

EAST AREA PLANNING COMMITTEE

Tuesday 16 April 2013

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Clarkson, Coulter, Curran, Hollick, Lloyd-Shogbesan, Sinclair and Wilkinson.

OFFICERS PRESENT: Martin Armstrong (City Development), Andrew Murdoch (City Development), Robert Fowler (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

141. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor David Rundle (substitute Councillor Ruth Wilkinson).

142. DECLARATIONS OF INTEREST

There were no declarations of interest.

143. 166 SANDY LANE: 13/00386/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a two storey side extension and alterations to existing 4 bedroom dwelling to create 1x1 bedroom dwelling and 1x2 bedroom dwelling

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 8 votes to 0) to REFUSE the planning application for the following reasons:

- 1 The proposed 2-bed dwellings are unacceptable as they would fail to provide a reasonable quality of accommodation for future occupiers due to their inadequate size therefore failing to provide a decent standard of living accommodation for future residents. The proposals therefore fail to accord with the requirements of policy HP12 of the Sites and Housing Plan 2011-2026
- 2 The proposal fails to demonstrate the new dwellings can readily meet the needs of most people, including those with reduced mobility in that it has failed to establish they meet Lifetime Homes standards. The proposal therefore does not comply with policy HP2 of the Sites and Housing Plan 2011-2026.
- 3 The combination and arrangement of the car parking spaces, the cycle stores and the bin stores creates a cramped and cluttered frontage resulting in restricted access to the front doors and use of the cycle and

bin stores to the detriment of the future occupiers. The proposals therefore fail to accord with the requirements of policy HP9, HP13 and HP15 of the Sites and Housing Plan 2011-2026.

**144. OXFORD CITY FOOTBALL GROUND, COURT PLACE FARM:
13/00136/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for 2 non-illuminated adverts at entrance to football ground.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 8 votes to 0) to APPROVE the planning application subject to the following conditions:

- 1 Five year time limit
- 2 Develop in accordance with approved plans
- 3 Advert - Statutory conditions

145. COWLEY ROAD RECREATION GROUND: 12/03125/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a fence around the cricket net facility.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 8 votes to 0) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

**146. PARKS DEPOT, BURY KNOWLE PARK, LONDON ROAD
12/02623/CT3 & 12/02622/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed planning applications for:

- (1) Conservation Area Consent for demolition of brick shed and former mess building.
- (2) Erection of 5 x 3-bed, 3 x 2-bed and 2 x 1-bed flats (use class C3) arranged around central courtyard together with cycle and bin store.

In accordance with the criteria for public speaking, the Committee noted that Jill Cummings, John Jeffs and Tony Joyce spoke against the application and no one spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 5 votes to 4) to SUPPORT the development in principle but defers the applications in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to the following conditions and informative on its completion:

Conditions (12/02623/CT3):

- 1 Commencement of works LB/CAC consent
- 2 Architectural Recording
- 3 No demolition before rebuilding contract

Conditions (12/02622/CT3):

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Details of Means of Enclosure
- 5 Details of Refuse and Cycle Storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Details of access road and turning area
- 13 Lighting plan for access road
- 14 A Site Management Plan for traffic /access arrangements
- 15 Exclusion from residents parking zone
- 16 Construction Traffic Management Plan
- 17 Sustainable Urban Drainage Scheme
- 18 Details of Biodiversity Enhancements
- 19 Details of Sustainability Measures
- 20 Contaminated Land Risk Assessment

Legal Agreement:

- Secure the affordable housing provision
- Financial Contributions of £89,655 (plus admin fees)

Informative

1. Officers to investigate having the access way through the Priory, Old High St
2. Management of Bury Knowle carpark

The Committee agreed that officers should consult with the Chair and Vice Chair the details of conditions 6, 13, 14 and 16 of planning application 12/02622/CT3 prior to the issuing of planning permission.

147. PLOTS 8600 AND PART OF 8400, ALEC ISSIGONIS WAY, OXFORD BUSINESS PARK NORTH: 12/03115/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for construction of motor vehicle dealership comprising two storey building housing workshops, MOT bays,

storage plus single storey Valet building. Formation of new access plus 177 car parking spaces for customers, staff, workshops and car sales.

In accordance with the criteria for public speaking, the Committee noted that George Vasdekys spoke for the application.

After taking all written and oral submissions into account, the Committee resolved (by 9 votes to 0) to SUPPORT the development in principle but defers the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to the following conditions and informative:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Landscape plan required
- 5 Landscape plan carried out by completion
- 6 Landscape Management Plan
- 7 Details of mapping and relocation of Bee Orchids
- 8 Details of external lighting
- 9 Details of Secure by Design Measures
- 10 Noise Restrictions
- 11 NRIA measures implemented
- 12 Sustainable Urban Drainage Strategy
- 13 Parking areas laid out as approved
- 14 Cycle parking provision
- 15 Travel Plan
- 16 Signage Strategy
- 17 Construction Traffic Management Plan
- 18 Contaminated Land Watching Brief

Legal Agreement

- £22,500 towards transport infrastructure improvements
- £60,034 towards Affordable Housing Provision
- £18,876.00 towards public art
- £2,000 towards biodiversity compensation

Informative

- 1 Officers to check whether a Trade effluent consent has been granted and request one if not.

