

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 3 June 2015

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COUNCILLORS PRESENT: Councillors Coulter (Vice-Chair, in the Chair), Anwar, Brandt, Clarkson, Henwood, Munkonge, Taylor, Wade and Wilkinson.

OFFICERS PRESENT: Robert Fowler (City Development), Clare Golden (City Development), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

1. ELECTION OF CHAIR FOR THE COUNCIL YEAR 2015/16

The East Area Planning Committee elected Councillor Darke as Chair for the Council Year 2015/16.

2. ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2015/16

The East Area Planning Committee elected Councillor Coulter as Vice-Chair for the Council Year 2015/16.

In the absence of the elected Chair, Councillor Coulter took the chair for this meeting.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Darke (substitute Councillor Munkonge) and Councillor Altaf Khan (substitute Councillor Wade).

4. DECLARATIONS OF INTEREST

There were no declarations of interest made.

5. UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE:15/00996/RES

The Committee considered a report which detailed a planning application for the erection of the Bio-escalator Amenities Building, together with landscaping and ancillary works at Old Road Campus, Roosevelt Drive.

This is part reserved matters of outline planning permission 12/02072/OUT relating to Plot B4, seeking approval of appearance, landscaping, scale and layout.

Professor James, representing the applicant, spoke in support of the application.

The Committee were concerned about the cumulative impact of traffic on the site and surrounding areas, and asked officers to present submissions by the applicant to discharge condition 15 (travel plan relating to the enlarged Old Road Campus) on outline consent 12/02072/OUT to it for consideration before this was approved.

The Committee resolved to approve reserved matters application 15/00996/RES subject to conditions:

1. Time limits.
2. Reserved matters approved.
3. Approved drawings.
4. Unexpected contamination.
5. Retention of trees T109 and T166.

6. UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE, HEADINGTON:15/00990/FUL

The Committee considered a report detailing an application for planning permission for construction of a 100 space temporary car park, together with ancillary works and new vehicular access from Roosevelt Drive during construction of Bioescalator/ Amenities Building on adjacent land (15/00996/RES).at the University Of Oxford's Old Road Campus, Roosevelt Drive, Headington.

Having made the separate grant of planning permission for reserved matters application 15/00996/RES for the Bioescalator/ Amenities Building, the Committee considered this application.

The Committee resolved to approve application 15/00990/FUL with conditions for a temporary period of 3 years, subject to the following conditions

1. Temporary permission – three years.
2. Approved plans.
3. Use by University campus only.
4. No unapproved tree works.
5. Tree protection plan.
6. Arboricultural method statement.
7. Removal of common lime T109.
8. Repeat ecological survey.
9. Surface car park.
10. Lighting and CCTV.
11. Drainage as detailed.
12. Construction travel plan.

7. LAND ADJACENT TO 393 COWLEY ROAD AND RELIANCE WAY:15/00597/OUT

The Committee considered a report detailing an application for outline planning permission seeking approval of access, layout and scale for the erection of a four storey building consisting of 4 x 1 bedroom and 4 x 3 bedroom flats (Use Class C3) and provision of private amenity space, car parking, cycle and waste storage at land adjacent to Canterbury House (393 Cowley Road) and Reliance Way.

Nik Lyzba, the agent representing the applicant, spoke in support of the application.

The Committee resolved to **refuse** outline permission for application 15/00597/OUT for the following reasons

1. The proposed development would result in the loss of employment land in the absence of robust justification to the detriment of the economic vitality of the city and the important balance between employment and housing as a means of achieving sustainable development. Consequently the proposals fail to accord with the requirements of policy CS28 of the Oxford Core Strategy 2026 as well as the National Planning Policy Framework.
2. The proposals would result in a height and scale of development that would, in combination with the existing adjacent four storey development, unacceptably dominate and impose itself upon the wider Cowley Road streetscene to the detriment of the character and appearance of the surrounding area as well as appear overbearing and cause substantial harm to the setting of the adjacent non-designated heritage asset of Canterbury House that is not outweighed by any public benefit. Furthermore the undercroft parking at street level would create an inactive frontage to Cowley Road, which would result in a poor street environment and encourage crime contrary to the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policies CS18, CS19 and CS22 of the Oxford Core Strategy 2026 as well as policies HP9 of the Sites and Housing Plan 2011-2026.
3. The proposed development, taking into account the scale and massing, inappropriate mix of dwellings, provision of undercroft car parking, inappropriate location of cycle parking, inadequate quality outdoor amenity space and inactive street frontages, would be likely to lead to an overdevelopment that is of a scale, form, design, density and layout that is inappropriate for its intended use and context of the site resulting in a poor quality environment within the site for future occupiers, and contrary to the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policies CS18, CS19, CS22 and CS23 of the Oxford Core Strategy 2026 as well as policies HP9, HP13, HP15 and HP16 of the Sites and Housing Plan 2011-2026 and the Balance of Dwellings SPD.

8. 6 TO 8 MORTIMER ROAD: 15/01015/FUL

The Committee considered a report detailing an application for planning permission for the erection of a two storey side extension to form a 1-bed dwelling (Use Class C3) with provision of private amenity space, car parking and bin and cycle stores at 6 and 8 Mortimer Road.

The Committee agreed to amend condition 6 to require provision of cycle and bin storage at the front of the property as it was unclear whether outside access along the side was available.

The Committee resolved to approve application 15/01015/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Vision Splays.
5. Ground resurfacing - SUDS compliant.
6. Bikes and Bins: storage to the front of the property.
7. Design - no additions to dwelling.

9. 30 WESTBURY CRESCENT: 15/00324/FUL

The Committee considered a report detailing an application for planning permission for a change of use from dwelling house (Use Class C3) to a Large House in Multiple Occupation (HMO); the erection of a single storey rear extension and insertion of three rooflights in association with a loft conversion; replacement of door with window to front elevation; and alterations to existing windows and doors at 30 Westbury Crescent.

Clare Farley, a local resident, spoke against the application.

Alex Marsh, the applicant, spoke in support of the application.

The Committee agreed that condition 3 should require provision of cycle parking which permitted residents to store cycles securely at the front of the property to reduce the need to navigate the unlit path at the rear to reach the proposed rear cycle store.

The Committee resolved to approve application 15/00324/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Cycle parking details required; including cycle parking at the front of the property.
4. Details of refuse storage of removal.
5. Limit to 8 persons

10. 26 BONAR ROAD: 15/00195/CT3

The Committee considered a report detailing an application for planning permission for the erection of single storey rear extension at 26 Bonar Road.

The Committee resolved to approve application 15/00195/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.

11. PLANNING APPEALS

The Committee noted the monthly report on planning appeals would be submitted to the next meeting.

12. MINUTES

The Committee resolved to approve the minutes of the meeting held on 14 May 2015 as a true and accurate record.

13. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

14. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on 1 July 2015.

The meeting started at 6.00 pm and ended at 7.45 pm

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