

Agenda

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East Area Planning Committee

Date: **Wednesday 23 May 2018**

Time: **6.00 pm**

Place: **The Old Library - Oxford 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 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 Sian Taylor	Northfield Brook;
Vice-Chair	Councillor David Henwood	Cowley;
	Councillor Shaista Aziz	Rose Hill and Iffley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor John Tanner	Littlemore;
	Councillor Roz Smith	Quarry and Risinghurst;
	Councillor Ruth Wilkinson	Headington;
	Vacancy (Labour Group)	

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.

All agendas, reports and minutes are available online and can be:

- viewed on our website – mycouncil.oxford.gov.uk
- downloaded from our website
- viewed using the computers in the Customer Services, St Aldate's, or
- subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

- 1 **Election of Chair for the 2018/19 municipal year**
- 2 **Election of Vice-Chair for the 2018/19 municipal year**
- 3 **Apologies for absence and substitutions**
- 4 **Declarations of interest**

5 **17/01480/FUL: 4 Lime Walk Oxford OX3 7AE**

11 - 24

Site Address: 4 Lime Walk, Oxford, OX3 7AE,

Proposal: Demolition of former MOT facility (Use Class B2). Erection of three storey building to create 3 x 1-bed flats and 2 x 2-bed flats (Use Class C3). Erection of a single storey building to create 1 x 2-bed flat (Use Class C3). Provision of private amenity space, bin and cycle storage, alterations to landscaping and formation of 1no. disabled parking space (additional information).

Recommendation: East Area Planning Committee is recommended to:

Refuse the application for the following reason:

The application has failed to demonstrate that development of the site would not be viable if a contribution towards affordable housing were made. Consequently, the proposed development would not accord with the Development Plan and it would be inconsistent with the Framework objective of creating sustainable, inclusive and mixed communities.. Due to the exceptional level of need for affordable housing in Oxford full weight is afforded to the Development Plan.

6 **18/00546/CT3: Garages Rear Of 18-34 Mortimer Drive Accessed From Raymund Road, Oxford, OX3 0RS**

25 - 38

Site Address: Garages Rear Of 18-34 Mortimer Drive
(Site Plan: Appendix 1).

Proposal: Erection of 3 No. single storey buildings to create 2 x 1-bed and 1 x 2-bed residential retirement dwellinghouses (Use Class C3). Alterations to landscaping, provision of bin and cycle stores to each dwelling and provision of car parking.

Recommendation: East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and

grant planning permission.

(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.

7 18/00913/FUL: 7 Dynham Place, Oxford, OX3 7NL

39 - 46

Site Address: 7 Dynham Place, Oxford, OX3 7NL

Proposal: Erection of Two Storey Rear Extension (Retrospective)

Recommendation: East Area Planning Committee is recommended to:

(a) Approve the application unconditionally for the reasons given in the 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;

8 18/00399/FUL: 32 Long Ground, Oxford, OX4 7WT

47 - 54

Site Address: 32 Long Ground, Oxford, OX4 7WT

Proposal: Erection of a single storey side extension to form ground floor bedroom.

Recommendation: East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. 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;

<p>9</p>	<p>18/00288/CT3: Even 26 To 60, Stowford Road, Oxford</p> <p>Site Address: Even 26 To 60, Stowford Road, Oxford</p> <p>Proposal: Rendering of brickwork to front and side elevations of existing entrance blocks.</p> <p>Recommendation: East Area Planning Committee is recommended to:</p> <p>(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.</p> <p>(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:</p> <p>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;</p>	<p>55 - 60</p>
<p>10</p>	<p>18/00290/CT3: 2 To 24 Stowford Road, Oxford, OX3 9PJ</p> <p>Site Address: 2 To 24 Stowford Road, Oxford, OX3 9PJ</p> <p>Proposal: Rendering of brickwork to front and side elevations of existing entrance blocks.</p> <p>Recommendation: East Area Planning Committee is recommended to:</p> <p>(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report.</p> <p>(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:</p> <p>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;</p>	<p>61 - 66</p>
<p>11</p>	<p>18/00291/CT3: 55 To 89 Bayswater Road, Oxford, OX3 9PD</p> <p>Site Address: 55 To 89 Bayswater Road, Oxford, OX3 9PD</p> <p>Proposal: Rendering of brickwork to front and side elevations of existing entrance blocks.</p> <p>Recommendation: East Area Planning Committee is recommended to:</p> <p>(a) Approve the application for the reasons given in the report and subject</p>	<p>67 - 72</p>

to the required planning conditions set out in section 12 of this report and grant planning permission.

