

Agenda

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East Area Planning Committee

Date: **Wednesday 6 July 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 Van Coulter	Barton and Sandhills;
Vice-Chair	Councillor David Henwood	Cowley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Michele Paule	Rose Hill and Iffley;
	Councillor Sian Taylor	Northfield Brook;
	Councillor Dick Wolff	St. Mary's;
	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 over and above our minimum requirements. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's.

A copy of the agenda may be:-

- Viewed on our website – mycouncil.oxford.gov.uk
- 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	16/01320/CT3: NORTHWAY AND MARSTON FLOOD ALLEVIATION SCHEME PHASE 1 - NORTHWAY SPORTS GROUND , MALTFIELD ROAD Site Address: Northway Sports Ground, Maltfield Road Proposal: Phase 1 of the Northway and Marston Flood Alleviation Scheme including installation of landscape bunds at Northway Community Field to create flood storage area, road re-profiling at Westlands Drive and Saxon Way and flood resilience measures at Oxford Boxing Academy. (Amended plans) Officer recommendation: that the East Area Planning Committee, subject to notification to the Secretary of State and the application not being called in, grants planning permission subject to the conditions listed. 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. SuDS drainage. 4. Details of outlet infrastructure. 5. Landscape plan required. 6. Landscape – carry out by completion. 7. Landscape hard surface design - tree roots. 8. Landscape underground services - tree roots.. 9. Tree Protection Plan (TPP) 1. 10. Arboricultural Method Statement (AMS) 1. 11. Conservation of habitats and species. 12. Bird and bat boxes. 13. Removal of vegetation. 14. Table ramp details - new gradient. 15. Construction Travel Management Plan. 16. Materials management plan. 17. Watching brief – contamination. 18. Archaeology.	11 - 26
4	JOHN RADCLIFFE HOSPITAL, HEADLEY WAY: 16/00859/FUL Site Address: John Radcliffe Hospital, Headley Way Proposal: Application for Ronald McDonald House to provide 62 bedrooms including communal areas, admin facilities, plant and store rooms along with associated landscaping and drop off area.	27 - 46

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. Material Samples.
4. Further design details of windows.
5. Landscape Plan.
6. Landscape Implementation.
7. Landscape Management Plan.
8. Hard Surface Design – Tree Roots.
9. Underground Services – Tree Roots.
10. Tree Protection Plan.
11. Arboricultural Method Statement.
12. Travel Plan
13. Cycle and Refuse Areas Provided.
14. Construction Traffic Management Plan.
15. Noise Levels as stated in Noise Assessment Report.
16. Air conditioning plant.
17. Drainage Strategy.
18. Biodiversity Measures / Enhancements.
19. Energy Strategy Implementation.
20. Contaminated Land Risk Assessment.

5 JOHN RADCLIFFE HOSPITAL, HEADLEY WAY: 16/00860/ADV

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Site Address: John Radcliffe Hospital, Headley Way.

Proposal: Display of 3 x internally illuminated fascia sign on proposed building.

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

1. Five year time limit.
2. Advert - Statutory conditions.
3. Fascia Signage Illumination levels.

6 PLANNING APPEALS

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Summary information on planning appeals received and determined during May 2016.

The Committee is asked to note this information.

7 MINUTES

59 - 60

Minutes from the meeting of 8 June 2016

Recommendation: That the minutes of the meeting held on 8 June 2016 are approved as a true and accurate record.

8 FORTHCOMING APPLICATIONS

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting. This list is not complete and applications may be added or removed.

- 16/01394/B56: Nielsen House, London Road, OX3 9RX - an extra meeting may be required for this application.
- 2 Mortimer Drive: 16/00824/FUL
- Site Of Former Shelley Arms 114 Cricket Road: 16/00679/FUL
- 139 Oxford Road, Old Marston OX3 0RB: 16/01008/FUL
- Land West of 75 Town Furze, Oxford, OX3 7EW: 16/00968/FUL
- Land Rear of 3 Staunton Road, Oxford, OX3 7TJ: 16/00976/FUL
- 16 Clive Road: 15/03342/FUL
- Clinical Biomanufacturing Facility, Churchill Hospital, Old Road: 15/03466/FUL
- Royal Mail Sorting Office, 7000 Alec Issigonis Way, OX4 2ZY: 16/00177/FUL
- 39 - 41 Waynflete Road, Land To The Rear And Off Bayswater Farm Road: 16/00744/FUL
- William Morris Close, OX4 2JX: 16/00797/OUT
- 474 Cowley Road, OX4 2DP: 16/01049/FUL
- 16/01309/FUL: 5 Atkinson Close, OX3 9LW
- 16/00701/CT3: Barton Adventure Playground, Fettiplace Road, OX3 9LY
- 16/01402/FUL: St Lukes Hospital, Latimer Road, OX3 7PF
- 16/01357/FUL: Kassam Stadium And Land Adjacent Falcon Close, OX4 4XP
- 16/01226/FUL: Canterbury House, Rivera House, Adams House & Vacant Plot, Cowley Road, OX4 2BS
- 16/01309/FUL: Temple Cowley Pools, Temple Road, OX4 2EZ
- 16/01549/CT3 Phase 2 of the Northway and Marston Flood Alleviation Scheme - Recreation Ground, Court Place Farm, Marsh Lane
- 16/01388/FUL: 1 Grays Road, OX3 7QB
- 16/01373/FUL: Holy Trinity Church, Headington

- 16/01416/FUL: The Oxford Academy, Sandy Lane West, OX4 6JZ
- 16/01322/FUL: 31 Glebelands

9 DATES OF FUTURE MEETINGS

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

An extra meeting may be needed to consider application
16/01394/B56

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 Committee and Member 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 Committee and Member 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 Committee and Member 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 Committee and Member 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.

a)

b)

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