

# MINUTES OF THE EAST AREA PLANNING COMMITTEE

**Wednesday 12 October 2016**



**COUNCILLORS PRESENT:** Councillors Coulter (Chair), Henwood (Vice-Chair), Chapman, Clarkson, Lloyd-Shogbesan, Paule, Taylor, Wilkinson and Wolff.

**OFFICERS PRESENT:** Michael Morgan (Lawyer), Sarah Stevens (Planning Service Transformation Consultant), Nadia Robinson (Planning) and Jennifer Thompson (Committee and Members Services Officer)

## **41. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

None

## **42. DECLARATIONS OF INTEREST**

Minute 46: Councillor Wilkinson declared that she had made no representations on this application and had no predetermined view on this.

Minute 47: Councillor Henwood declared that he was the applicant on behalf of the parish council and could therefore not take part in the decision. He would leave the room for this item.

## **43. 16/01578/RES: PLOT 3130, JOHN SMITH DRIVE**

The Committee considered an application for planning permission for the erection of a detached office building for business use (Class B1) (with associated access, landscaping and services infrastructure) and approval of reserved matters approved under planning permission 12/01424/EXT (for access, appearance, landscaping, layout and scale) at Plot 3130 John Smith Drive, Oxford Business Park.

Robin Moxon and Dan Williams, representing the applicant, came to the table to answer questions from the committee.

**The Committee resolved** to grant planning permission for application 16/01578/RES 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.

**44. 15/03466/FUL: CLINICAL BIOMANUFACTURING FACILITY, CHURCHILL HOSPITAL, OLD ROAD**

The Committee considered an application for planning permission for the erection of a two storey extension with basement to the Clinical Bio-Manufacturing Facility and provision of new substation (including additional information) at the Clinical Biomanufacturing Facility, Churchill Hospital, Old Road Headington.

Dawn Brodie, representing the applicant, came to the table to answer questions from the committee.

**The Committee resolved** to grant planning permission for application 15/03466/FUL 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.

**45. 16/01726/FUL: UNIT 5, ASHVILLE WAY**

The Committee considered an application for planning permission for the 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, with

provision of additional car parking, bin and cycle store at Unit 5, Ashville Way, Oxford.

Damien Roscoe, local business owner, spoke against the application, saying that the unit could be retained for its allocated business use and rented by his business.

Councillor Smith, portfolio holder, Michael Crofton-Briggs, the agent, and Hazel Walsh, the club chairman, spoke in support of the application.

Notwithstanding the officer's recommendation for refusal, the Committee considered that the planning permission should be granted. Permanent premises for the gymnastics club would meet the Council's wider policy aims of increasing leisure activities and encouraging young people to be active, and would provide employment although not at skill levels commensurate with B8 uses. While the unit was suited to B8 uses the proposed uses were satisfactory and could be accommodated on the site. The Committee were of the view that, in meeting the wider policy aims of the Council and the Local Plan, the benefits of permitting the change of use specified in the application outweighed the loss of the B8 use of unit.

In this specific case given the benefits the club provided to the community, the weight given to policy CS21 should be greater than that for policy CS28 and permission should be granted. Concerns over accessibility and transport could be addressed by condition.

They considered that in view of the specific circumstances of the application the permission should be limited to the gymnastics club.

**The Committee resolved to grant** planning permission for application 16/01726/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Personal permission to Cherwell gymnastics club.
4. Cycle parking and car parking details to be submitted and agreed.

#### **46. 16/01213/FUL: 8 JERSEY ROAD, OX4 4RT**

The Committee considered an application for the retention of one 1-bedroom flat, and provision of two 2-bedroom flats extending into the existing vacant extension, and provision of amenity space, vehicular and cycle parking, landscaping, and other associated works. (Amended Plans, Amended Description) at 8 Jersey Road, Oxford.

The Planning Officer recommended and the Committee accepted an additional condition to require details of cycle parking and storage to be agreed.

Jaques Lauruol, local resident, spoke objecting to the application.

Ian Summerfield, the agent for the applicant, spoke in support of the application.

The Committee considered the impact of the proposals on the immediate neighbourhood and were of the view that conditions, provided these were properly implemented and compliance enforced, could appropriately control the impact of the development.

**The Committee resolved** to grant planning permission for application 16/01213/FUL 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. Cycle parking details.
6. Bin storage - hard surface access.
7. Sustainable drainage.

**47. 16/01472/FUL: INSTALLATION OF PUBLIC ARTWORK AND SEATING, LAND AT COWLEY ROAD AND NEWMAN ROAD, OX4 3TP**

Councillor Henwood left the room for the duration of this item and took no part in the debate or decision.

The Committee considered an application for planning permission for the installation of public artwork and seating on land at the junction of Cowley Road and Newman Road.

**The Committee resolved** to approve application 16/01472/FUL, subject to the following conditions:

5. Development begun within time limit.
6. Develop in accordance with approved plans.
7. Materials as proposed.
8. Maintenance plan.

**48. 16/01739/CT3: FLORENCE PARK, RYMERS LANE**

The Committee considered an application for planning permission for the installation of floodlighting to tennis courts at Florence Park, Rymers Lane.

The Planning Officer recommended and the Committee agreed an additional condition to control the hours of operation of the floodlights.

The Committee were concerned that if these were motion sensitive lights they may prove distracting to motorists. They delegated the grant of permission to officers, subject to them being satisfied and the Highways Authority confirming that the detailed design of the lights would not cause a distraction to drivers on the adjacent road.

**The Committee resolved** to delegate the granting of planning permission for application 16/01739/CT3 to officers, subject to the design of the lights being confirmed as not causing a distraction to motorists, and subject to the following conditions:

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.

#### **49. MINUTES**

The Committee resolved to approve the minutes of the meeting held on 7 September 2016 as a true and accurate record.

#### **50. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

#### **51. DATES OF FUTURE MEETINGS**

The Committee noted the dates.

**The meeting started at 6.00 pm and ended at 8.20 pm**