(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;

12 Minutes

73 - 78

Recommendation: That the minutes of the meeting held on 4 April 2018 are approved as a true and accurate record.

13 Forthcoming applications

Items currently expected to be for consideration by the committee at future meetings are listed for information. This is not a definitive list and applications may be added or removed at any point. These are not for discussion at this meeting.

17/01338/OUT: 23 And Land To The Rear Of 25 Spring Lane, Littlemore, OX4 6LE	Called in
16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application (as at July, still awaiting additional information)
17/01519/FUL: 55 Collinwood Road Oxford OX3 8HN	Called in
17/02068/VAR: 70 Glebelands, Oxford, OX3 7EN	Committee-level decision
17/02386/FUL: Stoke House, 7 Stoke Place, Oxford, OX3 9BX (Ruskin College)	Major development
17/02387/FUL: Ruskin Hall, Dunstan Road, OX3 9BZ	Committee application
17/02717/FUL: 2A Ramsay Road, Oxford, OX3 8AX	Called in
17/03050/FUL: Land North Of Littlemore Healthcare Trust, Sandford Road, Littlemore, Oxford, OX4 4XN	Major development
17/03064/CT3: Land On The East Side Of Field Avenue, Oxford	Council application
17/03380/FUL: The Iffley Academy, Iffley Turn, Oxford, OX4 4DU	Major development: listed building
17/03425/FUL: Land to the Rear of 2 and 4 Fern Hill Road, OX4 2JN	Called in
18/00012/FUL: 3 David Nicholls Close, Oxford, OX4 4QX	Councillor application
18/00078/FUL: Unit 6 Trade City, Sandy	Called in

Lane West, Oxford, OX4 6FF	
18/00217/CT3: Site Of (cons), 1 - 36 Brome Place, Oxford	Council application
18/00408/CT3: Playground Rear Of 22-28 Bracegirdle Road, Oxford, OX3 8RJ	Council application
18/00433/FUL: Beechwood House, The Beeches, Oxford, OX3 9JZ	Called in
18/00571/FUL: 11 Horseman Close, Oxford, OX3 0NR	
18/00591/VAR: 255A Marston Road, Oxford, OX3 0EN	Committee level application
18/00686/OUT: 1 Gurl Close	Called in
18/00688/FUL: 20 Osler Road, Oxford, OX3 9BJ	
18/00713/VAR: Littlemore Priory	Called in
18/00749/FUL: 8 Cranmer Road	Called in
18/00770/VAR: British Telecom , James Wolfe Road, Oxford, OX4 2PY	
18/00813/FUL: Royal Mail, 7000 Alec Issigonis Way, Oxford	
18/00837/FUL: 28 Sandfield Road, Oxford, OX3 7RJ	
18/00872/FUL: Helena Kennedy Centre, Headington Hill, Oxford, OX3 0BT	

14 Dates of future meetings

The dates of future meetings are at 6.00pm on

6 June 2018
4 July 2018
1 Aug 2018
5 Sep 2018
3 Oct 2018
7 Nov 2018
5 Dec 2018
16 Jan 2019
6 Feb 2019
6 Mar 2019
3 Apr 2019
22 May 2019

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 by noon on the working day before the meeting, 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 in person, via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda).

Written statements from the public

6. Any written statements that members of the public and Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. 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

7. 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

8. 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.
9. 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

10. 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.
11. 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 Constitution changes agreed at Council in April 2017.