

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 4 April 2018

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Committee members:

Councillor Taylor (Chair)	Councillor Henwood (Vice-Chair)
Councillor Clarkson	Councillor Lloyd-Shogbesan
Councillor Malik	Councillor Tanner
Councillor Wade (for Councillor Wilkinson)	Councillor Wolff

Officers:

Adrian Arnold, Development Management Service Manager
Andrew Murdoch, Planning Team Leader
Sally Fleming, Lawyer
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillors Chapman and Wilkinson sent apologies.

89. Declarations of interest

There were no declarations.

90. 17/02387/FUL - Ruskin Hall, Dunstan Road, OX3 9BZ

The Committee considered an application for the

- i) Erection of a 65 bed student accommodation building on four storeys;
 - ii) Erection of a 30 bed student accommodation building on two and three storeys;
 - iii) Demolition of Bowen Building. (additional information and revised plans)
- at Ruskin Hall, Dunstan Road, Oxford.

The Planning Officer reported that conditions 8 and 12 would be deleted as they were duplicated and an additional condition would be included to deal with the need for a travel plan. In paragraph 9.2, he corrected the 4th sentence to clarify that gardens are excluded from the definition of previously developed land.

Peter Shaw, representing Stoke Place Residents' Association, spoke objecting to the application.

The Committee in their debate noted relevant matters, including but not restricted to:

- concerns about the construction travel management plan (CTMP);

- a travel plan condition should include agreement on the management of coaches accessing the site to mitigate the impact on the surrounding narrow streets in the wider area around the site.
- it was not clear from the energy report why a combined heat and power generation had not been incorporated and that energy efficiency measures could be included above the minimum requirement.

They considered that a travel plan condition was appropriate and also agreed to add an informative advising that liaison with ward councillors take place on the CTMP required by condition 7.

On being put to the vote:

The Committee resolved to:

- a) approve application 17/02387/FUL for the reasons given in the report and subject to:
 - the 23 required planning conditions set out in section 11 of the report (deleting conditions 8 and 12 which duplicated other conditions)
 - adding a travel plan condition
 - adding an informative advising that liaison with ward councillors take place on the CTMP required by condition 7 before it was agreed;
- b) grant planning permission; and
- c) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary and issue the permission.

91. 17/02386/FUL: Stoke House, 7 Stoke Place, Oxford, OX3 9BX

The Committee considered an application for the erection of a 12 study bedroom annex on two floors at Stoke House, 7 Stoke Place, Oxford.

The Planning Officer corrected the 4th sentence in paragraph 9.2, to clarify that gardens are excluded from the definition of previously developed land.

Peter Shaw, representing Stoke Place Residents' Association, spoke objecting to the application.

Following debate, the Planning Officer recommended and the Committee agreed to add an informative regarding condition 16 (CMTP) that access arrangements should be such as to reduce the impact of construction traffic on the unadopted road in Stoke Place.

On being put to the vote:

The Committee resolved to:

- a) approve application 17/02386/FUL for the reasons given in the report and subject to the 24 required planning conditions set out in section 11 of the report and adding an informative regarding Condition 16 that access arrangements should be explored to reduce the impact of construction traffic on the unadopted road in Stoke Place;
- b) grant planning permission; and
- c) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:
finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary and issue the planning permission.

92. 17/02717/FUL: 2A Ramsay Road, Oxford, OX3 8AX

The Committee considered an application for the erection of a front porch, demolition of single storey side extension and erection of a two storey building to create 2 x 1-bed flats (Use Class C3) with provision of private amenity space, car parking and bin and cycle storage at 2A Ramsay Road, Oxford.

This application had been deferred from the previous meeting to allow the Committee to visit the site before reaching a decision. The site visit took place on 3 April.

Joanna Norridge and Martin Loudon, local residents, spoke objecting to the application and set out their concerns.

The Planning Officer and Legal Adviser confirmed in the presentation and in answer to questions:

- any 'Right to light' acquired through residency was a private matter between the parties and not a material planning consideration;
- the policy stating a 20m separation between back-to-back facing windows of habitable rooms was not an absolute measurement but guidance and the acceptable separation distance between any two properties depended on multiple factors;
- that the outdoor space exceeded the minimum standards for each flat.

On being put to the vote:

The Committee resolved to:

- a) approve application 17/02717/FUL for the reasons given in the report and subject to the 8 required planning conditions set out in section 12 of the report
- b) grant planning permission: and

- c) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:
finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

93. 18/00078/FUL: Unit 6 Trade City, Sandy Lane West, Oxford, OX4 6FF

The Committee considered an application for the formation of an enclosed area with acoustic fencing and insertion of one gate to accommodate external air handling plant at Unit 6 Trade City, Sandy Lane West, Oxford.

Tina Hill, representing local residents, spoke objecting to the application because of concerns about nuisance from noise.

The Planning Officer outlined the remedies and options should the air conditioning units prove to be noisier than permitted by either this permission or the planning permission for the whole site, or cause a statutory nuisance.

On being put to the vote, and on the casting vote of the Chairman:

The Committee resolved to:

- a) approve application 18/00078/FUL for the reasons given in the report and subject to the 6 required planning conditions set out in section 11 of the report;
- b) grant planning permission; and
- c) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:
finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

94. 18/00408/CT3: Playground Rear Of 22-28 Bracegirdle Road, Oxford, OX3 8RJ

The Committee considered an application for the demolition of the existing side extension to No. 22 Bracegirdle Road and formation of new vehicular access, erection of 3 No. single storey buildings to create 2 x 1-bed and 2 x 2-bed residential retirement dwellinghouses (Use Class C3) with alterations to landscaping, provision of bin and cycle stores to each dwelling and provision of car parking at the playground to the rear of 22-28 Bracegirdle Road, Oxford.

The Planning Officer confirmed this had been advertised as a departure from the Local Plan.

The Committee noted concerns that these properties met only the minimum energy standards despite the opportunity to exceed these for the benefit of residents. The Committee also asked that an informative be added to the permission advising that the removal of the barriers on the footpath access to the site from Chillingworth Crescent be investigated to enable access by wheel chair users.

The Committee resolved to:

- a) approve application 18/00408/CT3 for the reasons given in the report and subject to the 19 required planning conditions set out in section 12 of the report and adding an informative regarding investigating the removal of the metal barriers on the footpath leading to the site from Chillingworth Crescent;;
- b) grant planning permission; and
- c) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:
finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

95. Minutes

The Committee resolved to approve the minutes of the meeting held on 7 March 2018 as a true and accurate record.

96. Forthcoming applications

The Committee noted the list of forthcoming applications.

97. Dates of future meetings

The Committee noted the date of the next meeting.

The meeting started at 6.00 pm and ended at 8.25 pm

Chair

Date: Wednesday 23 May 2018

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