

EAST AREA PLANNING COMMITTEE

Wednesday 6 August 2014

COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Altaf-Khan, Anwar, Brandt, Clack, Henwood, Lloyd-Shogbesan and Wilkinson.

OFFICERS PRESENT: Michael Morgan (Law and Governance), Mathew Metcalfe (Democratic and Electoral Services), Fiona Bartholomew (City Development) and Murray Hancock (City Development)

16. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Mary Clarkson (substitute Councillor David Henwood) and Councillor Michele Paule (substitute Councillor Beverley Clack).

17. DECLARATIONS OF INTEREST

There were no declarations of interest made.

18. UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE - 14/01586/RES

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a medical research building (Big Data Institute) on 3 levels plus basement and plant enclosure at roof level, together with landscaping and ancillary works. (Part reserved matters of outline planning permission 12/02072/OUT relating to plot B5, seeking approval of appearance, landscaping, scale and layout)

In accordance with the criteria for public speaking, the Committee noted that Professor Rodney Phillips and Justin Nichols spoke in favour of it.

The Committee resolved to:

- (a) Approve the reserved matters application subject to the following conditions:
 - (1) Time limits
 - (2) Reserved matters approved
 - (3) Approved drawings
 - (4) Unexpected contamination
- (b) Note the position in respect of the details supplied in compliance with conditions on outline permission 12/02072/OUT as they applied to this first reserved matters application.

**19. UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE
- 14/01494/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish various vacant prefabricated buildings. Retention of one prefabricated building plus the construction of 3 storey research building, catering building, 100 space car park and ancillary work for temporary period during construction of proposed Big Data Institute (BDI) building on adjacent land.

In accordance with the criteria for public speaking, the Committee noted that Professor Rodney Phillips spoke in favour of it.

The Committee resolved to grant planning permission for a period of 3 years subject to the separate grant of planning permission on adjacent land to reserved matters planning application 14/01586/RES for the Big Data Institute (BDI) Building and subject to the following conditions and Informatives:

Conditions

- (1) Temporary permission
- (2) Develop in accordance with approved plans
- (3) Occupation only following vacation of Rosemary Rue & New Richards buildings
- (4) Use by University Campus only
- (5) No unapproved tree works
- (6) Tree protection plan
- (7) Surface design: root protection areas
- (8) Arboricultural method statement
- (9) Surface to car park
- (10) Details of lighting and CCTV
- (11) Additional cycle parking
- (12) Archaeology

Informatives

- (1) Natural England to be reconsulted if circumstances change in relation to surface water conditions.

20. PARKING AREA WILLIAM MORRIS CLOSE - 14/01670/OUT

The Head of City Development submitted a report (previously circulated now appended) which detailed an outline planning application (seeking approval of access, appearance, layout and scale) for the erection of new buildings consisting of 2x2 bed flats (Use Class C3), 1x3 bed flats (Use Class C3), 2x3 bed house (Use Class C3) and 2x4 bed house (Use Class C3).

In accordance with the criteria for public speaking, the Committee noted that Councillor Sajjid Malik and Judith Harley spoke against the application.

The Committee resolved not to grant planning permission for the following reasons:

- (1) Although the site may be regarded as previously developed land, it is a small part of a larger area of protected open space that is not allocated for housing development nor is it needed to meet National Planning Policy Framework housing land availability requirements. It has not been clearly shown that the site is surplus to requirements for sport or recreation, and no replacement provision is proposed. It is not essential that the need for housing development should be met on this particular site, and there are no other balancing reasons or mitigating circumstances why housing should be allowed. It is necessary to retain the site to help serve the adjacent playing fields for the well-being of the local community, and its development is contrary to Policies CS2 and CS21 of the Core Strategy, and Policy SR2 of the Oxford Local Plan.
- (2) Having regard to the height and orientation of Plots 1-3, the bulk and scale of the north elevation would appear overbearing in relation to adjacent properties in William Morris Close, and unattractive when viewed from the north because of the lack of architectural interest in that elevation. The 3 storey block would be discordant in the street scene when viewed from the north or the south because it would protrude into an area of 2 storey properties (plots 4-7 and the existing 2 storey housing in William Morris Close and Crescent Close). The proposal is therefore contrary to Policies CS18 of the Core Strategy, Policy HP9 of the Sites and Housing Plan, and Policies CP1, CP6 and CP8 of the Oxford Local Plan.
- (3) Also having regard to the height and orientation of Plots 1-3 the scheme would create overlooking from 1st and 2nd floor kitchen windows towards Crescent Close. The proposed amelioration of this effect by the incorporation of obscure glazing to kitchens is unacceptable because there will be no outlook from those windows which are main windows to combined kitchen and living areas. This is contrary to Policies HP12 and HP14 of the Sites and Housing Plan.

