

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 2 March 2016



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

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

107. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Altaf-Khan submitted apologies and Councillor Wade substituted for him.

108. DECLARATIONS OF INTEREST

None.

109. BARTON PARK: 15/03642/RES

Councillor Clarkson arrived after the start of this item and in accordance with the Constitution took no part in the debate or voting.

The Committee considered application 15/03642/RES for details of reserved matters (layout, scale, appearance and landscaping) for the first phase of the Barton Park development, pursuant to Condition 3 of outline planning permission 13/01383/OUT at land at Barton Northern By-pass Road Oxford.

The works comprise the construction of 237 residential units (Class C3) with associated means of access and highways works; car and cycle parking; hard and soft landscaping; public realm works and ancillary structures. (Amended plans submitted).

Outline planning permission (13/01383/OUT) was granted in October 2013 for the development of the site.

Glyn Mutton, representing the applicant, and Paul Comerford, the agent, spoke in support of the application and answered questions from the Committee.

The Committee raised concerns over the residents parking zone (RPZ) and asked that this be in place at an early stage and there be no overprovision of permits compared to parking spaces.

The Committee resolved to approve reserved matters application 15/03642/RES subject to the following conditions:

1. Develop in accordance with approved plans.
2. Residents Parking Zone.
3. Verification report – contamination.
4. Watching brief – contamination.

110. LAND NORTH OF LITTLEMORE HEALTHCARE TRUST, SANDFORD ROAD, LITTLEMORE 15/02269/RES

The Committee considered a reserved matters application for the construction of 140 residential units consisting of 91 houses (6 x 1bed, 13 x 2bed, 50 x 3bed and 22 x 4bed) and 49 flats (12 x 1bed, 25 x 2bed, 12 x 3bed) and provision of 258 car parking spaces, cycle parking, landscaping and ancillary works at Land North of Littlemore Healthcare Trust, Sandford Road, Littlemore.

Outline planning permission (12/02848/OUT) was granted by the Committee on 4 December 2013 for the development of the site.

Councillor Tanner, local ward councillor, spoke about the application. He said he was broadly in support of the development but urged the committee to ask officers to write to all parties asking that they improve pedestrian access and find a way to provide pedestrian and cycle paths through from the site to the centre of Littlemore.

Robert Froud-Williams and Nathan Cracker, representing the applicant, spoke in support of the application.

The Committee noted Councillor Tanner's concerns and agreed to instruct officers to add an informative to use the best endeavours of all parties to create as soon as possible a permanent pedestrian/cycle link into the centre of Littlemore by or through NHS land (as shown on the plans: to run across the railway near the hospital linking into Sandford Road) and write to all parties informing them of this and ask them to expedite the link.

The Committee resolved to approve reserved matters application 15/02269/RES subject to the following conditions and with an informative:

1. Time Limit.
2. Development carried out in accordance with the approved plans.
3. To exclude the landscaping details and seek revised landscaping proposals in accordance with condition 6 of outline planning permission 12/02848/OUT.
4. Detailed car parking plan.
5. Parking and Turning Heads provided before occupation.
6. Details of cycle parking provision.
7. Detailed method statement for the extent and design of groundwork within the Iron Age banjo enclosure
8. Detailed lighting scheme for the development.

9. Details of bat and bird boxes.
10. Updated badger survey and mitigation plan.
11. Details of the photovoltaic panels to be used on properties.
12. Noise attenuation for properties.
13. Assessment of ground borne vibration from railway line.
14. Restriction on conversion of garages to habitable accommodation.

Informative: to use the best endeavours of all parties to create as soon as possible a permanent pedestrian/cycle link into the centre of Littlemore (to run across the railway close to the hospital to link into Sandford Road; by or through NHS land).

**111. GARAGES TO THE REAR OF 1 3 5 7 AND 9 COPPOCK CLOSE:
15/03117/FUL**

The Committee considered an application for the demolition of 11 garages; erection of 1 x 2bed dwellinghouse (Use Class C3); and provision of private amenity space, car parking, bin and cycle storage at garages to the rear of 1, 3, 5, 7 and 9 Coppock Close.

The Chair informed the committee that the ward councillor, Councillor Sinclair, was not able to attend but had expressed concerns that the quarry wall was unsafe (part of this collapsed recently) and this could be considered as a reason for refusal.

The Committee resolved to refuse application 15/03117/FUL for the following reasons:

The proposal is unacceptable as it would create poor quality residential accommodation to the detriment of the amenities of the future occupiers. In particular the restricted site area and awkward shape together with the proximity of the oversailing quarry wall would result in habitable rooms and private amenity space with a poor outlook and limited levels of natural light, whilst also experiencing noise and disturbance from manoeuvring vehicles entering the site from the access road and would thus fail to provide good quality internal and external space for the future occupiers. Therefore the proposal would fail to create acceptable living conditions for the future occupiers of the dwellings, contrary to Policies CP1 and CP10 of the adopted Oxford Local Plan 2001-2016, and Policies HP12, HP13, and HP14 of the Sites and Housing Plan.

112. 70 KESTREL CRESCENT: 15/03681/FUL

The Committee considered an application for the erection of a part single, part two storey side extension to create 1 x 1 -bed dwellinghouse (Use Class C3) and provision of private amenity space, carparking, bin and cycle store at 70 Kestrel Crescent Oxford OX4 6DZ.

The Committee resolved to approve application 15/03681/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials to match existing.
4. Cycle Store.
5. Refuse and Recycling Store.
6. Parking.
7. Permitted Development Rights.
8. Boundary Treatments.
9. SUDs.

113. LAND FRONTING 2 TO 48 STOCKLEYS ROAD: 16/00134/CT3

The Committee considered an application for the provision of 15 additional parking spaces for residents and alterations to landscaping at land fronting 2 to 48 Stockleys Road.

The Committee resolved to approve application 16/00134/CT3 subject to conditions including the following:

1. Development begun within time limit.
2. Development in accordance with approved plan.
3. Parking in accordance with plans.
4. Development in accordance to Tree Protection Plan (TPP) 1.
5. Sustainable Urban Drainage Systems.
6. Landscaping.

114. PLANNING APPEALS

The Committee noted the report.

115. MINUTES

The Committee resolved to approve the minutes of the meeting held on 3 February 2016 as a true and accurate record.

116. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

117. DATES OF FUTURE MEETINGS

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 8.00 pm