

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 2 August 2017

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Committee members:

Councillor Taylor (Chair)

Councillor Clarkson

Councillor Tanner

Councillor Wolff

Councillor Hollingsworth (for Councillor Malik)

Councillor Henwood (Vice-Chair)

Councillor Lloyd-Shogbesan

Councillor Wilkinson

Councillor Pegg (for Councillor Chapman)

Officers:

Adrian Arnold, Development Management Service Manager

Sian Saadeh, Development Management Team Leader

Catherine Phythian, Committee Services Officer

Rachel Drinkwater, Committee Services Support Officer

Philip Devonald, Planning Legal Locum

Apologies:

Councillors Chapman and Malik sent apologies.

22. Declarations of interest

There were no declarations of interest.

23. 17/00617/CT3: Oxford City Council Depot, Marsh Road, OX4 2HH

The Committee considered an application 17/00617/CT3 for planning permission for the extension of the depot to provide additional storage space for up to 5 years; reconfiguration and extension of car park; installation of cycle parking; widening of access and erection of fencing.

The Planning Officer presented the report and made the following verbal updates:

- Condition 1 – the wording would be revised to make it clear that the permission was for temporary depot extension and permanent car park reconfiguration and extension;
- Condition 19 – this could be removed as the applicant had provided further information on noise and odour management at the site and the Council's Environmental Health officers were satisfied that the measures taken were acceptable.
- A new condition would be added to provide final details of fencing for the site.

Hazel Dawe and Judith Harley spoke against the application.

Thomas Edwards (Agent) spoke in favour of the application.

In coming to their decision the Committee considered the planning officer's report including summaries of applicant policies and comments from the public; the officer's presentation; the speakers' comments; and answered to questions asked of officers, the public speakers and the applicant's agent.

The Committee asked questions and noted in answer, including but not restricted to

- The prospects of finding an alternative depot site within five years – the applicant was actively pursuing options for the depot relocation
- Any application for an extension of the planning permission would be considered on its own merits.
- Details of surface water drainage scheme – this would be covered in Conditions 5, 6 and 7
- Ecology survey and wildlife corridors – the Council's biodiversity specialist was satisfied with the results of the ecology survey and there was no evidence that there was any need for wildlife corridor on the site
- Disabled parking provision – this would be covered by Condition 13
- Car park management plan – this would be covered by Condition 12
- Policy SR2 was relevant to the application but policy SR5 was not

The Committee discussed their concerns and the merits of the scheme, including but not restricted to:

- Whether the applicant had proven the need for additional storage for adverse weather materials and recycling at this site
- The level of harm caused by the loss of open space
- The need to apply a time constraint for the restoration of the site on the expiry of the temporary planning permission. This should be required by condition.

The Committee concluded that in view of the sensitive nature of this Council application it would be appropriate to require the Head of Planning, Sustainable Development and Regulatory Services to consult with the Chair on the details submitted to satisfy a number of the proposed conditions.

On being put to the vote a majority of the Committee agreed with the officer recommendation.

The East Area Planning Committee resolved to

- a) approve the application 17/00617/CT3 for the reasons given in the report and subject to the 18 required planning conditions and 2 informatives set out in section 10 of the officer's report and 2 additional conditions (to address fencing and time scales for site restoration)
- b) grant planning permission;
- c) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and
- d) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to approve the details submitted to satisfy the recommended planning conditions, with consultation with the Chair of East Area Planning Committee on the details submitted in relation to condition 1, 5, 6, 7, 12 and new condition on restoration.

Councillor Tanner left the meeting at the end of this item.

24. 17/01507/CT3: Offices, Barton Neighbourhood Centre, Underhill Circus, OX3 9LS

The Committee considered an application (17/01507/CT3) for planning permission for the change of use from office (Use Class B1) to use as a Health Centre (Use Class D1); demolition of existing garages to create car parking spaces; replacement of existing entrance doors with sliding doors and re-painting of the rear elevation with a community mural.

The Planning Officer presented the report and informed the Committee that there would be no loss of employment numbers as a result of the application.

Mr Artwell addressed the Committee on the need for community facilities in Barton.

Julia Castle (Oxford City Council officer, Property Services, applicant) was available to answer questions.

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

In reaching its decision, the Committee considered all the information put before it. The Committee acknowledged the concerns raised by the public speaker regarding the loss of community facilities in Barton but noted that this was not relevant to the planning application before them. They considered that the expansion of the health services provided by the application was needed and would be of significant benefit to Barton.

On being put to the vote the Committee agreed with the officer recommendation.

The East Area Planning Committee resolved to

- a) approve the application 17/01507/CT3 for the reasons given in the report and subject to the 5 required planning conditions and 1 informatives set out in section 10 of the officer's report;
- b) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

25. Minutes

The Committee resolved to approve the minutes of the meeting held on 5 July 2017 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.

The meeting started at 6.00 pm and ended at 7.45 pm

Chair

Date: Wednesday 6 September 2017