148. LAND ADJACENT TO THE REAR OF 73 TO 81 LIME WALK: 13/00174/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing buildings. Erection of 2 x 3/4 bedroom houses fronting Lime Walk and two storey office building fronting All Saints Road. Provision of cycle and bin stores (amendment to planning permission 11/00648/FUL)

In accordance with the criteria for public speaking, the Committee noted that Darrell Godliman spoke in favour of the application.

After taking all written submissions into account, the Committee resolved (by 9 votes to 0) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Design - no additions to dwelling
- 4 Samples
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Retain rear boundary wall
- 8 Bin and cycle stores
- 9 Variation of Road Traffic Order - Lime Walk, New High Street and All Saints Road,
- 10 Sustainable drainage
- 11 No external staircase to offices
- 12 Sustainability design/construction
- 13 Use Class C3 only
- 14 Construction Travel Plan
- 15 Contaminated Land - Desktop study etc. (unless already dealt with)
- 16 High level windows to offices
- 17 Obscure glazing for first floor bathroom windows of offices

149. 29 OLD HIGH STREET: 13/00311/FUL & 13/00312/CAC

The Head of City Development submitted a report (previously circulated now appended) which detailed a report for the following:

1. Planning application (13/00311/FUL) for the partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street. (Amended plans).
2. Conservation area consent (13/00312/CAC) for partial demolition of existing house, boundary wall and complete demolition of existing garages and outbuildings. (Amended plans)

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 9 votes to 0) to APPROVE the planning application (13/00311/FUL) and conservation area consent (13/00312/CAC) subject to the following conditions and informative:

Conditions (13/00311/FUL)

1. Development must be begun within three years.
2. Development must be built in accordance with approved plans.
3. Existing outbuildings and extension shown to be demolished must be demolished prior to the erection of the approved extension.
4. Materials – samples must be provided of the manufactured stone blocks, mortar and slates.
5. Material specifications and details of Eastern Boundary Wall

6. Material specifications and details of Western Boundary Wall
7. Material specifications and details of vehicular and pedestrian gates
8. Visibility splays – details to be provided
9. Block up existing access
10. Details of parking area to be provided and retained
11. Contractor parking, deliveries and servicing to be provided on site – details to be approved.
12. Tree protection - Root Protection Area (RPA)
13. Tree protection – Arboricultural Method Statement (AMS)
14. Archaeology – programme of work
15. Bats – supervision by bat ecologist

Conditions (13/00312/CAC)

1. Development must be begun within three years.
2. Development must be built in accordance with approved plans.
3. Tree protection - Root Protection Area (RPA)
4. Tree protection – Arboricultural Method Statement (AMS)
5. Archaeology – programme of work
6. Bats – supervision by bat ecologist
7. No demolition prior to confirmation of contract for construction

Informative

1. That the applicant be informed that the Friends of Headington give an annual award to enhanced buildings in the Headington conservation area.

150. LAND ADJACENT TO 56 ASHURST WAY: 13/00308/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the variation of conditions 3 (landscaping) and 4 (planting) of planning permission 00/01621/NF in order to allow the discharge of landscaping details post occupation of the property and discharge of planting after first season.

In accordance with the criteria for public speaking, the Committee noted that Mr J Rodrigo spoke against the application and Robert Pope spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 6 votes to 0) to APPROVE the planning application subject to the following conditions:

1. Landscaping to be implemented and retained as shown on submitted plan
2. Planting to be implemented and retained as shown (and replanted in five years if lost)
3. Boundary treatments to be installed and retained as shown.
4. Permitted Development Rights removed

151. 29 BALFOUR ROAD: 13/00349/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the sub division of existing plot and erection of 1x2 bed self-contained dwelling house (Class C3). Provision of vehicle parking and amenity space.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 8 votes to 1) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Details of parking areas and visibility
- 7 Sustainable Urban Drainage system

152. 8 JERSEY ROAD: 13/00309/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a concrete patio to rear (retrospective).

In accordance with the criteria for public speaking, the Committee noted that Jacques Lauruol spoke against the application and Robert Pope spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 6 votes to 2) to APPROVE the planning application subject to the following conditions:

- 1 Finish and materials
- 2 Access and usage
- 3 Detail of lawn area submitted and implemented
4. Landscaping management scheme

The time limit for the completion of the remedial works to the concrete slab to form a patio and the treatment of the rest of the garden was limited to 3 months.

153. PLANNING APPEALS

The Committee resolved (by 9 votes to 0) to NOTE the report on planning appeals received and determined during February 2013

154. MINUTES

The Committee resolved (by 9 votes to 0) to APPROVE the minutes of the meetings held on 5 and 7 March 2013 as true and accurate records.

155. FORTHCOMING APPLICATIONS

The Committee resolved (by 9 votes to 0) to NOTE the list of forthcoming applications.

156. DATES OF FUTURE MEETINGS

The Chair informed the Committee that due to the large number of forthcoming applications there might be a need for two meetings in May. However due to the Labour Group's AGM on the 9th May, the scheduled second meeting date was not suitable. A second meeting date would be arranged and communicated to members in due course.

The Committee resolved (by 9 votes to 0) to NOTE that the next meeting would be held on Tuesday 7 May 2013.

The meeting started at 6.00 pm and ended at 8.45 pm