21. 1 PULLENS LANE - 14/00983/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish an existing house and flat and the erection of 55 bedroom care home facility on three levels, together with 17 car parking spaces, landscaping and associated works.

In accordance with the criteria for public speaking, the Committee noted that Tony Besse spoke against the application and David Madden spoke in favour of it.

The Committee resolved not to grant planning permission for the following reasons:

- (1) Having regard to the overall scale of the proposed development and associated intensity of its use, the proposals would result in a physical overdevelopment of the site with inappropriate levels of traffic generation which would fail to preserve the quiet, verdant and rural character of the Headington Hill Conservation Area. As a consequence the proposals fail to respect the site's context and would give rise to significant harm to the

special character and appearance of the Conservation Area contrary to the requirements of policies CP1, CP6, CP8, CP9, CP10, CP11, NE15 and HE7 of the Oxford Local Plan 2001-2016, policies CS2 and CS18 of the Oxford Core Strategy 2026 as well as policies HP9 and HP10 of the Sites and Housing Plan 2011-2026.

- (2) As a result of its excessive size, rectilinear form and repetitive detailing, the proposed building would be out of character with the historic architectural styles of the Headington Hill Conservation Area and, to exacerbate matters, it would be unduly prominent within the surrounding area due to its close proximity to key site boundaries and inadequate retention of important soft landscaping features. Consequently the proposals fail to accord with the requirements of policies CP1, CP6, CP8 and CP11 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policy HP9 of the Sites and Housing Plan 2011-2026.
- (3) The proposed development would result in the net loss of a significant amount of vegetation and ecological habitat that makes a meaningful contribution to local biodiversity. The loss of such habitat has not been appropriately assessed to determine the significance of the loss and therefore gauge if the proposals adequately mitigate or compensate for the impacts. As a consequence it has not been demonstrated that the proposals would not have a net adverse impact on local biodiversity, and, as such, the development fails to accord with the requirements of policy CS12 of the Oxford Core Strategy 2026.

22. BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD - 14/01487/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a woodchip store to supply a biomass locker.

In accordance with the criteria for public speaking, the Committee noted that no one spoke against the application and no one spoke in favour of it.

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials as specified

23. 8 UNDERHILL CIRCUS - 14/01600/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use from Use Class D1 (IT information and training centre) to mixed use D1/A1 (Non-residential Institutions/Shops).

In accordance with the criteria for public speaking, the Committee noted that no one spoke against the application and no one spoke in favour of it.

The Committee resolved to grant planning permission subject to the following conditions:

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

24. PLANNING SERVICES IMPROVEMENT ACTION PLAN

The Head of City Development submitted a report (previously circulated, now appended) which updated the Committee on the progress of the Planning Services Improvement Action Plan.

The Committee agreed to note the progress of the implementation of the Planning services Improvement Action Plan.

25. 142 - 144 OXFORD ROAD, COWLEY - 14/00884/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a single storey rear extension to form a larger mortuary and formation of a new ramped access to rear.

In accordance with the criteria for public speaking, the Committee noted that Mr Jeffson spoke in favour of it.

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials, including details of the surface to the proposed ramp
- (4) Measures to limit noise (from refrigeration/condenser units)

26. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) which detailing the planning appeals received and determined during June 2014.

The Committee agreed to note the report.

27. MINUTES

The Committee agreed to approve the minutes of the meeting held on 18th June 2014 as a true and accurate record.

28. FORTHCOMING APPLICATIONS

The Committee resolved to note the list of forthcoming applications.

14/01495/FUL - Erection of 2 storey side and single storey rear extension - amended plans.

