON CLOSE: 15/02614/FUL & 15/02615/LBC

147 - 154

Site address: Lawn Upton House, 27 Lawn Upton Close, Oxford (site plan not attached to agenda: available from online maps via postcode OX4 4QF)

Proposal (15/02614/FUL and 15/02615/LBC): Insertion of 1No roof light into east-facing roof slope. Erection of trellis above, and espalier frames behind, existing boundary wall forming south-east boundary. Demolition of existing stone wall to west boundary. Erection of stone boundary wall incorporating 3No gates to west boundary. (Amended plans and description) (Part retrospective)

Officer recommendation: to approve application 15/02614/FUL subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sample panel
4. External walls - mortar as approved
5. Roof light
6. Proposed gates and trellis

Officer recommendation: to approve application 15/02615/LBC subject to the following conditions:

Commencement of works LB/CAC consent
LBC approved plans
Sample panel
External walls - mortar as approved
Roof light
Proposed gates and trellis

10 PLANNING APPEALS

155 - 160

Summary information on planning appeals received and determined during October 2015.

The Committee is asked to note this information.

11 MINUTES

161 - 166

Minutes from the meetings of 4 November 2015.

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

12 FORTHCOMING APPLICATIONS

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

- Land East of Warren Crescent: 13/01555/CT3
- Oxford City Stadium, Marsh Lane: 15/02476/FUL
- 23 - 25 Spring Lane, Littlemore, OX4 6LE: 15/02752/FUL
- 27 Brasenose Driftway, OX4 2QY: 15/02778/FUL

Applications withdrawn, or re-delegated to officers under the call-in rules have been removed from the previous month's list.

13 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

6 January 2016
3 February 2016
2 March 2016
6 April 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.