

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 2 December 2015



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

OFFICERS PRESENT: Fiona Bartholomew (Principal Planner), Robert Fowler (Senior Planner), Tim Hunter (Planner), Michael Morgan (Lawyer), Andrew Murdoch (Development Control Team Leader), Edward Oteng (Principal Planner) and Jennifer Thompson (Committee Services Officer)

72. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies.

73. DECLARATIONS OF INTEREST

Minute 66 - Councillor Wilkinson declared that she was an employee of Oxford Brookes University but this did not create a disclosable interest in this application.

74. ASHLAR HOUSE ADJACENT TO 2 GLANVILLE ROAD: 15/00955/FUL

The Committee considered an application for the demolition of existing builder's yard; erection of 3 x 3 bed dwellinghouses (Use Class C3) and 3 x4 bed dwellinghouses (Use Class C3); and provision of private amenity space, car parking, cycling and bins storage.

at Ashlar House, adjacent 2 Glanville Road, Oxford.

This application was deferred from the meeting on 4 November to clarify a number of points, set out in a supplementary report.

The Committee resolved to grant planning permission for application 15/00955/FUL, subject to the conditions and a S106 Legal Agreement in the terms outlined below, and delegate to officers the completion of that legal agreement and the issuing of the notice of permission subject to these conditions:

Conditions:

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

3. Samples of materials.
4. Landscape plan required.
5. Landscape carry out after completion.
6. Boundary details - development commencement.
7. Sight lines.
8. Details of cycle parking, waste & recycling storage areas.
9. Suspected contamination - risk assess, Phase 2 and Phase 3 assessment required.
10. Bat & Bird Boxes integrated into building.
11. Surface drainage scheme.

Legal agreement: to secure affordable housing contributions for the delivery of off-site affordable housing provision.

75. 36, 38 AND 40 LONDON ROAD AND 2 LATIMER ROAD:15/00858/FUL

The Committee considered an application for planning permission for the demolition of residential houses at 36, 38 and 40 London Road and 2 Latimer Road; erection of 167 student study rooms and ancillary facilities on 4 and 5 levels plus basement, together with 2 x 2-bed and 2 x 3-bed maisonettes; and provision of 4 car parking spaces, 88 cycle parking spaces, landscaped areas and ancillary works on a site at 36, 38, 40 London Road and 2 Latimer Road, Headington.

The planning officer corrected the address in paragraph 7 to 'The Brambles' and confirmed that comments received after the close of the formal consultation period could legitimately be taken into account. She proposed and the committee accepted a revised recommendation 'to approve the application, subject to the conditions and a S106 Legal Agreement in the terms outlined below, and delegate to officers the completion of that legal agreement and the issuing of the notice of permission subject to these conditions'.

The Chair extended the speaking time on this application to ten minutes for each group.

Tony Joyce, Gareth Jones, Richard Couzens, Richard Burden and Jeremy Burgess, representing local residents, Headington School and St Luke's, spoke objecting to the application.

Roger Smith and David Maddden, representing the applicants, and Sarah Reynolds, representing Unite students, spoke in support of the application.

The Committee asked questions of the officers and the speakers to clarify a number of matters

The Committee considered that:

- Trees should be a mixture of evergreen and deciduous species to ensure all year round screening.
- parking spaces that are resident only should be preserved

- Cycle storage should be increased and electric bike charging points provided; students should not be permitted to bring motorbikes.
- The ward councillors should be consulted on construction travel plans given the busy location and multiple large building works planned
- There were concerns about the overlooking Headington school playground and the council's safeguarding officer should be consulted.
- A parking barrier should be installed to prevent parking at Latimer Grange.
- The ratio of disabled parking spaces to disabled rooms (1:9) was inadequate; and Brookes Disability Service should be consulted on likely numbers of disabled students needing parking space for vehicles/carers.
- The siting of the development would exacerbate dangers for cyclists, pedestrians and motorists in this congested area. There was anecdotal evidence of a concerning number of accidents and near-misses in this area.
- The height and mass of the building, on a raised site, were of concern, and was considered to be overbearing and adversely impact the adjacent lower buildings. Given this, the design was not considered of sufficient quality for this site.
- The building did not sit well in this location and did not form appropriate relationships with nearby buildings. It did not preserve the privacy, outlook and amenity of these.

A motion to approve the application on the terms recommended; with additional conditions (to prevent overlooking by screening the western elevation and approval of any CCTV scheme) and informatives (provide parking barrier; electric bike charging point; and protection of residents parking) was lost on being put to the vote.

