

Remote meeting

Minutes of a meeting of the East Area Planning Committee on Wednesday 2 September 2020

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Committee members present:

Councillor Taylor (Chair)

Councillor Tanner (Vice-Chair)

Councillor Altaf-Khan

Councillor Aziz

Councillor Chapman

Councillor Clarkson

Councillor Lloyd-Shogbesan

Councillor Roz Smith

Officers present for all or part of the meeting:

Adrian Arnold, Head of Planning Services

Sally Fleming, Planning Lawyer

Clare Gray, Principal Planner

Mike Kemp, Senior Planning Officer

Andrew Murdoch, Development Management Service Manager

Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Simm sent apologies.

28. Declarations of interest

Minute 29 application 20/00856/FUL

Cllr Tanner stated that although he had called this in for determination by committee, he was approaching it with an open mind and no pre-determined view.

Cllr Altaf Khan stated that he had spoken to both supporters and objectors about other matters relating to the site. He was approaching the planning application with an open mind and no pre-determined view.

29. 20/00856/FUL: 295-301 London Road, Headington, Oxford, OX3 9EH

The Committee considered an application for planning permission for the demolition of the existing two storey building; erection of a part two, part three storey building to create 5 x 2 bed and 2 x 1 bed flats; provision of bin and cycle storage along with private amenity space; and re-provision of the existing Sikh Gurdwara including additional floor space at first floor level. (Amended plans) at 295-301 London Road, Headington, Oxford.

Cllr Rowley (representing the views of local residents) spoke against the application, outlining the concerns objectors had raised with him including the loss of community facilities.

Dilpreet Dhanoa (representing objectors from the Gurdwara) spoke against the application, outlining concerns about lack of support from the Gurdwara's community and the difficulties in relocating worship and other activities.

Simon Sharp (the agent for the applicant) spoke in support of the application and he and Sukdev Singh Lalli (representing the applicant) answered questions.

The Committee noted that although a number of serious concerns around ownership and authority over the building had been raised by those speaking against and in correspondence, these were not matters it could consider when determining the planning application. The Committee considered all the information presented to it, and came to its conclusions based only on matters relevant to the determination of the application.

On being debated, proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

The East Area Planning Committee resolved to:

1. **approve** application 20/00856/FUL for the reasons given in the report and subject to the required 21 planning conditions set out in section 11 of the report and grant planning permission; and
2. **delegate authority** to the 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 Head of Planning Services considers reasonably necessary.

30. 20/00821/FUL: Rear of 10 - 28 Marshall Road, Oxford, OX4 2NR

Cllr Lloyd-Shogbesan lost connection to the meeting during this item and so did not vote.

The Committee considered an application for planning permission for the redevelopment of the existing light industrial unit to provide 5 x 2-bed flats, 2 x 3-bed dwellings and 2 x 4-bed dwellings (Use Class C3); provision of private amenity space, car parking and bin and bicycle storage; and demolition of garage to no. 10 Marshall Road to enable improvements to access from the public highway on the site to the rear of 10 - 28 Marshall Road, Oxford.

The planning officer recommended and the Committee agreed changes to the refusal reasons:

- Amend 1st reason to read: *The proposed development has failed to demonstrate that the proposal makes the best use of the site's capacity to maximise its potential to deliver housing, including affordable housing, through exploring all available opportunities in a manner compatible with both the site itself and the surrounding area. The development therefore results in an inefficient use of the*

land contrary to the aims and objectives of policy S1, RE2 and H2 of the adopted Oxford Local Plan 2036.

- Add 4th reason: *The proposed development fails to provide a reduction of 40% of carbon emissions from a 2013 Building Regulations compliant base case. Had the above reasons for refusal not have applied, the LPA would have sought amended plans and an amended Energy Strategy to demonstrate how the scheme could provide compliance with this policy and incorporate sustainable design and construction principles into the development. The development therefore fails to accord with policy RE1 of the adopted Local Plan 2036.*

Simon Sharp (the agent for the applicant) spoke in support of the application.

On being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to refuse the application for the reasons in the report, with the changes recommended by the officer.

The East Area Planning Committee resolved to

1. REFUSE planning permission for application 20/00821/FUL for the following reasons as set out in the report and amended as above:

- i. The proposed development has failed to demonstrate that the proposal makes the best use of the site's capacity to maximise its potential to deliver housing, including affordable housing, through exploring all available opportunities in a manner compatible with both the site itself and the surrounding area. The development therefore results in an inefficient use of the land contrary to the aims and objectives of policy S1 and RE2 and H2 of the adopted Oxford Local Plan 2036;
- ii. The proposed development by reason of its siting, layout, scale and appearance fails to provide a high quality residential development that responds to the local vernacular, is locally distinctive and provides a sense of place for the occupiers of the development, contrary to policies in the NPPF and DH1 of the adopted Oxford Local Plan 2036;
- iii. The proposed development fails to provide safe and convenient bike storage within the curtilage of the dwellinghouses to the south east of the site. Had the above reasons for refusal not have applied, the Local Planning Authority would have sought amended plans to demonstrate that bike storage for the occupiers of the houses could be provided in a safe, accessible and convenient manner on site and within the rear curtilage of the houses, therefore promoting and supporting alternative modes of transport in accordance with sustainability objectives and policy M5 of the Oxford Local Plan 2036;
- iv. The proposed development fails to provide a reduction of 40% of carbon emissions from a 2013 Building Regulations compliant base case. Had the above reasons for refusal not have applied, the LPA would have sought amended plans and an amended Energy Strategy to demonstrate how the scheme could provide compliance with this policy and incorporate sustainable design and construction principles into the development. The development therefore fails to accord with policy RE1 of the adopted Local Plan 2036; and to

2. delegate authority to the Head of Planning Services to finalise the reasons for refusal as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

31. Minutes

The Committee resolved to approve the minutes of the meeting held on 5 August 2020 as a true and accurate record.

32. Forthcoming applications

The Committee noted the list of expected items and that application 19/00779/FUL: Land at 1-7 Jack Straw's Lane/ 302-304 and 312 Marston Road, had been withdrawn.

33. Dates of future meetings

The Committee noted that the next meeting would be held remotely on 7 October starting at 3.00pm.

The meeting started at 3.00 pm and ended at 4.45 pm

Chair

Date: Wednesday 7 October 2020

When decisions take effect:

Planning Committees: after the call-in and review period has expired and the formal decision notice is issued

Details are in the Council's Constitution.