

EAST AREA PLANNING COMMITTEE

Wednesday 4 December 2013

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Coulter, Hollick, Lloyd-Shogbesan, O'Hara, Paule and Wilkinson.

OFFICERS PRESENT: Fiona Bartholomew (City Development), Andrew Murdoch (City Development), Huw Jones (Oxfordshire County Council), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

101. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Rundle (substitute Councillor Wilkinson)

102. DECLARATIONS OF INTEREST

There were no declarations of interest made.

103. SPORTS FIELD, WILLIAM MORRIS CLOSE: 13/02500/OUT

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application which details an outline application (seeking access, appearance, layout and scale) for residential development consisting of 6 x 1-bed, 15 x 2-bed, 15 x 3-bed and 4 x 4-bed residential units, together with 70 car parking spaces, access road and informal recreation area.

In accordance with the criteria for public speaking, the Committee noted that Cllr Malik and Judith Harley spoke against the application and Nik Lyzba spoke in favour of it.

The Committee resolved to REFUSE the planning application because:

- 1 The residential element of this proposal is contrary to Policy CS2 of the Core Strategy in that it is a green field site which is not allocated for development nor is it needed to meet the NPPF 5 or 10 year housing land availability requirements. It is not essential that the proposed housing development should take place on this particular site which it is preferable to retain as open space for the well-being of the community it serves. There are no other balancing reasons or mitigating circumstances why housing should be allowed on this site.
- 2 The application site has been in use for formal and informal sport and recreation until recently. Although the site is now fenced off, it has not been clearly shown that the site is surplus to requirements for sport or recreation. The site retains the potential to provide for types of open air sport and recreation for which there is a need in the City. The proposed

replacement recreation facilities and financial contribution are not equal to, or better than, retaining the potential of the site to provide for open air sport and recreation. For these reasons the proposal does not accord with the NPPF, Policy CS21 of the Core Strategy, or Policy SR2 of the Oxford Local Plan.

104. LAND NORTH OF LITTLEMORE HEALTHCARE TRUST, SANDFORD ROAD: 12/02848/OUT

The Head of City Development submitted a report (previously circulated now appended) which detailed an outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space.

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

The Committee resolved to GRANT outline planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion. Subject to the following conditions, legal agreement and informatives:

Conditions

- 1 Reserved Matters within time limit
- 2 Commencement 5/2 years detailed approval
- 4 Approved Plans and Documents
- 5 Reserved Matters Applications
- 6 Scheme of enabling infrastructure works
- 7 Phasing of development
- 8 Materials
- 9 Landscaping and Public Realm Plan
- 10 Landscape Implementation
- 11 Tree Protection Plan
- 12 Landscape Management Plan
- 13 The provision of rail crossing area
- 14 Lifetime Homes Standards
- 15 Car Parking Standards
- 16 Cycle Parking Standards
- 17 Sustainability and Energy Strategy
- 18 Site Wide Surface Water Drainage
- 19 Foul Water Drainage Scheme
- 20 Archaeology - Preservation of Banjo enclosure
- 21 Biodiversity enhancements - Habitat creation / Grassland mitigation
- 22 Ground Contamination and Remediation
- 23 Details of all external lighting
- 24 Noise attenuation
- 25 Protection of the SSSI and SLINC through construction phase
- 26 Secure by Design Principles
- 27 Construction Environment Management Plan
- 28 Highways: Travel Plan
- 29 Details of access roads

30 Removal of PD Rights

31 Public Art

Legal Agreement:

A legal agreement will be required with the outline planning permission to secure the following:

Affordable housing

- A minimum of 0.5 hectares (or approximately 25 dwellings) should be developed for key worker housing which could be provided as market housing or affordable housing. If the key worker housing is provided as affordable housing, as defined in the glossary, it will contribute towards the general provision of 50% affordable housing on the site.
- A minimum of 50% affordable units (80% social rent / 20% intermediate housing) as defined by the Sites and Housing Plan and AHPOSPD
- The mix of dwelling sizes within those tenures to be Social Rent – 1 bed (0-10%), 2 bed (15-25%), 3 Bed (35-45%), 4 bed (10-20%) and Intermediate Housing - 1 bed (0-10%), 2 bed (15-15%), 3 Bed (0-10%), 4 bed (0%) in accordance with the Sites and Housing Plan and AHPOSPD
- The minimum floor space for the on-site affordable homes within the proposed development to accord with the Sites and Housing Plan and the AHPOSPD
- The phasing and distribution of the affordable housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)]

Highway Mitigation Measures

- The development is not commenced until the S278 agreement for highway works has been secured

Informatives:

1. That the developer continues discussions with the hospital trust to secure a pedestrian and cycle access way through the Littlemore hospital site.
2. That officers discuss with the bus companies/ Oxfordshire County Council options to improve the weekend bus service to the site.
3. That any future noise assessment reports include reading during peak traffic times.

105. 69 ST NICHOLAS ROAD: 13/02898/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed an application to vary condition 3 (non-residential education only) of planning permission 11/01906/FUL (Change of use from office (Class A2) to non-residential institution) to allow all D1 uses.

The Committee resolved to APPROVE the planning application subject to the following condition:

- 1 Development begun within time limit

106. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during October 2013

107. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 24 September as a true and accurate record.

The Committee resolved to APPROVE the minutes of the meeting held on 6 November 2013 as a true and accurate record.

108. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

109. DATES OF FUTURE MEETINGS

The Committee noted the next meeting would be held on 8 January 2014.

The meeting started at 6.00 pm and ended at 7.20 pm