

Agenda

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East Area Planning Committee

Date: **Wednesday 7 December 2016**

Time: **6.00 pm**

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

For any further information please contact the Committee
Services Officer:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@oxford.gov.uk

If the business listed on this agenda is not completed by a reasonable time on 7 December, the Chair will adjourn the meeting and reconvene on 20 December at 6.00pm to finish the business.

If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer 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.

Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

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AGENDA

Pages

1 **Apologies for absence and substitutions**

2 **Declarations of interest**

3 **16/00797/OUT: William Morris Close, OX4 2JX**

15 - 50

Site Address: William Morris Close

Proposal: Outline application for 45 new dwellings (4 x 1-bed flats, 14 x 2-bed flats, 10 x 3-bed flats, 10 x 3-bed houses and 7x 4-bed houses) together with private amenity space, parking, access road, landscaping and new publicly accessible recreation space, (all matters other than access reserved).

Officer Recommendation: to refuse planning permission for the reasons set out below

1. The site is protected open space (including associated car parking). It is not allocated for housing development nor is it needed to meet National Planning Policy Framework housing land availability requirements. It has not been clearly shown that the site is surplus to requirements for sport or recreation. It is not essential that the need for housing development should be met on this particular site, and there are no other balancing reasons or mitigating circumstances why housing should be allowed. It is necessary to retain the site as open space for the well-being of the local community, and its development is contrary to Policies CS2 and CS21 of the Core Strategy, and Policy SR2 of the Oxford Local Plan.
2. The application, because of the potential adverse relationship of the development to the trees on the southern and eastern boundaries, and because of unresolved highway issues, has not satisfactorily demonstrated that 45 dwellings can be accommodated on this site in accordance with Policies CP1, CP6 and CP8 of the Oxford Local Plan, Policy CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan.

4 16/01973/FUL: Canterbury House, 393 Cowley Road, OX4 2BS

51 - 66

Site Address: Canterbury House, 393 Cowley Road, OX4 2BS

Proposal: Change of use of Canterbury House, Adams House and Rivera House from Class B1(a) office use to 48 student study rooms and ancillary facilities. Full planning permission for the erection of a three storey building to provide 30 further student rooms and ancillary facilities.

Officer recommendation: to approve the application subject to and including conditions below, and delegate to officers the issuing of the notice of permission on satisfactory completion of a S106 legal agreement to secure a contribution to affordable housing.

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.

Legal Agreements:

S106 to secure affordable housing contribution

5 **16/01945/FUL: Plot 12, Edmund Halley Road, Oxford Science Park**

67 - 82

Site Address: 12 Edmund Halley Road, Oxford Science Park

Proposal: Erection of a 4 storey office building with associated access, pedestrian links, car parking for 203 vehicles, and new landscaping scheme including partial re-grading of existing landscaping bund.

Officer recommendation: to support the development 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. Materials as specified.
4. Landscape plan required.
5. Landscape carried out after completion.
6. Tree Protection Plan (TPP) 1.
7. Implementation of Flood Risk Assessment recommendations.
8. Drainage Strategy - Foul and Surface Water.
9. Detail of car parking provision and management plan.
10. Travel Plan.
11. Construction Traffic Management Plan.
12. Implementation of Energy statement recommendations.
13. Contaminated Land Assessment.
14. Details of Electric Charging Points within parking area.
15. Biodiversity Enhancements.
16. Details of a pedestrian and cycle link through to Littlemore Park .

Legal Agreement:

To secure one or all of the following improvements to public transport services to the site for a period of 5 years

- enhance existing services to the city centre (from 2 to 4 buses per hour in peak* hours), or
- enhance and extend services to Oxford train station (from 2 to 3 buses per hour in the peak* hours), or
- provide a service to Cowley and Headington (operating at least 2 buses per hour in the peak* hours)

*to arrive at the site between 07:00 and 10:00, and leave the site 16:00-19:00 on working days (all Mondays to Fridays except public holidays).

Site Address: 91 Lime Walk, Oxford, OX3 7AD

Proposal: Demolition of existing dwelling. Erection of three-storey building to provide 9 flats (3 x 3-bed, 4 x 2-bed & 2 x 1-bed). Provision of new access off Lime Walk, private and shared amenity space and bin and cycle store.

Officer Recommendation: to refuse planning permission for the reasons set out below

1. The scale of development proposed would be inappropriate having had regard to the number of units proposed and the size of the application site. The overall density of development proposed could not be reasonably accommodated on this site. The intensive use of the site that is proposed would give rise to a cramped form of development that would be unacceptable in the context of Policy CP6 of the Oxford Local Plan 2001-2016 and Policies HP9 and HP10 of the Sites and Housing Plan (2013).
2. The proposed development, because of its scale, form, visual mass, design, landscaping and external appearance would form a discordant feature in the streetscene that would fail to adequately respond to the context and established character of the surrounding built environment. Given the failure to respond to the context of the area and the inappropriate scale, form, visual mass and external appearance the proposed development would be contrary to Policy CP1, CP6, CP8, CP10 and CP11 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy (2011) and Policies HP9 and HP10 of the Sites and Housing Plan 2013.
3. The planning application relates to proposals for four or more dwellings and as a result it is a requirement that a financial contribution be secured towards the delivery of affordable housing in order that the development complies with the requirements of Policy HP4 of the Sites and Housing Plan (2013). The application does not refer to this requirement or indicate any agreement to enter into the necessary legal agreement to secure an affordable housing contribution. In the absence of this requirement or any information to suggest that the proposals would be made unviable if an affordable housing contribution was required the proposed development is contrary to Policy HP4 of the Sites and Housing Plan (2013) and Policy CS24 of the Core Strategy (2011).
4. The proposed development would create a poor standard of residential accommodation as the proposed floorspace is below the prescribed quantity of floorspace set out in the Technical Housing Standards - Nationally Described Space Standard, March 2015

and the quality of the residential accommodation is unacceptable, in particular the availability of natural light, ventilation and restricted outlook. The development would therefore fail to meet the requirements of Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP12 of the Sites and Housing Plan (2013).

