

Agenda

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East Area Planning Committee

Date: **Wednesday 6 April 2016**

Time: **6.00 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

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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

HOW TO OBTAIN A COPY OF THE AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda above our minimum requirements. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

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- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 CANTERBURY HOUSE, RIVERA HOUSE AND ADAMS HOUSE, COWLEY ROAD: 15/02542/OUT

11 - 66

Site address: Canterbury House, Rivera House and Adams House and Vacant Plot on Street Frontage, Cowley Road

Proposal: Change of use of Canterbury House, Adams House (Block B) and Rivera House (Block C) from Class B1 Business Use to 36 student study rooms with ancillary facilities. Outline application (seeking access, layout and scale) for 3 storey building (Block A) to provide 24 student study rooms with ancillary facilities.

This application was reported to the EAPC on 4th November 2015 with a recommendation to refuse planning permission and deferred at that meeting. Officers have revised their recommendation in light of recent appeal decisions and therefore recommend that the East Area Planning Committee resolve to approve this hybrid application for the reasons given in the report and subject to and including the listed conditions and the satisfactory completion of a S106 legal agreement.

Officer recommendation: to approve this hybrid application for the following subject to the following conditions and the satisfactory completion of a S106 legal agreement.

1. Time – outline / reserved matters
2. Plans – in accordance with approved plans
3. Materials – samples agree prior to construction
4. Construction Traffic Management Plan – details prior to construction
5. Contamination –phased risk assessment prior to commencement
6. Contamination – validation report prior to occupation
7. Car parking – as shown, prior to occupation
8. Cycle & bin storage – further details prior to substantial completion
9. Sustainability –details to be submitted prior to construction
10. SUDS – build in accordance with
11. Landscape plan – further hard and soft landscaping details required prior occupation
12. Landscape – planting carry out after completion
13. Details of boundary treatment prior to occupation
14. Travel Plan
15. Student Accommodation– Warden
16. Student Accommodation and Out of Term Use
17. Student Accommodation – Management Plan; prior occupation
18. Students - No cars
19. Details of Booking system for beginning / end term; prior occupation
20. Restrict hours of use of outside amenity space; 08:00 and 21:00

21. Biodiversity – measures for wildlife details to be submitted

4	<p>BARTON PARK (LAND WEST OF BARTON) OX3 9SD: 16/00067/RES</p> <p>Site address: Land West Of Barton North Of A40 And South Of Bayswater Brook Northern By-Pass Road Oxford.</p> <p>Proposal: Details of reserved matters (access, appearance, landscaping, layout and scale) for the community sports facilities comprising a relocated natural turf adult sports pitch, multi-use games arena, 3G pitch lit by 12 x 10m light columns and a natural turf pitch adjoining the community hub, along with associated car parking, fencing, and vehicular and pedestrian access together with locally equipped area of play.</p> <p>Officer recommendation: to approve the application for the reasons given in the report and subject to the following conditions:</p> <ol style="list-style-type: none">1. Tree Protection Plan (TPP) 22. Lighting management/times3. Watching brief - contamination4. Verification report - contamination5. Drainage Strategy	67 - 96
5	<p>ROSE HILL SPORTS GROUND, ASHHURST WAY: 16/00395/CT3</p> <p>Site address: Rose Hill Sports Ground, Ashhurst Way, Oxford</p> <p>Proposal: Display of 1No non-illuminated fascia sign. (Retrospective)</p> <p>Officer recommendation: to approve the application for the reasons given in the report and subject to the following conditions:</p> <ol style="list-style-type: none">1. Develop in accordance with approved plans2. Materials	97 - 102
6	<p>CORNER OF MARSTON ROAD AND OLD MARSTON ROAD, OX3 0JP: 16/00073/CT3 AND 16/00074/CT3</p> <p>Site address: Land On The Corner Of Marston Road And Old Marston Road Oxford .</p> <p>Proposal: Installation of a free standing community notice board and display of 1No non-illuminated free standing notice board.</p> <p>Officer recommendation: to approve the application subject to the following conditions:</p> <ol style="list-style-type: none">1. Development begun within time limit2. Develop in accordance with approved plans3. Five year time limit	103 - 108

4. Advert - Statutory conditions

7 72 PEGASUS ROAD, OXFORD, OX4 6DP: 15/03484/CT3

109 - 116

Site address: 72 Pegasus Road Oxford OX4 6DP

Proposal: Erection of single storey rear extension.

Officer recommendation: to approve the application for the reasons given in the report and subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - matching
4. Amenity - no balcony
5. Sustainable drainage

8 LAND AT 2 TO 12 JASMINE CLOSE: 16/00048/CT3

117 - 124

Site address: Land Fronting 2 to 12 Jasmine Close, Oxford

Proposal: Provision of 10No. residents' parking spaces on existing grass verges.

Officer recommendation: to approve the application for the reasons given in the report and subject to the following conditions:

1. Development begun within time limit
2. In accordance with approved plans
3. Landscaping
4. Sustainable Urban Drainage Systems

9 PLANNING APPEALS

Summary information on planning appeals received and determined during February (report to follow if available).

The Committee is asked to note this information.

10 MINUTES

125 - 128

Minutes from the meetings of 2 March 2016

Recommendation: That the minutes of the meeting held on 2 March 2016 are approved as a true and accurate record.

11 FORTHCOMING APPLICATIONS

Items for consideration by the committee at future meetings are listed for information. This is not a complete or definitive list. They are not for discussion at this meeting.

- 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

12 DATES OF FUTURE MEETINGS

The Committee will meet at 6.00pm on the following dates:

11 May 2016
8 Jun 2016
6 Jul 2016
3 Aug 2016
7 Sep 2016
5 Oct 2016
2 Nov 2016
7 Dec 2016
11 Jan 2017
8 Feb 2017
8 Mar 2017
5 Apr 2017
10 May 2017

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.