

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 2 November 2016

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

OFFICERS PRESENT: Michael Morgan (Lawyer), Nadia Robinson (Planning), Sian Saadeh (Development Management Team Leader), Sarah Stevens (Planning Service Transformation Consultant) and Jennifer Thompson (Committee and Members Services Officer)

52. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None.

53. DECLARATIONS OF INTEREST

None.

54. 16/02224/VAR: NORTHWAY AND MARSTON FLOOD ALLEVIATION SCHEME: PHASE 1 - VARIATION OF CONDITION 2 (PLANS) OF 16/01320/CT3

The Committee considered an application for the variation of condition 2 (Approved plans) of planning permission 16/01320/CT3 (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) to enable a revised spillway location at the eastern edge of the playing field at its boundary with Maltfield Road at Northway Sports Ground.

The Committee resolved to grant planning permission for application 16/02224/VAR subject to the conditions below:

1. Development within time limit.
2. Approved plans.
3. SuDS drainage.
4. Details of outlet infrastructure.
5. Landscape carry out by completion.
6. Landscape hard surface - tree roots.
7. Underground services - tree roots.
8. Tree protection plan.
9. Arboricultural method statement.

10. Conservation of habitats and species.
11. Bird and bat boxes.
12. Removal of vegetation.
13. Table ramp details.
14. Construction Travel Management Plan.
15. Materials management plan.
16. Watching brief – contamination.
17. Archaeology.
18. Pitch drainage.
19. Vision splays.

55. 16/02406/FUL: CANTERBURY HOUSE, 393 COWLEY ROAD, OXFORD, OX4 2BS

Councillor Taylor arrived during this item and took no part in the debate or decision.

The Committee considered an application for planning permission for the change of use of Canterbury House, Adams House and Rivera House from use as offices (falling within Use Class B1(a) of the 1987 Use Classes Order) to use as 48 student study rooms with ancillary facilities together with landscaping, disabled car parking, bin and cycle storage at Canterbury House, 393 Cowley Road, Oxford.

The planning officer reported further consultation responses:

- Insufficient refuse storage shown
- Additional cycle routes should be provided from the site to allow easier access to facilities
- The highways authority has raised an objection which they will withdraw if the removal of the properties from the controlled parking zone can be secured by S106 agreement.

She reminded the committee that the first two points had been dealt with in the previous applications and the amendments to the CPZ could not be dealt with via S106.

Nik Lyzba, the agent for the applicant, answered questions from the committee.

Committee members noted that the discharge of condition 8 should demonstrate that the development would comply with its proposal to generate 20% of its energy needs from renewables.

The Committee resolved to approve application **16/02406/FUL** subject to and including conditions (listed below) and the satisfactory completion of a S106 to secure a contribution to affordable housing, and to delegate authority to the Head of Planning and Regulatory Services to issue the permission after the public consultation expiry date of 7 November subject to no new material issues arising before the end of that consultation.

Conditions:

1. Time – 3 years.
2. Plans – in accordance with approved plans.
3. Materials – to match.
4. Construction Traffic Management Plan – details prior to construction.
5. Contamination – validation report prior to occupation.
6. Car parking & turning – in accordance with approved plans.
7. Cycle & bin storage – further details prior to substantial completion.
8. Sustainability – details of PV's/ CHP to be submitted prior to construction.
9. Surface water Strategy & SUDS – details to be submitted.
10. Landscape plan – details of hard and soft landscape planting required; prior occupation.
11. Landscape – planting carry out after completion.
12. Details of boundary treatment prior to occupation.
13. Student Accommodation and Out of Term Use (no conference use).
14. Student Accommodation – General Management Protocol – operated in accordance with.
15. Travel Plan.
16. Travel Info Pack.
17. Students - No cars.
18. Restrict hours of use of outside amenity space; 08:00 and 21:00.
19. Biodiversity – measures for wildlife details of 8 swift boxes; prior commencement.
20. Archaeology – Photographic recording; Canterbury House; prior construction.

**56. 16/02230/FUL AND 16/02231/LBC LAND ADJACENT ST GEORGE'S,
31 COWLEY ROAD, LITTLEMORE OX4 4LE**

The Committee considered applications for planning permission and listed building consent for the erection of one 3-bed dwellinghouse (Use Class C3), provision of car parking, private amenity space and bin and cycle store, and repairs to boundary wall at land adjacent to St George's, 31 Cowley Road, Littlemore.

The Committee resolved to:

- a) approve application **16/02230/FUL** and grant planning permission subject to the following conditions:
 1. Development begun within time limit.
 2. Develop in accordance with approved plans.
 3. Material samples.
 4. Stone boundary walls.
 5. Wall junctions.
 6. Further details of fenestration and roof.
 7. Flue and rainwater goods.
 8. Further details gates, bins and cycles.

