

Agenda

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East Area Planning Committee

Date: **Wednesday 3 February 2016**

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 LAND EAST OF WARREN CRESCENT: 13/01555/CT3

11 - 90

Site Address: Land East of Warren Crescent

Proposal: Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath. (Amended plans and description)

Officer Recommendation: The Committee is recommended to approve planning permission with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Details of all means of enclosure for the site including the erection of palisade fencing along the boundary with the SSSI to prevent fly tipping.
5. Details of refuse and cycle storage.
6. Landscape plan required.
7. Landscape carried out by completion.
8. No felling, lopping, cutting.
9. Tree Protection Plan (TPP) 1.
10. Arboricultural Method Statement (AMS) 1.
11. Sustainable Urban Drainage Scheme including detailed design, construction and maintenance plan.
12. Biodiversity enhancements.
13. Method statement for preserving ecology.
14. Arch - Implementation of programme.
15. Details of the proposed parking areas.
16. Details of the allotment access.
17. Amendments to the Traffic Regulation Order.
18. Construction Environmental Management Plan including a method statement for preserving ecology during construction.
19. A Travel Plan Statement.
20. Details of affordable housing.
21. Secure by Design Principles.
22. Sustainability Measures / NRIA.
23. Removal of permitted development rights.
24. Scheme of external lighting.
25. Phase II Contaminated Land Assessment.

4 82 NORMANDY CRESCENT, OX4 2TN: 15/03583/FUL

91 - 106

Site Address: 82 Normandy Crescent Oxford OX4 2TN

Proposal: Demolition of existing garage. Erection of two storey extension to south elevation to create 2 x 1bedroom dwellings (Use Class C3).

Officer Recommendation: to approve planning permission subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Parking area.
5. Landscaping.
6. Refuse and Recycling Storage.
7. Cycle parking.
8. PD Rights Removed.
9. SUDs.
10. Boundary Treatments.
11. Visibility splays.

5 LITTLEMORE PARK, ARMSTRONG ROAD: 14/02940/OUT

107 - 142

Site Address: Littlemore Park, Armstrong Road, Oxford

Proposal: Outline planning application (with all matters reserved) seeking permission for up to 270 residential dwellings of 1 to 4 bedrooms on 2 to 5 floors to incorporate a maximum of 104 houses and 166 flats. Provision of car parking, cycle and bin storage, landscaping and ancillary works. (Amended plans and additional information)

Officer Recommendation: to grant outline planning permission subject to the following conditions and subject to the satisfactory completion of an accompanying legal agreement, and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion.

Conditions

1. Time Limit for Commencement.
2. Approved plans and documents.
3. Reserved Matters Applications.
4. Phasing of Development.
5. Details of all external materials.
6. Landscaping and Public Realm.
7. Tree Protection Plan.
8. Landscape Management Plan.
9. Site Layout to incorporate space for pedestrians.
10. Ecological Mitigation, Compensation, and.
11. Lifetime Homes Standards.
12. Car Parking Standards.
13. Cycle Parking Standards.
14. Sustainability and Energy Strategy.
15. Site Wide Drainage Strategy.
16. Archaeology – evaluation.
17. Noise Attenuation Measures.
18. Flood Risk Assessment Mitigation Measure.
19. Contaminated Land Risk Assessment.
20. Contaminated Land Verification Report.
21. Contaminated Land Unsuspected Contamination.
22. Contaminated Land Foundation Design.
23. Secured By Design Measures.
24. Highways - Details of access roads.
25. Highways - Construction Traffic Management.

26. Highways - Travel Plan.
27. Details of Electric Vehicle Charging Points.
28. Withdrawal of Permitted Development Rights.

Legal Agreement:

- Affordable housing
- Employment Land Swap – Churchill Hospital Site
- Management of Linear Park
- Bio-diversity off-setting
- Future proof pedestrian / cycle links
- Financial contribution of £50,0000 towards general sports and leisure facilities within Littlemore
- Financial contribution of £795 per dwelling towards Public Transport Improvement.

6 SOMERSET HOUSE, 241 MARSTON ROAD: 15/03001/FUL

143 - 156

Site Address: Somerset House, 241 Marston Road Oxford Oxfordshire

Proposal: Erection of timber covered area to provide external seating in rear garden. (Amended plans).

Officer Recommendation: that the application be approved subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Landscaping.
5. Hard landscaping.
6. SUDs.
7. Cycle parking.
8. Advertisements.
9. Lighting.
10. Hours of operation.
11. External Sound Amplification.
12. Use of Extension.
13. No A/C or extraction.
14. No further canopies.

7 LAND FRONTING 136 - 162 BLACKBIRD LEYS ROAD: 15/03430/CT3

157 - 164

Site Address: Land Fronting 136 to 162 Blackbird Leys Road.

Proposal: Provision of 12no. residents' parking spaces on existing grass verges.

Officer Recommendation: to approve the application subject to conditions, including those listed below:

1. Development begun within time limit.
2. In accordance with approved plans.
3. Parking in accordance with plans.
4. Tree Protection Plan.
5. Tree Replacement if Required.
6. Sustainable Urban Drainage Systems.

8	PLANNING APPEALS - DECEMBER 2015	165 - 170
	Summary information on planning appeals received and determined during December 2015.	
	The Committee is asked to note this information.	
9	MINUTES	171 - 176
	Minutes from the meetings of 6 January 2016.	
	Recommendation: That the minutes of the meeting held on 6 January 2016 are approved as a true and accurate record.	
10	FORTHCOMING APPLICATIONS	
	Items for consideration by the committee at future meetings are listed for information where these are known. This list is provisional and subject to change. Applications are not for discussion at this meeting.	
	<ul style="list-style-type: none">• Canterbury House, Rivera House And Adams House, Cowley Road: 15/02542/OUT• Ruskin College: 15/02740/FUL• 9 Wharton Road: 15/03318/FUL• 16 Clive Road: 15/03342/FUL• 70 Glebelands: 15/03432/FUL• Clinical Biomanufacturing Facility, Churchill Hospital, Old Road: 15/03466/FUL• 72 Bulan Road: 15/03595/FUL• 1 Pullens Lane: 15/03611/FUL• 3 Sawpit Road OX4 6BD: 15/03666/CT3• 70 Kestrel Crescent: 15/03681/FUL• 2 Margaret Road OX3 8NG: 15/03708/FUL• Barton Park: 15/03642/RES and 14/03201/RES (relating to 13/01383/OUT)• Pavilion, Recreation Ground, Margaret Road OX3 8AY: 16/00002/CT3• Land at 2 to 36 Friars Wharf :15/03762/CT3• Land at 2 to 12 Jasmine Close:16/00048/CT3	
11	DATES OF FUTURE MEETINGS	
	The Committee will meet on the following dates:	
	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.