A motion to refuse the application for the reasons set out below was carried on being put to the vote.

The Committee resolved to refuse permission for application 15/00858/FUL for the following reasons:

1. The height mass and bulk of the main building is overbearing and does not form an appropriate relationship to the street. The design does not appropriately relate to the context of its surroundings and does not show the high standard required for a building of this size on this prominent key location. The height and design has a significant adverse impact on the privacy, outlook and amenity of neighbouring buildings. This is contrary to policies CP1, CP6, CP8, CP10 and CS18 of the adopted local plan.
2. The development has an unacceptable adverse impact on community safety by reason of overlooking of the adjacent school playground and because of traffic movements and which seriously reduces the safety of pedestrians and cyclists, contrary to policy CS19.

76. JACK RUSSELL PUBLIC HOUSE, 21 SALFORD ROAD: 15/02282/OUT

The Committee considered an application for the demolition of the public house and outline planning permission (with all matters reserved) for the erection of 16 flats (6 x 3bed, 8 x 2 bed, 2 x 1 bed) on 3 floors and provision of 19 car parking spaces at the Jack Russell (Public House), 21 Salford Road.

Martin Smith, local resident, and Councillor Mick Haines spoke objecting to the application.

Matthew Baalam, representing the applicant, spoke in support of the application.

The Committee resolved to grant outline planning permission for 15/02282/OUT, subject to the following conditions and satisfactory completion of an accompanying legal agreement, and to delegate to the Head of Planning and Regulatory Services the issuing of the Notice of Permission with these conditions upon its completion:

Conditions

1. Outline application.
2. Time limit.
3. Reserved Matters Required.
4. Landscape Plan.
5. Complete landscaping scheme.
6. Management of landscaping.
7. Car parking.
8. Cycle Parking.
9. Vision Splays and Access.
10. Travel information pack.
11. Construction Traffic Management Plan.
12. Energy Statement.
13. Drainage strategy.
14. Biodiversity Enhancement.
15. Refuse and Recycling.
16. Piling method statement.

Legal Agreement:

A legal agreement will be required with the outline planning permission to secure the acceptable arrangements relating to affordable housing:

- A minimum of 50% affordable units (80% social rent / 20% intermediate housing) as defined by Policy HP3 of the Sites and Housing Plan (2013).
- The mix of dwelling sizes to be provided as affordable units will include 3 x 3 bedroom flats, 4 x 2 bedroom flats and 1 x 1 bedroom flats.
- The minimum floor space for the on-site affordable homes within the proposed development to accord with the Sites and Housing Plan and the AHOSPD.
- 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)].

**77. HAMPTON BY HILTON HOTEL, GRENOBLE ROAD (THE PRIORY):
15/02836/VAR**

The Committee considered an application for the variation of condition 3 (Repairs to The Priory) of planning permission 14/02243/VAR to allow an additional six months to undertake facade repairs after opening of new hotel at Hampton By Hilton Hotel, Grenoble Road.

The Committee resolved:

a) to vary condition 3 of planning permission 14/02243/VAR to read as follows:

Notwithstanding the scheme of repair works set out within the External Façade Condition Survey approved under condition 5 of planning permission 05/00287/FUL on the 11th October 2007, a further survey of the external condition of the Grade II Listed Building (The Priory) which sets out a written scheme for the repairs of the building shall be submitted to and approved in writing by the Local Planning Authority. The written scheme of repairs shall be undertaken in accordance with these approved details and written confirmation provided to the Local Planning Authority that they have been carried out within 6 months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.*

b) Attach the following relevant conditions from 05/00287/FUL & 14/02243/VAR

1. Built in accordance with approved plans.
2. Detailed design drawings.
3. Repair works to Priory Public House (as recommended above).
4.
 - (i) Implement recommendations of Flood Risk Assessment.
 - (ii) Details to reduce Crime and Disorder.
 - (iii) Emergency Vehicle Access.
 - (iv) NRA.
5. Archaeological Scheme of Investigation.
6. External Materials.
7. Scheme for treatment of cooking fumes.
8. Details of extraction plant and machinery.
9. Refuse Storage.
10. Green Travel Plan.
11. Access Road details and other related items (surface water drainage, street lighting).
12. Parking Areas constructed in accordance with approved details.
13. Vision Splays.
14. Cycle Parking.
15. Lighting Scheme.
16. No vehicular access onto Minchery Farm Track.
17. Construction Vehicle Routeing.
18. Construction Vehicle Wheel Cleaning.

