

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 16 January 2019

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Committee members:

Councillor Taylor (Chair)	Councillor Chapman
Councillor Clarkson	Councillor Cook (for Councillor Aziz)
Councillor Garden	Councillor Lygo (Vice-Chair)
Councillor Simm	Councillor Roz Smith
Councillor Tanner	

Officers:

Adrian Arnold, Acting Head of Planning Services
Sally Fleming, Lawyer
Clare Gray, Principal Planner
Hayley Jeffery, Development Management Team Leader
Mike Kemp, Senior Planner
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Aziz sent apologies. Councillor Cook substituted for her.

77. Declarations of interest

Minute 78 and 79: Councillors Chapman and Simm declared that their positions on the Shareholders group for OCHL could give rise to a public perception of bias and so they would leave the room for debate on these items.

Councillor Clarkson arrived after these items had concluded.

Minute 80: Councillors Roz Smith and Garden stated that although they were both a signatory to the call in they approached the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Councillor Cook stated that as a Council appointed trustee for Oxford Preservation Trust and a member of Oxford Civic Society he had taken no part in those organisations' discussions or decision making regarding any of the applications before the Committee and that he was approaching the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

78. 18/02817/FUL - Former Rose Hill Community Centre, The Oval, Oxford, OX4 4UY

Councillors Chapman and Simm left the room for the duration of the debate on this item.

The Committee considered an application for the erection of two residential buildings (three storeys) comprising 25 residential dwellings (C3 Use Class) with associated access, parking and landscape arrangements at Former Rose Hill Community Centre, Land bounded by Desborough Crescent, Lenthall Road and The Oval, Rose Hill, Oxford.

The Planning Officer advised

- References to a S106 legal agreement in paras 1.1.1 and 1.1.2 in the recommendations should be removed as the Council was the landowner so it was not possible to secure a S106 agreement. The affordable housing and double yellow lines would be secured by condition.
- Para 10.15 should refer to 100% intermediate affordable housing not 100% socially rented housing.

Alan Wylde (representing the applicant) and Peter Wilkinson (local resident and representing Rose Hill Tenants' and Residents' Association) spoke in support of the application.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application with removal of references to the S106 agreement and the addition of conditions to secure the provision of affordable housing and the provision of double yellow lines on The Oval.

East Area Planning Committee resolved to:

1. **approve application 18/02817/FUL** for the reasons given in the report and subject to the required 19 planning conditions set out in section 12 of the report, plus 2 conditions to secure affordable housing and provide double yellow lines at The Oval, and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary and issue the planning permission.

79. 18/02818/FUL - Former Rose Hill Advice Centre and Scout Hut , Ashhurst Way, Oxford, OX4 4UY

Councillors Chapman and Simm left the room for the duration of the debate on this item.

The Committee considered an application for the demolition of existing buildings and erection of two residential buildings (part two and part three storey) comprising 18 residential dwellings (C3 Use Class) with associated access, parking and landscape arrangements at Rose Hill Advice Centre & Scout Hut, Ashhurst Way, Rose Hill, Oxford.

The Planning Officer advised

- References to a S106 legal agreement in para 1.1.1 and 1.1.2 in the recommendations should be removed as the Council was the landowner so it was not possible to secure a S106 agreement. The affordable housing would be secured by condition.

Alan Wylde (representing the applicant) and Peter Wilkinson (local resident and representing Rose Hill Tenants' and Residents' Association) spoke in support of the application.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application with removal of references to the S106 agreement and the addition of a condition to secure the provision of affordable housing.

East Area Planning Committee resolved to:

1. **approve application 18/0218/FUL** for the reasons given in the report and subject to the required 19 planning conditions set out in section 12 of the report plus 1 condition to secure affordable housing, and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary and issue the planning permission.

80. 18/02797/FUL - 9 Binswood Avenue, Headington, Oxford OX3 8NY

Councillor Clarkson arrived at the start of this item.

The Committee considered an application for the demolition of the existing house and erection of a 1 x 3 bed dwelling house (Use Class C3), provision of cycle store and car parking, and erection of a detached art studio in the rear garden at 9 Binswood Avenue, Oxford, OX3 8NY.

The Planning Officer advised that the reference at paragraph 11.4 "subject to the satisfactory completion (under authority delegated to the Acting Head of Planning Services) of a legal agreement under section 106 of the Town and Country Planning

Act 1990” should be deleted (as no S106 agreement was needed) and that Condition 4 should be amended to include a requirement to implement the approved maintenance plan.

Kim Gordon and John Hobbs, local residents, spoke objecting to the application and outlined their concerns.

Mary Jehu (applicant) and Mike Reade (architect) spoke in support of the application.

The Committee debated the design, the impact on neighbouring properties and the compliance with Local Plan policies. On being proposed, seconded and put to the vote, the Committee agreed with the officer’s recommendation to approve the application with the amendment to Condition 4.

East Area Planning Committee resolved to:

1. **approve application 18/02797/FUL** for the reasons given in the report and subject to the required 10 planning conditions set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments (including to Condition 4: SUDS), additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

81. 18/02918/OUT - 17 Between Towns Road, Oxford, OX4 3LX

The Committee considered an outline application (seeking approval of access, appearance, layout and scale) for the erection of three storey building consisting of 6 x 2 bed flats (Use Class C3) and provision of private amenity space, car parking, cycle and waste storage as per approved 15/02245/OUT at 17 Between Towns Road, Oxford, OX4 3LX.

On being proposed, seconded and put to the vote, the Committee agreed with the officer’s recommendation.

East Area Planning Committee resolved to:

1. **approve application 18/02918/OUT** for the reasons given in the report and subject to the required 16 planning conditions set out in section 12 of the report and grant planning permission; and subject to:
 - (a) the satisfactory completion of a legal agreement under section.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and
2. **delegate authority** to the Acting Head of Planning Services to:

- (a) finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary; and
- (b) finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Acting Head of Planning Services considers reasonably necessary; and
- (c) complete the section 106 legal agreement referred to above and issue the planning permission.

82. 18/02977/CT3 - Land At Samphire Road, Oxford

The Committee considered an application for the formation of 36 parking spaces and alterations to landscaping (Amended Plans) on Land At Samphire Road, Blackbird Leys, Oxford.

On being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation.

East Area Planning Committee resolved to:

1. **approve application 18/02977/CT3** for the reasons given in the report and subject to the required 8 planning conditions set out in section 11 of the report and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

83. 18/03085/CT3 - Land Fronting 11 To 14 Northfield Close, Oxford

The Committee considered an application for the erection of 10 forecourt parking spaces on existing green space (Amended Plans) on Land Fronting 11 to 14 Northfield Close, Oxford.

On being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation.

East Area Planning Committee resolved to:

1. **approve application 18/03085/CT3** for the reasons given in the report and subject to the required 6 planning conditions set out in section 11 of the report and grant planning permission; and

2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

84. Minutes

The Committee resolved to approve the minutes of the meeting held on 5 December 2018 as a true and accurate record.

85. Forthcoming applications

The Committee noted the list.

86. Dates of future meetings

The Committee noted the meeting dates.

The meeting started at 6.00 pm and ended at 8.00 pm

Chair

Date: Wednesday 6 February 2019