

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 8 June 2016



COUNCILLORS PRESENT: Councillors Coulter (Chair), Henwood (Vice-Chair), Chapman, Clarkson, Lloyd-Shogbesan, Paule, Taylor, Wade and Wolff.

OFFICERS PRESENT: Patsy Dell (Head of Planning & Regulatory Services), Michael Morgan (Lawyer), Mehdi Rezaie (Planning Team Leader) and Jennifer Thompson (Committee and Members Services Officer)

1. ELECTION OF CHAIR FOR THE 2016/17 MUNICIPAL YEAR

Councillor Van Coulter was elected as Chair for the 2016/17 municipal year.

2. ELECTION OF VICE CHAIR FOR THE 2016/17 MUNICIPAL YEAR

Councillor David Henwood was elected as Vice Chair for the 2016/17 municipal year.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Wilkinson submitted apologies and Councillor Wade substituted for her.

4. DECLARATIONS OF INTEREST

There were no declarations.

5. 70 GLEBELANDS: 15/03432/FUL

The Committee considered an application for planning permission for the demolition of the existing house and erection of one 3-bed dwelling and one 1-bed dwelling (Use Class C3) with provision of private amenity space, car parking and bin and cycle storage (amended plans) at 70 Glebelands Oxford.

The Planning Officer reported:

- The requirements proposed as Condition 7 had been discharged by the applicant after the agenda was published. There was now no need for the condition and he recommended its removal.
- Councillors had received a late representation from a neighbour reiterating their previous objections which were covered in the report.
- The submitted hydrological report had satisfactorily addressed officers' concerns about the impact of this proposal on the SSSI.

Ifor Rhys and Kieran Lynch, the agent and the applicant, spoke in support of the application.

The Committee discussed the effect of the proposal on drainage from the site into the SSSI of Lye Valley. They noted the hydrological report and drainage assessment as applied to the specific proposal were but were concerned that further reductions in the permeable surface on the site may have an unintended impact on the drainage. They also noted that Natural England had not yet responded to the latest amendments or to the drainage strategy to confirm whether these had satisfactorily addressed their objections.

The Committee resolved to delegate to officers the grant planning permission for application 15/03432/FUL, subject to receiving a response from Natural England removing their objection, and subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Bike and bin stores.
5. Design - no additions to dwelling.
6. Part M(4)2.
7. No reduction in the area of permeable surface as shown on the approved plans and assumed in the hydrological assessment: neither from reductions under permitted development rights or from minor changes ancillary to the dwellings.

Informative: ensure that the highway remains unobstructed at all times to allow the regular bus service to operate.

6. PLANNING APPEALS

The Committee noted the reports on planning appeals received and determined during March and April 2016.

7. MINUTES

The Committee resolved to approve the minutes of the meeting held on 11 May 2016 as a true and accurate record.

8. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

9. DATES OF FUTURE MEETINGS

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 7.20 pm