19. No Tree felling, topping or lopping.
20. Tree Protection.
21. Landscape Plan.
22. Landscaping Completion.
23. Means of enclosure.
24. Details for accessibility.
25. No raising of ground levels.
26. No spoil deposited on land liable to flood.
27. Permeable walls and fencing.
28. Land contamination.

78. 8 JERSEY ROAD: 15/00192/FUL

The Committee considered an application for retrospective planning permission for the conversion of existing two storey side and single storey rear extension, to incorporate into the existing 4 flats to create 2x 1 bed flats and 2x 2 bed flats; provision of bin and cycle stores and additional landscaping at 8 Jersey Road: 15/00192/FUL.

Anne Pallant and Terry Kirkby, local residents, spoke against the application.

The Committee resolved to refuse application 15/00192/FUL for the following reasons:

1. Because of the cramped and cluttered provision of refuse and recycling storage, the three regimented and dominant car parking spaces and the limited amount of landscaping, the proposed development would result in a cluttered and chaotic site frontage, that would appear out of character with the surrounding area and visually jarring in the street scape, to the detriment of visual amenity and contrary to Policies CP1 and CP8 of the of the adopted Oxford Local Plan 2001 - 2016 and CS18 of the Core Strategy and Policy HP9 of the SHP Sites and Housing Plan.
2. The continued provision of four flats, coupled with their increased size and number of bedrooms over the current flats, would lead to an intensification of activity and use that would be out of character with surrounding uses and in excess of the capacity of the site, resulting in an unacceptable level of activity, increase in noise and disturbance contrary to Policies CP6, CP8, CP9, CP10, CP19, HP12 CP21 of the Oxford Local Plan 2001 - 2016 and HP9 of the Sites and Housing Plan.
3. The site has capacity for four dwellings and no contribution to affordable housing has been agreed. The proposal is therefore contrary to Policy HP4 of the Sites and Housing Plan.

79. 103 COLLINWOOD ROAD, HEADINGTON: 15/02711/FUL

The Committee considered an application for the erection of a detached single storey 1 x 1-bed dwellinghouse (Use Class C3); provision of car parking, private amenity space; bin and cycle store with formation of new vehicle access at Land to the Rear of 103 and 105 Collinwood Road, OX3 8HW.

The Committee resolved to approve application 15/02711/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Drainage details.
5. Ground resurfacing - SUDS compliant.
6. Design - no additions to dwelling.

80. 27 LAWN UPTON CLOSE: 15/02614/FUL & 15/02615/LBC

The Committee considered part-retrospective applications for planning permission and listed building consent for the insertion of a roof light into east-facing roof slope; erection of trellis above and espalier frames behind existing boundary wall forming south-east boundary; demolition of existing stone wall to west boundary; erection of stone boundary wall incorporating 3 gates to west boundary at Lawn Upton House, 27 Lawn Upton Close, OX4 4QF.

Margaret Willis, a local resident, spoke against the application.

The Committee debated the impact of the removal of the wall on the character of the conservation area, the setting of the listed building. The legal adviser confirmed it was possible to give a partial approval and partial refusal for this application.

The Committee resolved to approve all relevant elements of application 15/02614/FUL subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sample panel
4. External walls - mortar as approved
5. Roof light
6. Proposed gates and trellis

The Committee resolved to:

approve only the elements of application 15/02615/LBC relating to insertion of a roof light into east-facing roof slope and erection of trellis above and espalier frames behind existing boundary wall forming south-east boundary subject to the following conditions:

1. Commencement of works LB/CAC consent

2. LBC approved plans
3. Sample panel
4. External walls - mortar as approved
5. Roof light
6. Proposed gates and trellis

And refuse listed building consent for the demolition of existing stone wall to west boundary (and as a consequence did not permit erection of a stone boundary wall incorporating 3 gates to west boundary) for the following reason:

Removal of the low wall (a special and historical feature of the listed Lawn Upton House in its own right) was detrimental to the character of the conservation area and the proposed new wall detracted from the open setting and views of the listed building, contrary to policy.

81. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined during October 2015.

82. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

83. MINUTES

The Committee resolved that the minutes of the meeting held on 4 November 2015 were a true and accurate record.

84. DATES OF FUTURE MEETINGS

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 9.15 pm