

Agenda

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East Area Planning Committee

Date: **Wednesday 2 March 2016**

Time: **6.00 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@oxford.gov.uk

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

HOW TO OBTAIN A COPY OF THE AGENDA

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- Viewed on our website – mycouncil.oxford.gov.uk
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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **BARTON PARK: 15/03642/RES**

11 - 72

Site Address: Land at Barton Northern By-pass Road Oxford.

Proposal: 15/03642/RES Details of reserved matters (layout, scale, appearance and landscaping) for the first phase of the Barton Park development, pursuant to Condition 3 of outline planning permission 13/01383/OUT. The works comprise the construction of 237 residential units (Class C3) with associated means of access and highways works; car and cycle parking; hard and soft landscaping; public realm works and ancillary structures. (Amended plan)

Note: outline planning permission was granted in October 2013 (13/01383/OUT) for the development of the site.

Officer recommendation: to approve reserved matters for the reasons stated and to confirm compliance with the following conditions.

1. Develop in accordance with approved plans
2. Residents Parking Zone
3. Verification report - contamination
4. Watching brief - contamination

4 **LAND NORTH OF LITTLEMORE HEALTHCARE TRUST,
SANDFORD ROAD, LITTLEMORE 15/02269/RES**

73 - 98

Site address: Land North of Littlemore Healthcare Trust, Sandford Road, Littlemore

Proposal: Construction of 140 residential units consisting of 91 houses (6 x 1bed, 13 x 2bed, 50 x 3bed and 22 x 4bed) and 49 flats (12 x 1bed, 25 x 2bed, 12 x 3bed). Provision of 258 car parking spaces, cycle parking, landscaping and ancillary works. (Reserved matters of outline planning permission 12/02848/OUT, seeking details of appearance, landscaping, layout and scale) (amended plans)

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

1. Time Limit
2. Development carried out in accordance with the approved plans
3. To exclude the landscaping details and seek revised landscaping proposals in accordance with condition 6 of outline planning permission 12/02848/OUT
4. Detailed car parking plan
5. Parking and Turning Heads provided before occupation
6. Details of cycle parking provision

7. Detailed method statement for the extent and design of groundwork within the Iron Age banjo enclosure
8. Detailed lighting scheme for the development
9. Details of bat and bird boxes
10. Updated badger survey and mitigation plan
11. Details of the photovoltaic panels to be used on properties
12. Noise attenuation for properties
13. Assessment of ground borne vibration from railway line
14. Restriction on conversion of garages to habitable accommodation

**5 GARAGES TO THE REAR OF 1 3 5 7 AND 9 COPPOCK CLOSE:
15/03117/FUL**

99 - 112

Site Address: Garages to the Rear of 1, 3, 5, 7 and 9 Coppock Close Oxford

Proposal: Demolition of 11 garages. Erection of 1 x 2bed dwellinghouse (Use Class C3). Provision of private amenity space, car parking, bin and cycle storage.

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

1 The proposal is unacceptable as it would create poor quality residential accommodation to the detriment of the amenities of the future occupiers. In particular the restricted site area and awkward shape together with the proximity of the oversailing quarry wall would result in habitable rooms and private amenity space with a poor outlook and limited levels of natural light, whilst also experiencing noise and disturbance from manoeuvring vehicles entering the site from the access road and would thus fail to provide good quality internal and external space for the future occupiers. Therefore the proposal would fail to create acceptable living conditions for the future occupiers of the dwellings, contrary to Policies CP1 and CP10 of the adopted Oxford Local Plan 2001-2016, and Policies HP12, HP13, and HP14 of the Sites and Housing Plan.

6 70 KESTREL CRESCENT: 15/03681/FUL

113 - 122

Site Address: 70 Kestrel Crescent Oxford Oxfordshire OX4 6DZ

Proposal: Erection of a part single, part two storey side extension to create 1 x 1 -bed dwellinghouse (Use Class C3). Provision of private amenity space, carparking, bin and cycle store.

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 to match existing.
4. Cycle Store.
5. Refuse and Recycling Store.
6. Parking.
7. PD Rights.
8. Boundary Treatments.
9. SUDs.

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| 7 | LAND FRONTING 2 TO 48 STOCKLEYS ROAD: 16/00134/CT3 Site Address: Land Fronting 2 to 48 Stockleys Road Proposal: Provision of 15 additional parking spaces for residents. Alterations to landscaping. Officer recommendation: to approve the application subject to conditions including the following: <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Development in accordance with approved plan. 3. Parking in accordance with plans. 4. Development in accordance to Tree Protection Plan (TPP) 1. 5. Sustainable Urban Drainage Systems. 6. Landscaping. | 123 - 130 |
| 8 | PLANNING APPEALS Summary information on planning appeals received and determined during January 2016. The Committee is asked to note this information. | 131 - 136 |
| 9 | MINUTES Minutes from the meetings of 3 February 2016 Recommendation: That the minutes of the meeting held on 3 February 2016 are approved as a true and accurate record. | 137 - 142 |
| 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 • 2 Margaret Road OX3 8NG: 15/03708/FUL • 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:

6 April 2016
11 May 2016
8 June 2016
6 July 2016
3 August 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.