

# Agenda

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## East Area Planning Committee

Date: **Wednesday 6 January 2016**

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Time: **6.00 pm**

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

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For any further information please contact:

**Jennifer Thompson, Committee and Member Services Officer**

Telephone: 01865 252275

Email: [democraticservices@oxford.gov.uk](mailto:democraticservices@oxford.gov.uk)

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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

<b>Chair</b>	Councillor Roy Darke	Headington Hill and Northway;
<b>Vice-Chair</b>	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

### **HOW TO OBTAIN A COPY OF THE AGENDA**

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A copy of the agenda may be:-

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# AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **OXFORD BROOKES UNIVERSITY, GIPSY LANE: 15/02341/FUL**

11 - 34

**Site Address:** Oxford Brookes University, Gipsy Lane.

**Proposal:** Refurbishment of part of University campus consisting of:

1. Demolition of existing main hall and lecture theatre
2. Construction of replacement main hall.
3. Overcladding and refurbishment of Sinclair Building.
4. Removal of elevation and recladding and refurbishment of Clerici and former library buildings.
5. Replanning of forecourt, car park and landscaped area to Gipsy Lane frontage. (Amended plans)(Additional information)

**Officer recommendation:** to approve the application subject to the conditions below:

1. Development begun within time limit
2. Deemed in accordance with approved plans
3. Samples in Conservation Area
4. Landscape plan required
5. Landscape hard surface design - tree roots
6. Landscape underground services - tree roots
7. Tree Protection Plan (TPP) 1.
8. Arboricultural Method Statement (AMS) 1.
9. Contaminated land.
10. Car Parking.
11. Cycle Parking.
12. Drainage.
13. CTMP.

4 **TRAVIS PERKINS SITE, COLLINS STREET 15/03328/FUL - WITHDRAWN FROM THIS AGENDA**

This application was attached to the agenda in error. It must be considered by the West Area Planning Committee.

It is therefore withdrawn from this committee's agenda and republished as a supplementary item of urgent business for West Area Planning Committee on 5 January 2016.

5 **OXFORD CITY STADIUM, MARSH LANE: 15/02476/FUL**

35 - 44

**Site Address:** Oxford City Football Ground, Court Place Farm, Marsh Lane.

**Proposal:** Erection of spectator stand to provide 150 additional seats in North East corner of ground.

**Officer recommendation:** to approve the application with the following conditions:

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

**6 27 BRASENOSE DRIFTWAY, OX4 2QY: 15/02778/FUL**

45 - 54

**Site Address:** 27 Brasenose Driftway Oxford OX 4 2QY

**Proposal:** Demolition of existing building. Erection of 5x1 bedroom and 1x2 bedrooms flats (Use Class C3) and communal lounge and staff/guest bedroom. Provision of car parking spaces, bin and cycle storage.

**Officer Recommendation:** to grant planning permission subject to the conditions below and to the satisfactory completion of a Section 106 obligation, and to delegate to officers the issuing of the decision notice following the satisfactory completion of the S106 legal agreement/undertaking.

**Conditions:**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified
4. Surface Drainage Scheme as specified
5. No felling, lopping, cutting
6. Landscape plan required
7. Landscape carrying out by completion
8. Landscape management plan
9. Tree protection plan (TPP) 1
10. Phase Risk Assessment carried out
11. Prior to Occupation contamination remedial works
12. Watching Brief on any contaminates found
13. Approved scheme of archaeology
14. Restrict occupancy to persons with learning difficulties only
15. High Level Windows and Obscure Glazing

**S106 Obligation (Legal Agreement or Unilateral Undertaking)**

The accommodation to be 100% social rent affordable, with nomination rights to Oxford City Council, which would normally be deferred to the County Council in this case due to the specialist nature of the residents.

**7 FORMER DHL SITE, SANDY LANE WEST: 15/03260/VAR**

55 - 66

**Site Address:** Former DHL Site, Sandy Lane West, Oxford

**Proposal:** Variation of condition 2 (Approved plans) of planning permission 14/02650/FUL to allow for revised heights of building. (Retrospective).

**Officer Recommendation:** to approve the application subject to the conditions listed, but delegate to officers the issuing of the decision notice following the completion of a legal agreement that secures the necessary financial contribution towards off-site provision of affordable housing.

## Conditions

1. Develop in accordance with approved plans.
2. Materials.
3. Travel Plan.
4. Car parking.
5. SUDs.
6. Unexpected contamination.
7. Revised landscaping proposals.
8. Acoustic Fence.
9. Approved construction traffic management.
10. Revised boundary treatments.
11. Use of buildings.
12. Public art.
13. No PD Rights.
14. Noise.
15. Travel movements.
16. Tree Protection.
17. Geo-Environmental Assessment.
18. Landscaping proposals.
19. Cycle parking.
20. Showering facilities.
21. Natural Resource Impact Analysis.

### Legal Agreement:

£89,356 offered as a financial contribution towards provision of off-site affordable housing.

## 8 LEYS SPAR LTD, DUNNOCK WAY OX4 7EX: 15/02721/FUL

67 - 72

**Site Address:** Leys Spar Limited, Dunnock Way

**Proposal:** Erection of a single storey extension to west elevation.

**Officer recommendation:** to approve the application subject to subject to the following conditions, which have been imposed for the reasons stated:

1. Development begun within time limit.
2. Materials – matching.
3. Drainage.
4. Ground resurfacing - SUDS compliant.
5. Car/cycle parking provision before use.
6. Cycle parking details required.

## 9 9 COLLINWOOD CLOSE: 15/03167/CPU

73 - 76

**Site Address:** 9 Collinwood Close, Oxford OX3 8HS

**Proposal:** Application to certify that the proposed erection of a single storey side extension and alterations to windows is lawful development.

**Officer Recommendation:** to approve the application.

## 10 PLANNING APPEALS

77 - 82

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

The Committee is asked to note this information.

## 11 MINUTES

83 - 90

Minutes from the meetings of 2 December 2015

**Recommendation:** That the minutes of the meeting held on 2 December 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 (to come to the February meeting)
- William Morris Close, Oxford OX4 2JX: 15/02402/OUT
- Canterbury House, Rivera House And Adams House, Cowley Road: 15/02542/OUT (deferred from November meeting)
- 82 Normandy Crescent: 15/02578/FUL
- 23 - 25 Spring Lane, Littlemore, OX4 6LE: 15/02752/FUL
- Rear of 142 To 144 London Road Headington: 15/03091/FUL
- 16 Clive Road: 15/03342/FUL
- Ruskin College barriers: 15/02740/FUL
- Somerset House, Marston Road: 15/03001/FUL

## 13 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

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.