

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 6 February 2019

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Committee members:

Councillor Taylor (Chair)	Councillor Lygo (Vice-Chair)
Councillor Clarkson	Councillor Garden
Councillor Gotch (for Councillor Roz Smith)	Councillor Hollingsworth (for Councillor Chapman)
Councillor Simm	Councillor Tanner

Officers:

Adrian Arnold, Acting Head of Planning Services
Sarah Chesshyre, Assistant Planner
Sally Fleming, Lawyer
Hayley Jeffery, Development Management Team Leader
Mike Kemp, Senior Planning Officer
Nadia Robinson, Principal Planning Officer
Jennifer Thompson, Committee and Members Services Officer
Alice Watkins, Planning Officer

Apologies:

Councillors Aziz, Chapman and Roz Smith sent apologies. Substitutes are as shown above.

87. Declarations of interest

Minutes 90 and 91 (18/02783/FUL and 18/02776/FUL): Councillor Tanner said that although he had called these applications to committee he did not have a predetermined position and approached these with an open mind.

88. 18/02231/VAR: Littlemore Park, Armstrong Road, Oxford, OX4 4XG

The Committee considered an application for the variation of:

- condition 3 (approved plans and documents) to revise indicative parameters plans; and
- condition 18 (noise levels) to revise residential noise levels of planning permission 14/02940/OUT (as varied by 14/02940/NMA and 14/02940/NMA2) at Littlemore Park, Armstrong Road, Littlemore.

Planning permission was previously given for outline application 14/02940/OUT (with all matters reserved and as varied by 14/02940/NMA and 14/02940/NMA2) for up to 270 residential dwellings to incorporate a maximum of 92 houses on 2 to 3 floors of 1 to 4 bedrooms with one dwelling being a house with 5 bedrooms and 178 flats of 1 to 4

bedrooms on 2 to 5 floors; provision of car parking, cycle and bin storage, landscaping and ancillary works.

The Planning Officer reported:

- Para 1.1.1 of the report (the first recommendation) should be amended to insert: ...subject to the satisfactory completion of a deed of variation to the outline consent S106 legal agreement (the agreement with this Council in respect of this site) securing planning obligations and the required
- Para 9.3 - the Environment Agency had confirmed they had no objections to the application.

Chris Struthers (representing the applicant) spoke in support of the application and he and Tanya Jordan and Ian Stuart (also representing the applicant) were available to answer questions.

After confirming that the effect of the changes in conditions was satisfactory; and on being proposed, seconded and put to the vote; the Committee agreed with the officer's recommendation to approve the application with the changes to the report and resolution set out above.

East Area Planning Committee resolved to:

1. **approve application 18/02231/VAR** for the reasons given in the report and subject to the satisfactory completion of a deed of variation to the outline consent S106 legal agreement (the agreement with this Council in respect of this site) securing planning obligations and the varied planning conditions as set out in section 12 of this report together with any of the other previous conditions which were applied to the outline consent (updated where necessary) and **grant planning permission**; and
2. **delegate authority** to the Acting Head of Planning Services to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary; and
 - finalise the Deed of Variation to the outline consent legal agreement under section 106 of the Town and Country Planning Act 1990 (the agreement with this Council in respect of this site) and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Acting Head of Planning Services considers reasonably necessary; and
 - complete the Deed of Variation to the section 106 legal agreement referred to above and issue the planning permission.

89. 18/03060/FUL: U Y S Ltd, Garsington Road, Oxford, OX4 2BW

The Committee considered an application for the erection of aluminium framed loading bay building on rear section of the car park at U Y S Ltd, Garsington Road, Oxford, OX4 2BW.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

East Area Planning Committee resolved to:

1. **approve application 18/03060/FUL** for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

90. 18/02783/FUL - Beaumont House, Sandy Lane West Oxford OX4 6LB

The Committee considered an application for the erection of a single storey extension to the west elevation including provision of plant equipment above; installation of electrical substation and plant compound; provision of cycle parking including installation of glazed canopy, and associated landscaping works (amended description, additional Information, amended plans) at Beaumont House, Sandy Lane West, Oxford, OX4 6LB.

Niall McAndrew (representing the applicant) attended to answer questions from the Committee.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

East Area Planning Committee resolved to:

1. **approve application 18/02783/FUL** for the reasons given in the report and subject to the 7 required planning conditions set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

91. 18/02776/FUL - Emmanuel Christian School, Sandford Road, Littlemore, Oxford OX4 4PU

The Committee considered an application for the retention of temporary classroom for a further 3 years at Emmanuel Christian School, Sandford Road, Littlemore, Oxford.

The Planning Officer recommended that on re-consideration it would be more appropriate for the information to be set out in a letter instead of in an informative as proposed in the report

Elizabeth Nesbitt (representing the school) attended to answer questions from the Committee.

A proposal was made and seconded to refuse the application because the public benefit of early years provision was not considered to outweigh the harm to the settings of the listed church and conservation area heritage assets and so the test in the 2018 NPPF para 196 (*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal*) was not met.

This was declared **lost** on the Chair's casting vote.

On being proposed, seconded and put to the vote, and on the Chair's casting vote the Committee **agreed with** the officer's recommendation to approve the application with one condition but with the recommended informative communicated by letter.

East Area Planning Committee resolved to:

1. **approve application 18/02776/FUL** for the reasons given in the report and subject to the one required planning condition set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended condition as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

92. Minutes

The Committee resolved to approve the minutes of the meeting held on 16 January 2019 as a true and accurate record.

93. Forthcoming applications

The Committee noted the list.

94. Dates of future meetings

The Committee noted the meeting dates

The meeting started at 6.00 pm and ended at 7.15 pm

Chair

Date: Wednesday 6 March 2019