

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 2 October 2019

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Committee members:

Councillor Taylor (Chair)

Councillor Tanner (Vice-Chair)

Councillor Aziz

Councillor Chapman

Councillor Clarkson

Councillor Garden

Councillor Simm

Councillor Roz Smith

Officers:

Sarah Chesshyre, Senior Planner

Sally Fleming, Planning Lawyer

Hayley Jeffery, Development Management Team Leader

Andrew Murdoch, Development Management Service Manager

Sarah Orchard, Senior Planner

Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Lloyd-Shogbesan sent apologies.

35. Declarations of interest

Minute 37 - 19/01790/FUL

Councillor Roz Smith declared that this application related to an entry in her register of interests. She was Chair of the village hall trustees who had made the application. As she had an interest in the outcome, she would leave the meeting while this application was considered.

Councillor Garden declared that she knew one of the speakers, Paul Rogers, but that this did not prevent her approaching the application with an open mind

Minute 38 - 19/02106/FUL

Councillor Tanner stated that although he was a signatory to the call-in of this application he was approaching the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision

Minute 39 - 15/02282/OUT

Councillor Clarkson stated that although she had initially called-in another application on this matter she was approaching the present item with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision

Minute 40 - 19/01444/VAR

Councillor Tanner and Councillor Taylor stated that although they were signatories to the call-in of this application they were approaching the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision

Councillor Chapman stated for the record that a family member worked at the adjacent Oxford Academy. He was approaching the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

36. 19/01373/FUL: Former Royal Mail Sorting Office ,7000 Alec Issigonis Way, Oxford, OX4 2ZY

The Committee considered an application for permission for external alterations to the building including:

- relocating a cycle store from NW to SW corner; and
- to the East elevation:
 - Installation of two flues and a flue support
 - 6 new windows
 - External fire escape staircase
 - Replacement of 5 roller shutter doors with cladding
 - Formation of 3 external plant compounds and screening
 - 1 louvre
- to the North elevation
 - Insertion of 3 doors
 - Formation of a waste compound
 - Formation of 2 external stores and screening
 - 1 louvre
- to the west elevation
 - 6 mechanical/ electrical units
 - 4 louvres
- to the south elevation
 - 4 new windows
 - 1 louvre

at Oxford BioMedica "OxBox" (the Former Royal Mail Sorting Office), 7000 Alec Issigonis Way, Oxford, OX4 2ZY.

The planning officer reported two corrections to the report: in paras 6.1 (point 4) and 10.6 (first sentence) references to 'south' should read 'west'.

Peter Jones (representing the applicant) outlined the company's work and spoke in support of the application.

On being proposed, seconded, and put to the vote the Committee agreed to approve the application.

East Area Planning Committee resolved to:

1. **approve application 19/01373/FUL** for the reasons given in the report and subject to the 4 required planning conditions and informative 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 and informative as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

37. 19/01790/FUL: Quarry Village Hall, 67 Quarry Road, Oxford, OX3 8NX

Councillor Roz Smith, having declared that this affected a declared interest on her register of interests, left the room and took no part in the debate or decision.

The Committee considered an application for permission for the demolition of two existing sheds; erection of two sheds; and formation of one notice board at Quarry Village Hall, 67 Quarry Road, Oxford.

Paul Rogers and Glenys Gaskin (trustees for the Quarry Village Hall) spoke in support of the application.

On being proposed, seconded, and put to the vote the Committee agreed to approve the application.

East Area Planning Committee resolved to:

1. **approve application 19/01790/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.

38. 19/02106/FUL: 65 Alice Smith Square, Oxford, OX4 4NQ

Councillor Roz Smith returned to the Committee at the start of this item.

The Committee considered an application for permission for the demolition of the existing outbuilding; erection of a part single, part two storey front, side and rear

extension and formation of balcony and porch canopy to front elevation (Amended Description) at 65 Alice Smith Square, Oxford, OX4 4NQ.

The Planning Officer reported that the plans were correct, apart from the block plan which incorrectly overstated the scale of the extensions. She recommended that planning permission be issued only when the corrected block plan was received and validated.

Tania Dandy-Minto (the applicant) spoke in support of the application.

On being proposed, seconded, and put to the vote the Committee agreed to approve the application subject to receipt of an accurate block plan, and to delegate the final decision to the Acting Head of Planning Services.