14/01688/VAR – Mansion Mews, Glanville Road - Variation of condition 6 (occupation by full time students) of planning permission 12/00455/FUL to allow full use of accommodation outside semester and term times for cultural and academic visitors and for conference and summer school delegates. (August or September)

14/01183/FUL – 2 Lanham Way - Erection of 1 x 3-bedroom dwelling (use class C3). Provision of private amenity space, car parking, bin and cycle stores. Provision of new vehicle access from Medhurst Way and gated pedestrian access from Lanham Way.

14/01802/FUL – 6 and 8 Mortimer Road - Erection of two storey side extension to form 1x1-bed dwelling. Provision of car parking and bin and cycle stores.

14/02007/CT3 - Land Fronting 9 To 40 Crowberry Road - Provision of 20No. residents' parking spaces on existing grass verges.

14/01868/CT3 – Oxford City Council Depot, Marsh Road – Installation of two roller shutter doors.

14/01772/FUL - 7 Jack Straw's Lane - Demolition of existing buildings on site. Erection of 5 x 3-bed and 3 x 4-bed houses, together with car parking, landscaping and ancillary works.

14/02025/FUL – 105 Old Road – Erection of two storey rear extension.

14/01375/FUL – land to the rear of 73 Lime Walk - Erection of two storey building to provide 1 x 2 bed maisonette (Use Class C3) and 2 x 1 bed flats (Use Class C3). Provision of amenity space.

14/01332/FUL – 51 Sandfield Road - Erection of single storey rear and first floor side extension. Formation of new roof over existing flat roof (amended description).

14/01770/FUL - Marywood House, Leiden Road - Demolition of existing buildings on site. Erection of 2 buildings on 2 and 3 levels to provide 2 x 1 bed and 12 x 2 bed flats, plus 9 supported housing flats, 20 car parking spaces, cycle parking, landscaping and ancillary works.

13/02818/FUL – 11 Crescent Road - Conversion of existing 1 x 5-bedroom house into 1 x 3-bedroom house and 1 x 2-bedroom house – TH (possibly to be refused under delegated powers).

14/01726/FUL - City Of Oxford College, Cuddesdon Way - Demolition of various single storey buildings. Erection of two storey extension to Paxton Building.

14/00764/FUL – 50 Giles Road - Erection of single storey extension to front elevation and three storey extension to side elevation.

13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvered enclosure.

14/00641/FUL – 6 Trafford Road – Conversion of existing garage into 1 x 1-bed dwelling (Use Class C3). Erection of a single storey rear extension.

13/03410/FUL- Iffley Residential And Nursing Home, Anne Greenwood Close - Installation of 3 no. roof mounted ventilation ducts and cowls and 2 no. wall mounted louvers. Erection of 1.8 metre close boarded fence to form new bin storage area.

13/01553/CT3 - Eastern House, Eastern Avenue - Demolition of Eastern House and erection of 7 x 3-bed and 2 x 2-bed dwellings (use class C3). Provision of associated car parking, landscaping, private amenity space and bin and cycle stores.

13/01555/CT3 - Land East Of Warren Crescent - Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath. (Deferred from EAPC meeting of 4th September 2013).

14/01282/FUL - Cheney School, Cheney Lane - Erection of two-storey science building, together with accompanying works including bridge link to Russell Building, remodelled entrance to Wainwright Building, amended pedestrian access to Gipsy Lane, replacement perimeter railings and marking out of car parking spaces. Erection of temporary classroom for period of construction.

14/01273/OUT - Part Of Former Travis Perkins Site, Collins Street- Demolition of existing building. Outline application (seeking approval of access, appearance, layout and scale) for the erection of new building on 4 levels consisting of Class B1 offices on ground floor and 17 x 1-bed and 14 x 2-bed flats at upper levels. Provision of cycle and bin stores plus communal garden area.

29. DATES OF FUTURE MEETINGS

The Committee noted the dates and meetings for the Council Year 2014/15

2014

Wednesday 3rd September (Thursday 11th September if necessary)

Wednesday 1st October (Thursday 9th October if necessary)

Wednesday 5th November (Thursday 13th November if necessary)

Wednesday 3rd December (Thursday 11th December if necessary)

2015

Wednesday 7th January (Thursday 15th January if necessary)

Wednesday 4th February (Thursday 12th February if necessary)

Wednesday 4th March (Thursday 19th March if necessary)

Wednesday 8th April (Thursday 16th April if necessary)

Wednesday 6th May (Thursday 14th May if necessary)

The meeting started at 6.00 pm and ended at 7.40 pm