

# MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 3 August 2016

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**COUNCILLORS PRESENT:** Councillors Coulter (Chair), Henwood (Vice-Chair), Clarkson, Paule, Pegg, Taylor, Wade and Wolff.

**OFFICERS PRESENT:** Robert Fowler (Principal Planner), Michael Morgan (Lawyer), Mehdi Rezaie (Planning Team Leader), Sarah Stevens (Planning Service Transformation Consultant) and Jennifer Thompson (Committee and Members Services Officer)

## 19. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from:  
Councillor Chapman  
Councillor Lloyd- Shogbesan (substitute Councillor Pegg)  
Councillor Wilkinson (substitute Councillor Wade).

## 20. DECLARATIONS OF INTEREST

None.

## 21. ROYAL MAIL SORTING OFFICE, 7000 ALEC ISSIGONIS WAY, OX4 2ZY: 16/00177/FUL

The Committee considered an application for planning permission for the demolition of the former Royal Mail Sorting Office (B8) and Vehicle Maintenance Depot (B2) and the redevelopment of the site with the Use Classes B1(c), B2 and B8 and ancillary offices (B1(a)) at the Royal Mail Sorting Office and Vehicle Maintenance Depot, 7000 Alec Issigonis Way.

Phil Brown, the agent for the applicant spoke in support of the application.

The Committee asked questions of the officers and the speaker about the details of the application.

**The Committee resolved** to support the development set out in application 16/00177/FUL in principle but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions below, on its completion:

### Conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.

3. Samples of materials.
4. Landscape plan required.
5. Landscape plan carried out by completion.
6. Landscape Management Plan.
7. Tree Protection Plan.
8. Arboricultural Method Statement.
9. Construction Traffic Management Plan
10. Travel Plan
11. Detailed design of access arrangements to the site.
12. Service and Delivery Management Plan.
13. Revised parking plan to local plan standard and detailed design of parking areas.
14. Restriction on use of car parking to occupiers of site.
15. Details of cycle and refuse storage.
16. Development carried out in accordance with Flood Risk Assessment.
17. Detailed Drainage Scheme.
18. Details of biodiversity enhancements.
19. Noise restrictions on all mechanical plant on buildings.
20. Energy Strategy recommendations implemented.
21. Contaminated Land Risk Assessment.
22. Site Waste Management Plan.
23. Details of Electric Vehicle Charging Points.

**Legal Agreement:**

£156,582.00 towards Affordable Housing Provision.  
 £1,240 towards monitoring fees for the Framework Travel Plan.

**22. 16/01357/FUL: KASSAM STADIUM AND LAND ADJACENT FALCON CLOSE, OX4 4XP**

The Committee considered an application for planning permission for the temporary use of part of car park for motorcycle testing/ training and part of stadium for storage and office at The Kassam Stadium, OX4 4XP, for three years.

The Committee asked questions of the officers about the details of the application.

**The Committee resolved** to grant planning permission for application 16/01357/FUL with the following conditions:

1. Time limit (3 year temporary permission).
2. Hours of operation.
3. Areas of use.
4. Means of access.

**23. 16/01631/DEM: MURCO SERVICE STATION, BETWEEN TOWNS ROAD**

The Committee considered an application to determine whether prior approval is required for the method of demolition at the Murco Service Station, Between Towns Road, OX4 3LZ

**The Committee resolved** that prior approval is required and granted for application 16/01631/DEM.

**24. 16/01530/CT3 TENNIS COURTS, PEGASUS ROAD**

The Committee considered an application for planning permission for the refurbishment of the existing external artificial sports pitch along with replacement ball-stop fencing, clean access and site furniture, replacement floodlights. Resurfacing of the existing playing space with new 3G artificial grass pitch surface. Installation of new ball stop fencing to the new pitch perimeter to replace existing high level fencing. Creation of new hard standing areas with associated porous asphalt surfacing and matching ball stop fencing for pedestrian access, goals storage and vehicular maintenance access. Replacement of existing artificial (flood) light system. Installation of overspill vehicular parking area at the Tennis Courts, Pegasus Road, Oxford.

The Committee asked questions of the officers about the details of the application.

The Committee agreed there was a need for adequate secure cycle parking closer to the site for people entering directly rather than via the leisure centre, and that provision for 16 bikes (eight stands), with adequate space to allow for panniers and sports equipment would be sufficient. They agreed to add a condition to secure this.

**The Committee resolve** to grant planning permission for application 16/01530/CT3 subject to the following conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Car parking.
5. Lighting.
6. Hours of lighting.
7. Cycle parking to be provided near the entrance to the site– minimum 8 stands for 16 cycles.

**25. MINUTES**

The Committee resolved to approve the minutes of the meeting held on 6 July 2016 as a true and accurate record.

## **26. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming items.

## **27. DATES OF FUTURE MEETINGS**

The Committee noted the dates of future meetings and agreed to change the 5 October meeting to 12 October to accommodate the commitments of the Chair.

**The meeting started at 6.00 pm and ended at 7.10 pm**