

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 5 August 2015



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

OFFICERS PRESENT: Michael Morgan (Law and Governance), Murray Hancock (City Development), Andrew Murdoch (Principal Planner) and Catherine Phythian (Committee Services Officer)

28. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Clarkson (substitute Councillor Tanner) and Councillor Taylor (substitute Councillor Clack).

29. DECLARATIONS OF INTEREST

There were no declarations of interest.

30. 474 COWLEY ROAD: 15/00930/OUT

The Committee considered a report detailing a planning application for the demolition of existing timber yard buildings and 2 x 1 bed flats. Outline planning application (seeking details of access, appearance, layout and scale) for the redevelopment of the site to erect a 60 bed care home on three floors, with provision of 20 car parking spaces, cycle parking, bin storage and ancillary works. Conversion and restoration of 2 bedsits to street frontage to form single 1 bed house. (Amended plans) (Additional Information) at 474 Cowley Road.

Cllr Malik (ward councillor for Cowley Marsh) spoke in support of the application.

The Committee asked questions of the planning officer concerning the landscaping, boundary treatment and sustainability aspects of the application. He confirmed that, as this was an outline planning application, the issues raised by the Committee would be addressed by the conditions imposed and in the reserved matters report.

The Committee resolved to approve application with the following conditions:

1. Time limits for commencement.
2. Reserved matters.

3. Development in accordance with submitted plans.
4. Materials.
5. Architectural detailing.
6. Obscure glazing to end windows.
7. Landscape implementation.
8. Tree protection.
9. Landscape management plan.
10. Boundary treatment.
11. External lighting.
12. Natural Resource Impact Analysis
13. Construction travel plan.
14. Construction environmental management plan.
15. Travel Plan
16. Surface water drainage scheme.
17. Provision of fire hydrant.
18. Ground contamination.
19. Unexpected contamination.
20. Petrol / oil interceptors.
21. Cooking smells.
22. Habitat creation.
23. Repeat ecological survey.
24. Details of employment training.
25. Public art.

31. 162-164 HOLLOW WAY:15/01643/FUL

The Committee considered a report detailing an application for planning permission for the demolition of the existing single storey commercial unit, the erection of 1No. two storey building to create 16 x 1-bed student study rooms and erection of 1No. two storey building to create 1 x 1-bed warden flat and 1 x 3-bed postgraduate flat and the provision of amenity space, refuse store and covered parking for 22No. bicycles at 162-164 Hollow Way, Oxford.

In response to questions from the Committee the planning officer explained that although this was a speculative development with no named institution identified as the end user the conditions imposed would limit use to academic institutions with full-time students.

The Committee resolved to approve application with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples
4. Boundary details before commencement
5. bikes and bins
6. Contaminated Land
7. Fire hydrants
8. Window restriction
9. No cars

10. Day to day management
11. Full time students
12. Student accommodation only
13. Sustainability measure
14. Travel Information Pack
15. Drainage
16. Construction Traffic Management Plan
17. Biodiversity enhancements

32. BEENHAMS COTTAGE, RAILWAY LANE: 14/02550/FUL AND 14/01485/FUL

The Committee considered a report detailing two planning applications for Beenhams Cottage, Railway Lane, Oxford for the

1. erection of a part single, part two storey side and rear extension. Erection of first floor front extension. Formation of 1 no. front and 2 no. rear dormers and new vehicular access onto Railway Lane (Amended plans) (14/02550/FUL);
2. formation of vehicular entrance with boundary wall, pillars and gates (14/01485/FUL)

As members of Littlemore Parish Council Cllrs Henwood and Tanner stated that they were taking an unbiased view on the matter.

The planning officer reported that after consideration of the second application (14/01485/FUL) the Highways Authority had withdrawn its objections.

Richard Evers, the applicant, spoke in support of the applications.

The Committee resolved to approve application 14/02550/FUL with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples materials in Conservation Area
4. Specific exclusion approved plans the new vehicular access, HP-00-D16,
5. Design - no additions to dwelling
6. Amenity - windows to side
7. Amenity - no balcony
8. Sustainable drainage
9. Landscape plan required
10. Landscape carry out by completion
11. Landscape hard surface design - tree roots
12. Landscape underground services - tree roots
13. Tree Protection Plan (TPP) 2
14. Arboricultural Method Statement (AMS) 1

The Committee resolved to approve application 14/01485/FUL with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sample materials in Conservation Area
4. Highway safety
5. Landscape plan required
6. Tree Protection Plan (TPP) 2
7. Arboricultural Method Statement (AMS) 2
8. Sustainable drainage

33. 6 FEILDEN GROVE (NO.1) TREE PRESERVATION ORDER, 2015

The Committee considered a report concerning an ash tree in a rear garden of 6 Feilden Grove, in the Headington Hill Conservation Area, which had been made the subject of a provisional Tree Preservation Order (TPO) to prevent tree surgery work as notified under a Sec. 211 Conservation Area tree work notice.

The Committee resolved to confirm the Oxford City Council – 6 Feilden Grove (No.1) Tree Preservation Order, 2015 without modification.

34. PLANNING APPEALS

The Committee noted the reports on planning appeals received and determined during June and July 2015.

35. MINUTES

The Committee resolved to approve the minutes of the meeting of 1 July 2015 as a true and accurate record.

36. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

37. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on 2 September 2015.

The meeting started at 6.00 pm and ended at 7.15 pm