

Agenda

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East Area Planning Committee

Date: **Wednesday 12 October 2016**

Time: **6.00 pm**

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

For any further information please contact the Democratic Services Officer:

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 Democratic Services 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 Ruth Wilkinson	Headington;
	Councillor Dick Wolff	St. Mary's;

The quorum for this meeting is five members. Substitutes are permitted

HOW TO OBTAIN A COPY OF THIS AGENDA

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 16/01578/RES: PLOT 3130, JOHN SMITH DRIVE

11 - 26

Site Address: Plot 3130 John Smith Drive, Oxford Business Park.

Proposal: Erection of a detached office building for business use (Class B1), with associated access, landscaping and services infrastructure. Approval of reserved matters approved under planning permission 12/01424/EXT for access, appearance, landscaping, layout and scale.

Officer recommendation: to grant planning permission with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Material Samples.
4. Landscape plan required.
5. Landscape carry out by completion.
6. Landscape survey before site works.
7. Tree Protection Plan (TPP) 1.
8. Arboricultural Method Statement (AMS) 1.
9. Construction Traffic Management Plan.
10. Parking Strategy.
11. Full Travel Plan.
12. Restriction on use of car parking area.
13. Parking and Access Layout Plan.
14. Drainage Strategy.
15. Recommendations of Ecological Assessment.
16. Bat and Bird Boxes.
17. Energy Strategy Recommendations.
18. Details of Photovoltaic Array.
19. Contaminated Land Risk Assessment.
20. Unexpected Contamination Watching Brief.
21. Details of cycle storage.

4 15/03466/FUL: CLINICAL BIOMANUFACTURING FACILITY, CHURCHILL HOSPITAL, OLD ROAD

27 - 38

Site Address: Clinical Biomanufacturing Facility Churchill Hospital Old Road Headington

Proposal: Erection of two storey extension with basement to the Clinical Bio-Manufacturing Facility and provision of new substation (including additional information).

Officer recommendation: to grant planning permission with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Archaeology - Implementation of programme of investigation.
5. Staff travel to work and parking.
6. Construction Travel Plan.
7. Drainage scheme.

5 16/01726/FUL: UNIT 5, ASHVILLE WAY

39 - 44

Site Address: Unit 5, Ashville Way, Oxford

Proposal: Change of use from Storage and Distribution (Use Class B8) to Assemble and Leisure (Use Class D2) on ground floor and Offices (Use Class B1a) on first floor. Provision of additional car parking, bin and cycle store.

Officer recommendation: to refuse planning permission for the following reasons:

The proposed development would result in the loss of a key protected employment site, which would be harmful to the range of job opportunities in the city and contrary to Policy CS28 of the Oxford Core Strategy 2026.

6 16/01213/FUL: 8 JERSEY ROAD, OX4 4RT

45 - 60

Site Address: 8 Jersey Road, Oxford.

Proposal: The retention of 1No. 1-bedroom flat, and provision of 2No. 2-bedroom flat extending into the existing vacant extension, and provision of amenity space, vehicular and cycle parking, landscaping, and other associated works. (Amended Plans, Amended Description).

Officer recommendation: to grant planning permission with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Submission of elevations to stores.
4. Car parking and vision splays.
5. Bin storage - hard surface access.
6. Sustainable drainage.

7	<p>16/01472/FUL: INSTALLATION OF PUBLIC ARTWORK AND SEATING, LAND AT COWLEY ROAD AND NEWMAN ROAD, OX4 3TP</p> <p>Site Address: Land at the Junction of Cowley Road and Newman Road.</p> <p>Proposal: Installation of public artwork and seating.</p> <p>Officer recommendation: to approve the application, subject to conditions</p> <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Materials as proposed. 4. Maintenance plan. 	61 - 66
8	<p>16/01739/CT3: FLORENCE PARK, RYMERS LANE</p> <p>Site Address: Florence Park, Rymers Lane.</p> <p>Proposal: Installation of floodlighting to tennis courts.</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 limit. 2. Materials as specified - LED Floodlighting, 29.06.2016 (D A S). 3. Develop in accordance with approved plans. 	67 - 72
9	<p>MINUTES</p> <p>Recommendation: That the minutes of the meeting held on 7 September 2016 are approved as a true and accurate record.</p>	73 - 82
10	<p>FORTHCOMING APPLICATIONS</p> <p>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.</p> <ul style="list-style-type: none"> • William Morris Close, OX4 2JX: 16/00797/OUT • Site Of Former Shelley Arms 114 Cricket Road: 16/00679/FUL • 16/01973/FUL: Canterbury House, 393 Cowley Road, OX4 2BS • 16/02230/FUL and 16/02231/LBC Land Adjacent St George's, 31 Cowley Road, Littlemore OX4 4LE • 16/02112/FUL: 16 Glebelands, Oxford, OX3 7EN (Fairview Inn) • 16/02017/FUL: 14 Holyoake Road, Oxford, OX3 8AE • 16/01564/FUL: 232 Marston Road, OX3 0EJ • 16/00824/FUL: 2 Mortimer Drive 	

- 16/01752/FUL: Land At Swan Motor Centre And To The East Between Towns Road, Oxford
- 16/01785/OUT: 23 and 25 Spring Lane, Littlemore, OX4 6LE
- 16/01934/RES: Jack Russell, 21 Salford Road, OX3 0RX
- 16/02002/RES: Land West Of Barton North Of A40 And South Of Bayswater Brook, Northern By-Pass Road, Wolvercote, OX3 9SD
- 16/01498/FUL: 18 Gorse Leas
- 139 Oxford Road, Old Marston OX3 0RB: 16/01008/FUL
- 16 Clive Road: 15/03342/FUL
- 16/02184/FUL: 118-120 Bulan Road
- 16/02175/FUL and 16/02176/LBC: 26 Mill Lane, Iffley, OX4 4EJ
- 16/01945/FUL: Plot 12, Edmund Halley Road, Oxford
- 16/01225/FUL: Temple Cowley Pools, Temple Road, OX4 2EZ
- 16/01049/FUL: 474 Cowley Road, OX4 2DP
- Northway and Marston Flood Alleviation Scheme: 16/02224/VAR (and any further applications)

11 DATES OF FUTURE MEETINGS

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

2 Nov 2016
 7 Dec 2016
 11 Jan 2017
 8 Feb 2017
 8 Mar 2017
 5 Apr 2017
 10 May 2017

COUNCILLORS 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

At the meeting

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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.

Preparation of Planning Policy documents – Public Meetings

4. 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.

Public requests to speak

5. 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.

Written statements from the public

6. Members of the public and councillors can send the Democratic Services Officer written statements and other material to circulate to committee members, and the

planning officer prior to the meeting. Statements and other material are accepted and circulated by noon, two working days before the start of the meeting.

7. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give 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. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

8. 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 by noon, two working days before the start of the meeting so that members can be notified.

Recording meetings

9. 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 place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
10. 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.

Meeting Etiquette

11. 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.
12. 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.

Code updated to reflect changes in the Constitution agreed at Council on 25 July 2016