

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 6 January 2016

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

OFFICERS PRESENT: Robert Fowler (Senior Planner), Niko Grigoropoulos (Planning Control and Conservation Manager), Michael Morgan (Lawyer), Edward Oteng (Principal Planner Team Leader) and Jennifer Thompson (Committee and Members Services Officer)

84. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies.

85. DECLARATIONS OF INTEREST

There were no declarations.

86. OXFORD BROOKES UNIVERSITY, GIPSY LANE: 15/02341/FUL

The Committee considered an application for planning permission for the refurbishment of part of the University campus at Oxford Brookes University, Gypsy Lane consisting of:

1. Demolition of existing main hall and lecture theatre
2. Construction of replacement main hall.
3. Overcladding and refurbishment of Sinclair Building.
4. Removal of elevation and recladding and refurbishment of Clerici and former library buildings.
5. Replanning of forecourt, car park and landscaped area to Gypsy Lane frontage. (Amended plans)(Additional information)

Hamish McMichael, the agent for the applicant, came to the speakers' table to answer questions from the committee.

The Committee had no concerns about the proposal but were concerned about the cumulative impact on Headington of a number of major long-term construction projects planned over the next twelve months and the resulting disruption to roads and traffic congestion.

The Committee resolved to approve application 15/02341/FUL subject to the following conditions and an informative:

1. Development begun within time limit
2. Deemed in accordance with approved plans
3. Samples in Conservation Area
4. Landscape plan required
5. Landscape hard surface design - tree roots
6. Landscape underground services - tree roots
7. Tree Protection Plan (TPP) 1.
8. Arboricultural Method Statement (AMS) 1.
9. Contaminated land.
10. Car Parking.
11. Cycle Parking.
12. Drainage.
13. Construction Travel Management Plan.

Informative: that in managing the construction other major works in Headington are taken into account; to provide contact numbers of contractors and/or managers of other major works where known; and to provide a timetable of works where known.

Reason: to reduce the cumulative impact of separate major works on residents.

87. OXFORD CITY STADIUM, MARSH LANE: 15/02476/FUL

The Committee considered an application for the erection of a spectator stand to provide 150 additional seats in North East corner of Oxford City Football Ground, Court Place Farm, Marsh Lane.

Councillor Clarkson, the ward councillor, explained that the main concern over parking at the ground and nearby had largely been resolved through discussions.

The Committee resolved to approve application 15/02476/FUL with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Surface Drainage Scheme as specified.

88. 27 BRASENOSE DRIFTWAY, OX4 2QY: 15/02778/FUL

The Committee considered an application for the demolition of the existing building; erection of 5x1 bedroom and 1x2 bedrooms flats (Use Class C3) and communal lounge and staff/guest bedroom; and provision of car parking spaces, bin and cycle storage at 27 Brasenose Driftway, Oxford.

Derek Clarke, representing the applicant, came to the speaker's table to answer questions.

The Committee resolved to grant planning permission for application 15/02778/FUL subject to the conditions below and to the satisfactory completion of a Section 106 obligation, and to delegate to officers the issuing of the decision notice following the satisfactory completion of the S106 legal agreement/undertaking.

Conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Surface Drainage Scheme as specified.
5. No felling, lopping, cutting.
6. Landscape plan required.
7. Landscape carrying out by completion.
8. Landscape management plan.
9. Tree protection plan (TPP) 1.
10. Phase Risk Assessment carried out.
11. Prior to Occupation contamination remedial works.
12. Watching Brief on any contaminates found.
13. Approved scheme of archaeology.
14. Restrict occupancy to persons with learning difficulties only.
15. High Level Windows and Obscure Glazing.

S106 Obligation (Legal Agreement or Unilateral Undertaking)

The accommodation to be 100% social rent affordable, with nomination rights to Oxford City Council, which would normally be deferred to the County Council in this case due to the specialist nature of the residents.

89. FORMER DHL SITE, SANDY LANE WEST: 15/03260/VAR

The Committee considered a retrospective application for the variation of condition 2 (Approved plans) of planning permission 14/02650/FUL to allow for revised heights of building at the former DHL Site, Sandy Lane West.

Tina Hill, Keith Manning, Prudence Dailey, and Michael Evans, local residents, spoke against the application.

Mark Dodds, the agent for the applicant, spoke in support of the application.

The Committee noted the comments of all parties. Members agreed to add details to conditions 7, 10 and 18 (landscaping proposals) as appropriate specifying that the submitted scheme should include evergreen planting at as high a density and height as practicable and should be implemented as soon as possible. The developer should liaise with residents and the ward councillors in finalising the scheme and in monitoring the ongoing maintenance needs. This would improve the amenity of residents on Spring Lane close to the site by screening the development as soon as practicable.

The planning officer reported that environmental services were investigating a noise complaint in relation to this development under separate legislation and this was not a planning matter.

The Committee resolved to approve application 15/03260/VAR subject to the conditions below, but delegate to officers the issuing of the decision notice following the completion of a legal agreement that secures the necessary financial contribution towards off-site provision of affordable housing.

Conditions

1. Develop in accordance with approved plans.
2. Materials.
3. Travel Plan.
4. Car parking.
5. SUDs.
6. Unexpected contamination.
7. Revised landscaping proposals*.
8. Acoustic Fence.
9. Approved construction traffic management.
10. Revised boundary treatments*.
11. Use of buildings.
12. Public art.
13. No PD Rights.
14. Noise.
15. Travel movements.
16. Tree Protection.
17. Geo-Environmental Assessment.
18. Landscaping proposals*.
19. Cycle parking.
20. Showering facilities.
21. Natural Resource Impact Analysis.

*landscaping conditions to include details of a variety of species including evergreen; height and density to provide maximum screening; community engagement and including ward councillors in developing plans; community involvement in monitoring; to be agreed and implemented as quickly as practicable.

Legal Agreement:

£89,356 offered as a financial contribution towards provision of off-site affordable housing.

90. LEYS SPAR LTD, DUNNOCK WAY OX4 7EX: 15/02721/FUL

The Committee considered an application for the erection of a single storey extension to west elevation at Leys Spar Limited, Dunnock Way.

The Committee resolved to approve application 15/02721/FUL subject to subject to the following conditions:

1. Development begun within time limit.
2. Materials – matching.
3. Drainage.
4. Ground resurfacing - SUDS compliant.
5. Car/cycle parking provision before use.
6. Cycle parking details required.

91. 9 COLLINWOOD CLOSE: 15/03167/CPU

The Committee considered an application to certify that the proposed erection of a single storey side extension and alterations to windows is lawful development at 9 Collinwood Close, Oxford.

The Committee resolved to approve application 15/03167/CPU.

92. PLANNING APPEALS

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

93. MINUTES

The Committee resolved to approve the minutes of the meeting held on 2 December 2015 as a true and accurate record.

94. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming items.

95. DATES OF FUTURE MEETINGS

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 7.15 pm

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