9. Car Parking.
10. Landscape carry out by completion.
11. Landscape hard surface design - tree roots.
12. Landscape underground services - tree roots.
13. Tree Protection Plan (TPP) 2.
14. Arboricultural Method Statement (AMS) 2.
15. Biodiversity.
16. Archaeology.
17. Remove PD.
18. Phased risk assessment - land quality.
19. Validation report - land quality.
20. Drainage plans.
21. SUDS maintenance plan.

b) approve application **16/02231/LBC** and grant listed building consent subject to the following conditions:

1. Commencement of works LB consent.
2. LBC approved plans.
3. Material samples.
4. Stone boundary walls.
5. Wall junctions.
6. Further details - fenestration & roof.
7. Flue & rainwater goods.
8. Further details - gates, storage.

57. 16/00068/FUL: GROVE HOUSE, 44 IFFLEY TURN, OX4 4DU

The Committee considered an application for the erection of a car port adjacent to existing dwelling and erection of garage and installation of new driveway gate and pedestrian gate to western boundary, and insertion of one window at Grove House, 44 Iffley Turn, Oxford.

Rosie Penna, the applicant, and Marion Breeton, the architect, spoke in support of this and the next application and answered questions.

The Committee resolved to approve application 16/00068/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area.
4. Use of garages.
5. Railings.
6. SUDS.
7. Landscape plan required.
8. Landscape carry out by completion.
9. Landscape hard surface design - tree roots.
10. Landscape underground services - tree roots.

11. Tree Protection Plan (TPP) 2.
12. Arboricultural Method Statement (AMS) 2.
13. Trees - foundation details.

58. 16/00069/LBC: GROVE HOUSE, 44 IFFLEY TURN, OXFORD, OX4 4DU

The Committee considered an application for listed building consent for internal alterations to create an en-suite and a bedroom and to install a new window (amended description) at Grove House, 44 Iffley Turn, Oxford.

The Committee resolved to grant listed building consent for application 16/00069/LBC subject to conditions:

1. Commencement of works listed building consent.
2. Listed building consent - works as approved only.
3. Further works - fabric of listed building - fire regulations.
4. Proposed window.
5. Walls/openings to match adjoining.

59. 16/02112/FUL: 16 GLEBELANDS, OXFORD, OX3 7EN

The Committee considered an application for the change of use of a public house (Use Class A4) to one 5-bed dwellinghouse (Use Class C3) with provision of car parking and private amenity space at 16 Glebelands, Oxford, OX3 7EN.

Simon Sharp, the agent for the applicant, was available to answer questions from the committee.

The Committee resolved to grant planning permission for application 16/02112/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Details of Refuse and Cycle Storage.
4. Design - no additions to dwelling.

60. 16/00824/FUL 2 MORTIMER DRIVE

The Committee considered an application for the erection of front and side porches and single storey rear extension and formation of a rear dormer at 2 Mortimer Drive, Oxford, OX3 0RR.

The Committee resolved to approve application 16/01564/FUL subject to the following conditions:

1. Development begun within time limit.

2. Develop in accordance with approved plans.
3. Materials – matching.

61. 16/01564/FUL: 232 MARSTON ROAD, OX3 0EJ

The Committee considered an application for permission for change of use from dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) at 232 Marston Road, Oxford, OX3 0EJ.

The Committee agreed to vary condition 3 to ensure it removed the property from the controlled parking zone to reduce the impact of cars owned by residents of the HMO on the congested streets in proximity to the school. They were concerned that the apparent lack of space to store bins and bikes at the front of the property and access to the rear would make it difficult to discharge condition 3 adequately and agreed these details must be approved before granting permission.

The Committee resolved that they were minded to grant planning permission for application 16/01564/FUL, and to delegate to the Head of Service the issuing of permission once officers had approved details of adequate bin and cycle storage and subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Controlled Parking Zone (CPZ) – exclusion of property

and if these details were not submitted and approved, that the application come before the Committee for determination.

62. 16/01522/FUL: 5 ATKINSON CLOSE, OXFORD, OX3 9LW

The Committee considered an application for planning permission for the erection of an outbuilding and formation of decking (Retrospective) at 5 Atkinson Close, Oxford, OX3 9LW.

The Committee resolved to refuse permission for application 16/01522/FUL for the following reasons:

1. The proposal, because of the overall extent of development that includes a garden building, raised decking and high boundary treatment, along with its elevated position and the physical form of the building, would result in a form of development that appears as a visually jarring and incongruous form of development, to the detriment of the appearance of the site and surrounding area and would be contrary to Policies CP1 and CP8 of the OLP, CS18 of the Core Strategy and HP9 of the sites and Housing Plan.
2. The proposal, because of its elevated position, large window and extensive area of decking, would result in an unacceptable increase in overlooking and

perception of overlooking to adjacent properties and the gardens, which would harm the living conditions of neighbour occupiers and would be contrary to Policies CP1 and CP10 of the adopted Oxford Local Plan 2001 - 2016 and Policy HP14 of the Sites and Housing Plan.

63. MINUTES

The Committee resolved to approve the minutes of the meeting held on 12 October 2016 as a true and accurate record.

64. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

65. DATES OF FUTURE MEETINGS

The Committee noted the meeting dates.

The meeting started at 6.00 pm and ended at 7.50 pm