5. The development would fail to provide adequate outdoor amenity space for all of the dwellings proposed. The quantity, quality and accessibility of the proposed amenity spaces for some of the dwellings would fall below the required amount; particularly in relation to the three bedroom dwellings that would have the potential to be occupied by families. Some of the proposed balcony and terrace areas are severely constrained and would provide poor quality outdoor amenity space that would wholly unacceptable in terms of outdoor space provision. The proposed development therefore fails to meet the requirements of Policy CP1 and CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 of the Sites and Housing Plan (2013).
6. The proposed balconies and terraces on the south elevation would provide an opportunity to see into the front windows of properties in Cecil Sharp Place; the distance between these rooms would be less than 20m which would be unacceptable and would harm the living conditions of residents of these nearby properties. The proposal is therefore contrary to Policy HP14 of the Sites and Housing Plan (2013) and Policy CP10 of the Oxford Local Plan 2001-2016.
7. The application includes insufficient information relating to flooding and surface water drainage to demonstrate compliance with the required policies. A drainage statement and drainage strategy prepared by a suitably experienced and qualified professional in the field of hydrology and hydraulics is required in order to demonstrate that the proposed development would not lead to an adverse impact on surface water runoff and drainage in the locality. In the absence of this information the development is contrary to Policy CP10 of the Oxford Local Plan 2001-2016 and Policy CS11 of the Core Strategy (2011).

7 16/02002/RES: Community Sports Pavilion, Land West Of Barton OX3 9SD (Barton Park)

97 - 122

Site Address: Land West of Barton North of A40 and South of Bayswater Brook Northern By-Pass Road Wolvercote Oxford.

Proposal: Erection of community sports pavilion with associated car and cycle parking and landscaping (Reserved Matters of outline planning permission 13/01383/OUT).

Officer recommendation: to grant the reserved matters application with the following conditions:

1. Piling methods statement.
2. Verification report - contaminated land.
3. Watching brief - contaminated land.

8 16/02856/CT3: Land Fronting 48 To 62 Field Avenue, Oxford

123 - 130

Site Address: Land Fronting 48 to 62 Field Avenue Oxford Oxfordshire

Proposal: Formation of 29 additional car parking spaces with associated landscaping.

Officer recommendation: to grant planning permission subject to the conditions below and to delegate authority to the Head of Planning and Regulatory Services to issue the permission after the public consultation expiry date of 14 December subject to no new material issues arising before the end of that consultation.

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Drainage.
4. Landscape plan required.

9 16/02588/CT3, 16/02596/CT3, 16/02597/CT3: 2 - 24 and 26 - 60 Stowford Road, 55 - 89 Bayswater Road, Barton

131 - 142

Site Address:

2 To 24 Stowford Road – site plan Appendix 1
26 To 60 Stowford Road – site plan Appendix 2
55 To 89 Bayswater Road – site plan Appendix 3

Proposals: Relocation of bin storage, insertion of permeable fence with associated landscaping. (Amended plans and additional information)

Officer recommendation: to approve applications 16/02588/CT3, 16/02596/CT3, and 16/02597/CT3 all subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as proposed.

4. Ground resurfacing - SUDS compliant.
5. Tree Protection Plan.
6. Arboricultural Method Statement.
7. Landscape plan to be carried out by completion.
8. Landscape management plan.

10 Minutes

143 - 150

Minutes from the meetings of 2 November 2016.

Recommendation: That the minutes of the meeting held on 2 November 2016 are approved as a true and accurate record.

11 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.

16/00679/FUL: 114 Cricket Road	Major application
15/03342/FUL: 16 Clive Road	Called in.
16/01049/FUL: 474 Cowley Road, OX4 2DP	Major application
16/01225/FUL: Temple Cowley Pools, Temple Road, OX4 2EZ	Major application
16/01726/FUL: Unit 5, Ashville Way, OX4 6TU (to be redetermined)	Called in
16/01894/FUL and 16/01895/LBD: Grove House, 44 Iffley Turn, OX4 4DU	Called in
16/01934/RES: Jack Russell, 21 Salford Road, OX3 0RX	Major application
16/02005/FUL: Land Adjacent 35 Courtland Road	Called in
16/02017/FUL: 14 Holyoake Road, OX3 8AE	Called in
16/02151/CT3: 331 Cowley Road, OX4 2AQ	Council application
16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Major application
16/02586/FUL: Land Adjacent To Homebase, Horspath Driftway	Major application
16/02614/FUL: 21 Kestrel Crescent, OX4 6DY	Called in
16/02618/FUL: Stansfeld Outdoor Education Centre,	Major

Quarry Road, OX3 8SB	application
16/02624/FUL: 17 Kestrel Crescent	Called in
16/02625/FUL: 19 Kestrel Crescent, OX4 6DY	Called in
16/02651/OUT: William Morris Close Sports Field, OX4 2SF	Major application
16/02727/FUL: 18 Gorse Leas, OX3 9DJ	Called in
16/02802/CT3: 78 - 100 Barton Road	Council application
16/02803/CT3: 102 - 112 Barton Road	Council application
16/02804/CT3: 114 - 136 Barton Road	Council application
16/02822/FUL: Land To The Rear Of 79 And 81 Wilkins Road, OX4 2JB	Called in

12 Dates of future meetings

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

20 December (adjourned date for this meeting if required)

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.