East Area Planning Committee resolved to:

1. **delegate approval of application 19/02106/FUL** to the Acting Head of Planning Services for the reasons given in the report and subject to the 5 required planning conditions set out in section 12 of the report; and subject also to receipt of an accurate block plan; 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 before granting planning permission.

39. 15/02282/OUT Jack Russell Public House, 21 Salford Road, OX3 0RX (Deed of variation to a S106 agreement)

The Committee considered an application for a Deed of Variation to the S106 planning obligation agreement associated with permission **15/02282/OUT** (for the demolition of a public house: outline application (with all matters reserved) for the erection of 16 flats (6 x 3bed, 8 x 2 bed, 2 x 1 bed) on 3 floors; provision of 19 car parking spaces) at the Jack Russell, 21 Salford Road, Oxford.

The planning officer altered the recommendation to the Committee so that the variations could be dealt with either by varying the existing planning obligation agreement previously secured OR by securing a replacement S106 planning obligation agreement; and delegate the decision as to which route to take to the Acting Head of Planning Services.

Henry Venners (the agent for the applicants) explained the reasons for the application.

The Committee considered carefully the options open to them as set out in the report and as explained by the planning officers and the legal adviser, and the information presented by the agent for the applicants.

The Committee also considered options to ensure that the affordable housing contribution was paid: requiring a bond or changing the point at which the contribution was payable to an earlier stage in the development.

A motion to refuse the request for a variation of the existing planning obligation agreement because the development no longer provided the on-site affordable housing originally agreed through the S106 for the outline permission was seconded, but LOST on being debated and put to the vote.

A motion to allow the variation of the planning obligation by either method, with the requirement for a bond of £300,000 to cover the affordable housing contribution or (if that was proved to be unachievable) a requirement for the payment of the contribution before occupation of the 5th flat, with the decisions on these matters being delegated to the Acting Head of Planning Services, was seconded, and CARRIED on being debated and put to the vote.

East Area Planning Committee resolved to:

1. **authorise the variation of** the planning obligation previously secured from the provision of on-site affordable housing to a financial contribution towards off site affordable housing provision for the reasons given in the report:
 - **to include the requirement for a bond of £300,000 to cover the affordable housing contribution**
 - **or (if that was proved to be unachievable) to include a requirement for the payment of the contribution before occupation of the 5th flat,**
 - **either through a Deed of Variation to the existing agreement;**
 - **or through a replacement agreement**
2. **and delegate** authority to the Acting Head of Planning Services to:
 - decide which of the options in 1. above it was appropriate to pursue;
 - finalise the deed of variation or new agreement referred to above under sections 106 and 106A(1)(a) of the Town and Country Planning Act 1990 and other enabling powers as set out in the report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report and as set out in 1 above as the Acting Head of Planning Services considers reasonably necessary; and
 - complete the deed of variation or the new agreement as referred to above.

40. 19/01444/VAR: The Peep Centre, The Oxford Academy Campus, Sandy Lane West, Oxford, OX4 5JY

The Committee considered an application for the Variation of condition 1 (Temporary consent for buildings) of planning permission 16/01048/VAR (which was itself a variation of condition 1 (Temporary consent for buildings) of planning permission 13/00380/VAR) to extend the temporary planning permission by a further 3 years at The Peep Centre, The Oxford Academy Campus, Sandy Lane West, Oxford.

The application was to allow the permission for the temporary building consent to be extended to enable more time to raise funds to build permanent premises.

The officer’s recommendation was to allow the extension of time for a further 18 months in line with Council policy.

A proposal to amend the time limit to allow the permission to run for 3 years was seconded, put to the vote, and agreed. The Committee agreed to approve the application with the amended time limit.

East Area Planning Committee resolved to:

- 1. **approve application 19/01444/VAR** for the reasons given in the report and subject to the one required planning condition (**limiting the permission to 3 years**) and informative set out in section 12 of the report; and
- 2. **delegate** authority to the Acting Head of Planning Services to finalise the recommended conditions and informative as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

41. Planning Appeals - Summary report October 2019

The Committee considered and noted a report providing an overview of recent appeal performance including key appeal decisions and the issues raised in the appeals.

42. Minutes

The Committee resolved to **approve** the minutes of the meeting held on 4 September 2019 as a true and accurate record.

43. Forthcoming applications

The Committee noted the list of applications due to come to the committee for consideration.

44. Dates of future meetings

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 8.10 pm

Chair

Date: Wednesday 6 November 2019