

EAST AREA PLANNING COMMITTEE

Wednesday 2 November 2011

COUNCILLORS PRESENT: Councillors Rundle (Vice-Chair), Brown, Clarkson, Coulter, Fooks, Keen, Sanders, Sinclair and Wolff.

OFFICERS PRESENT: Mathew Metcalfe (Democratic Services) and Martin Armstrong (City Development)

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Roy Darke (Councillor Dee Sinclair attended as a substitute).

62. DECLARATIONS OF INTEREST

Councillor David Rundle declared a personal interest in agenda item 5 (Former Oxford Bus Garage, 395 Cowley Road, Oxford – 11/02386/VAR) as he was an employee of the University of Oxford. (Minute 65 refers).

Councillor Van Coulter declared a personal interest in agenda item 5 (Former Oxford Bus Garage, 395 Cowley Road, Oxford – 11/02386/VAR) as he was a Member of the Governing Council of Ruskin College. (Minute 65 refers).

Councillor Stephen Brown declared a personal interest in agenda item 5 (Former Oxford Bus Garage, 395 Cowley Road, Oxford – 11/02386/VAR) as he was an employee of the University of Oxford. (Minute 65 refers).

63. 103-104 ST. MARY'S ROAD, OXFORD - 11/02205/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the conversion and alterations of external retained workshop to provide 3 two-bed live/work units with private gardens. Erection of two and half storey building containing 3 flats (1 x one-bed and 2 x two-bed). Car and cycle parking provision.

The Committee considered all submissions, both written and oral and agreed:

- (a) To grant planning permission, subject to the 19 conditions as laid out in the Planning Officers report with two additional conditions as follows plus one informative:

Conditions

- (20) Solar water heating panel details to be submitted and approved and implemented in accordance with approved details prior to first occupation;
- (21) Management plan for communal area.

Informative

The developer is asked to investigate the feasibility of Photo-voltaic and/or solar heating panels on front elevations.

- (b) To note at the request of Councillor Wolff his comments that the roof line of the live/work units should have been designed to follow the original outline of the roof.
- (c) To request the Head of City Development ensure that in future all reports submitted to the various Planning Committees contain sustainability details of the proposed development.

64. BRICKLAYERS ARMS, 39 CHURCH LANE, OLD MARSTON, OXFORD - 11/02477/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the conversion and alteration to the existing public house to form a four bedroom dwelling, together with the erection of five dwellings and garages, parking, landscaping and alterations to existing access. (amendment to permission 11/01331/FUL).

The Committee considered all submissions, both written and oral and agreed to grant planning permission subject to the 29 conditions as laid out in the Planning Officers report.

65. FORMER OXFORD BUS GARAGE, 395 COWLEY ROAD, OXFORD - 11/02386/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the variation of Condition No. 7 of planning permission 09/01201/OUT for Class B1 business use and student accommodation to allow occupation and student accommodation by full time student attending courses of one academic year or more.

Councillor David Rundle declared a personal interest as he was an employee of the University of Oxford.

Councillor Van Coulter declared a personal interest as he was a Member of the Governing Council of Ruskin College.

Councillor Stephen Brown declared a personal interest as he was an employee of the University of Oxford.

The Committee considered all submissions, both written and oral and agreed:

- (a) To support the proposals in principle and subject to the 29 conditions as laid out in the Planning Officers report, but to defer the planning application in order to allow the original accompanying Legal Agreement to be amended, and to delegate to Officer the issuing of the Notice of Permission on its completion;

- (b) To ask the Scrutiny Committee to research the need for new purpose-built student accommodation not specifically commissioned by one of the two universities.

66. BURY KNOWLE PARK, OXFORD - 11/02174/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the display of Green Flag.

The Committee considered all submissions, both written and oral and agreed to grant planning permission subject to the three conditions as laid out in the Planning Officers report.

67. PLANNING APPEALS

The Head of City Development submitted details (previously circulated, now appended) which detailed planning appeals received and determined during September 2011.

The Committee agreed to note the information.

68. FORTHCOMING PLANNING APPLICATIONS

The Committee agreed

- (a) To note that the following applications may be submitted to a future meeting for consideration and determination.
 - (i) Former Dominion Oils site, Railway Lane – 11/02189/OUT
 - (ii) Temple Court Business Centre, Oxford – 11/02152/FUL
 - (iii) Unit 1, Templars Shopping Park, Oxford – 11/02032/FUL
 - (iv) 293 London Road, Oxford – 11/02584/FUL
 - (v) 69 Cherwell Drive, Oxford – 11/02533/FUL
 - (vi) 72 Rose Hill, Oxford – 11/02377/FUL
 - (vii) 54 William Street, Oxford – 11/02305/FUL
- (b) That the Chair and Vice-Chair investigate further the issue of how best to deal with representations received before the close of the consultation period, but after the Planning Officer has written their report, and to report back their findings to the Committee.

69. MINUTES

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 6th October 2011.

70. DATES OF FUTURE MEETINGS

The Committee agreed to note the dates and times of future meetings and that the next meeting would be on:

Tuesday 6th December 2011 starting at 4.00pm.

The meeting started at 6.00 pm and ended at 7.20 pm