

## MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 11 May 2016



**COUNCILLORS PRESENT:** Councillors Coulter (Vice-Chair, in the Chair), Brandt, Henwood, Taylor and Wade.

**OFFICERS PRESENT:** Robert Fowler (Senior Planner), Lisa Green (Principal Planner), Michael Morgan (Lawyer), Andrew Murdoch (Development Control Team Leader), Sarah Stevens (Planning Service Transformation Consultant) and Jennifer Thompson (Committee and Members Services Officer)

### 130. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

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

Councillor Wilkinson submitted apologies as she was unable to attend the meeting having not yet signed her declaration of acceptance of office following her re-election.

### 131. DECLARATIONS OF INTEREST

None.

### 132. BARTON PARK: ALLOTMENTS: 16/00442/RES

The Committee considered an application for reserved matters approval for improvements to the existing allotments and outbuilding, associated fencing, services and associated car parking together with a community garden including pedestrian and cycling links and new tree planting and associated landscaping at land west of Barton, North of A40 and South of Bayswater Brook Northern By-Pass Road Wolvercote Oxford.

The Committee noted updates to the report circulated before the meeting correcting the status of decisions by the allotment association.

Matt Mitchell and Gemma Pengelly, representing the applicant, spoke in support of the application and answered questions from committee members.

In discussion the Committee agreed to add an informative recommending 'smart bins' such as those in use in Bury Knowle Park.

**The Committee resolved to** grant reserved matters application 16/00442/RES with the following conditions:

1. Watching Brief - contaminated land.
2. Verification Report - contaminated land.
3. Finalised Tree Protection Plan.

Informative: recommend using 'smart bins' such as those in Bury Knowle Park.

### **133. 72 BULAN ROAD: 15/03595/FUL**

The Committee considered an application for the change of use from dwelling house (Use Class C3) to a House in Multiple Occupation (Use Class C4) at 72 Bulan Road.

The Committee noted that this had been called in by four councillors. Subsequently the issues raised were resolved to the satisfaction of the instigating councillor and the call-in withdrawn as the agenda was published.

**The Committee resolved to** delegate to officers the issuing of permission for application 15/03595/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Details excluded - submit revised plans - ground floor toilet, Floorplan.
4. Submission of further matters - cycle and bin stores.

### **134. 44 FRANKLIN ROAD: 16/00131/FUL**

The Committee considered an application for planning permission for the erection of a two storey front extension incorporating roof extension and single storey rear extension; and formation of 2No rear dormer windows and insertion of rooflights in association with loft conversion (amended plans) at 44 Franklin Road.

The Committee noted written submissions from the residents at 46 Franklin Road and 42 Franklin Road. The planning officer explained the fall-back position granted by permitted development rights and explained the factors to be considered in relation to the concerns raised by the school relating to safeguarding.

Tim Farrant, local resident, spoke objecting to the application.

Roy Wilkinson, the architect, and Pippa Radcliffe, the applicant, spoke in support of the application.

**The Committee resolved** to grant planning permission for application 16/00131/FUL with the following conditions:

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Materials as proposed.

**135. PAVILION, RECREATION GROUND, MARGARET ROAD OX3 8AY:  
16/00002/CT3**

The Committee considered an application for the demolition of the existing sports pavilion and erection of a new sports pavilion (amended plans) at the Pavilion, Recreation Ground, Margaret Road.

The planning officer reported receipt of comments asking for the reinstatement of public toilets and that the collapsible bollards be made of wood matching those elsewhere on the site.

He explained that it was neither possible nor desirable to amend the application at committee to require changes to the toilets.

He recommended accepting the change to the bollards and amending Condition 4 to that effect.

He clarified that the large lime tree was to be retained, not removed as shown on the plans, and recommended amending Conditions 2 and 7 to that effect.

Councillor Dee Sinclair, local ward councillor, spoke about the application and re-iterated the comments reported by the planning officer.

The Committee noted that while public toilets would be welcomed, they could only consider the application before them. They suggested that the disabled toilet could be made accessible to holders of RADAR keys. They accepted the officer's recommended changes to the conditions.

**The Committee resolved** to approve application 16/00002/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans (amended to show lime tree retained).
3. Materials as specified.
4. Access improvements (collapsible bollards to be wood not metal)
5. Car parking improvements.
6. Drainage.
7. Arboricultural Report (amended to show lime tree retained).
8. Cycle parking.
9. Contaminated Land – Risk Assessment.

10. No Occupation until Remediation.
11. Unexpected Contaminated.
12. Watching brief.
13. Outdoor lighting.
14. Biodiversity enhancements.
15. Nesting birds.

**136. ROSE HILL SPORTS GROUND, ASHHURST WAY: 16/00394/CT3**

The Committee considered an application for the variation of condition 6 (Hours of operation) of planning permission 13/01940/CT3 to allow for the extension of opening hours at Rose Hill Sports Ground, Ashhurst Way

Terrance Kirkby, Chair of the Rosehill Tenants and Residents Association, spoke about the application.

**The Committee resolved** to approve application 16/00394/CT3 subject to the following conditions:

1. Time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Management plan.
5. Hours of use.
6. Floodlighting.
7. Bin storage.
8. Cycle storage.
9. Landscaping.
10. Landscaping implementation.
11. Access road and parking area.
12. Mechanical plant and ventilation.
13. Cooking odours.
14. SUDS.
15. NRIA.
16. Biodiversity.
17. Noise insulation.

**137. 56 KILN LANE: 16/00842/FUL**

The Committee considered an application for the erection of a garden building at 56 Kiln Lane, Oxford.

**The Committee resolved** to approve application 16/00842/FUL with the following conditions:

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

### **138. MINUTES**

The Committee resolved to approve the minutes of the meeting held on 6 April 2016 as a true and accurate record.

### **139. DATES OF FUTURE MEETINGS**

The Committee noted the dates.

**The meeting started at 6.00 pm and ended at 7.40 pm**

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