

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 6 April 2016



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

OFFICERS PRESENT: Felicity Byrne (Principal Planner), Niko Grigoropoulos (Planning Control and Conservation Manager), Michael Morgan (Lawyer), Mehdi Rezaie (Planning Team Leader) and Jennifer Thompson (Committee and Members Services Officer)

118. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Clarkson submitted apologies and Councillor Cook substituted for her. Councillor Wilkinson submitted apologies and Councillor Gotch substituted for her.

119. DECLARATIONS OF INTEREST

None.

120. CANTERBURY HOUSE, RIVERA HOUSE AND ADAMS HOUSE, COWLEY ROAD: 15/02542/OUT

The Committee considered an application which sought:

- permission for the change of use of Canterbury House, Adams House (Block B) and Rivera House (Block C) from Class B1 Business Use to 36 student study rooms with ancillary facilities; and
- approval of an outline application (seeking access, layout and scale) for 3 storey building (Block A) to provide 24 student study rooms with ancillary facilities

at Canterbury House, Rivera House and Adams House and Vacant Plot on Street Frontage, Cowley Road.

This application was reported to the EAPC on 4 November 2015 with a recommendation to refuse planning permission and deferred at that meeting. The Committee reconsidered the application in light of recent materially relevant appeal decisions.

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

The Committee resolved to approve hybrid application 15/02542/OUT subject to the conditions below and the satisfactory completion of a S106 legal agreement.

Conditions

1. Time – outline / reserved matters.
2. Plans – in accordance with approved plans.
3. Materials – samples agree prior to construction.
4. Construction Traffic Management Plan – details prior to construction.
5. Contamination –phased risk assessment prior to commencement
6. Contamination – validation report prior to occupation.
7. Car parking – as shown, prior to occupation.
8. Cycle & bin storage – further details prior to substantial completion.
9. Sustainability –details to be submitted prior to construction.
10. SUDS – build in accordance with.
11. Landscape plan – further hard and soft landscaping details required prior occupation.
12. Landscape – planting carry out after completion.
13. Details of boundary treatment prior to occupation.
14. Travel Plan.
15. Student Accommodation– Warden.
16. Student Accommodation and Out of Term Use.
17. Student Accommodation – Management Plan; prior occupation.
18. Students - No cars.
19. Details of Booking system for beginning / end term; prior occupation.
20. Restrict hours of use of outside amenity space; 08:00 and 21:00.
21. Biodiversity – measures for wildlife details to be submitted.

121. BARTON PARK (LAND WEST OF BARTON) OX3 9SD: 16/00067/RES

The Committee considered an application setting out details of reserved matters (access, appearance, landscaping, layout and scale) for the community sports facilities comprising a relocated natural turf adult sports pitch, multi-use games arena, 3G pitch lit by 12 x 10m light columns and a natural turf pitch adjoining the community hub, along with associated car parking, fencing, and vehicular and pedestrian access together with locally equipped area of play on Land West Of Barton North Of A40 And South Of Bayswater Brook Northern By-Pass Road Oxford.

The Planning Officer reported receipt of a letter of objection just before the meeting.

Councillor Rowley, local ward councillor, spoke. He said that the fencing round the adult pitch must be adequate to prevent balls going into the road, play area and gardens. He was unsure that the proposed removable netting for use only

during matches would be practical or adequate and asked for more comprehensive safety fencing.

Paul Comerford, the agent for the applicant, spoke in support of the application.

The Committee considered the risk to public safety of footballs straying from the pitch and whether this could be mitigated through condition. They decided that a condition requiring additional fencing was necessary: at a very minimum both ends of the pitch and the play area boundary must be adequately protected from stray footballs both during matches and during casual use. This must enhance the protection of users of the play area (LEAP) and the nearby road and residents of adjacent houses. Officers with the necessary competencies must carry out a full risk assessment. A suitable boundary treatment including fencing (removable or fixed), and storage and use of removable fencing, must be agreed with the planning authority and installed.

The Committee resolved to approve application 16/00067/RES subject to the following conditions:

1. Tree Protection Plan (TPP) 2.
2. Lighting management/times.
3. Watching brief – contamination.
4. Verification report – contamination.
5. Drainage Strategy.
6. Boundary treatment, to include adequate fencing to mitigate assessed risks from footballs, to be agreed and installed before use.

122. ROSE HILL SPORTS GROUND, ASHHURST WAY: 16/00395/CT3

The Committee considered a retrospective application or the display of 1No non-illuminated fascia sign at Rose Hill Sports Ground, Ashhurst Way, Oxford.

The Planning Officer recommended an additional condition to require removal of the previous sign.

The Committee resolved to approve application 16/00395/CT3 subject to the following conditions:

1. Develop in accordance with approved plans.
2. Materials.
3. Remove previous sign.

123. CORNER OF MARSTON ROAD AND OLD MARSTON ROAD, OX3 0JP: 16/00073/CT3 AND 16/00074/CT3

The Committee considered two applications for planning permission and advertising consent for the installation of a free standing community notice board

and display of the non-illuminated free standing notice board at land on the corner of Marston Road and Old Marston, Oxford.

The Planning Officer reported that the conditions in the published report required separation between the applications 16/00073/CT3 and 16/00074/CT3 and circulated an addendum setting out revised conditions, including an additional condition (reproduced in the decision below). He recommended a condition requiring removal of the existing board before installation.

The Committee resolved to approve application 16/00073/CT3 subject to the following conditions as recommended by the Planning Officer at the meeting:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Remove existing board before installation.

The Committee resolved to approve application 16/00074/CT3 subject to the following conditions as recommended by the Planning Officer at the meeting:

1. Five year time limit.
2. Develop in accordance with approved plans.
3. Advert - Statutory conditions.

124. 72 PEGASUS ROAD, OXFORD, OX4 6DP: 15/03484/CT3

The Committee considered an application for the erection of a single storey rear extension at 72 Pegasus Road Oxford.

The Committee resolved to approve application 15/03484/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Amenity - no balcony.
5. Sustainable drainage.

125. LAND AT 2 TO 12 JASMINE CLOSE: 16/00048/CT3

The Committee considered an application for the provision of 10 residents' parking spaces on existing grass verges on land fronting 2 to 12 Jasmine Close, Oxford.

The Committee resolved to approve application 16/00048/CT3 subject to the following conditions:

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

3. Landscaping.
4. Sustainable Urban Drainage Systems.

126. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined during February, circulated as a supplement to the agenda.

127. MINUTES

The Committee resolved to approve the minutes of the meeting held on 8 March 2016 as a true and accurate record.

This being Councillor Darke's last time as Chair of the meeting before he stepped down as a councillor, Councillors Coulter, Anwar, Brandt and Altaf-Khan paid tribute to his chairmanship and his support in their committee and ward duties.

128. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

129. 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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