

## EAST AREA PLANNING COMMITTEE

**Tuesday 6 December 2011**

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

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

### **71. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

None received.

### **72. DECLARATIONS OF INTEREST**

None declared.

### **73. 69 CHERWELL DRIVE, OXFORD - 11/02377/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of first floor and two storey side extension to form 1 bed house.

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

### **74. 54 WILLIAM STREET, OXFORD - 11/02305/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing building. Erection of 1x4 bedroom dwelling with bin and cycle store.

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

- (a) Not to defer the application to allow further time to consider the proposals;
- (b) To grant planning permission subject to the 11 conditions as laid out in the Planning Officers report and subject to the following amended and additional conditions and informative:

#### Amended conditions

Condition (10) – Variation of Road Traffic Order so that only one set of 50 visitor permits were available to the property and only one resident's parking permit.

Condition (11) – Bin and cycle storage details – a minimum of four cycle parking spaces to be provided.

Additional conditions

Condition (12) – Obscure glazing to 1<sup>st</sup> floor windows in the rear of the rear portion of the development

Condition (13) – Construction Management Plan

Condition (14) – Removal of Permitted Development Rights

Condition (15) – Amended plans to be submitted showing development wholly with site area including gutters

Additional Reason for Approval

In granting planning permission for a high density development, the Committee took into account the unusual circumstances of the site and the previous use of the land.

**75. 27 WELDON ROAD, MARSTON, OXFORD - 11/02666/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing single storey garage. Erection of two storey side extension to form two self-contained one bed flats. Provision of 2 car parking spaces for existing house.

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

**76. FORMER DHL SITE, SANDY LANE WEST, OXFORD - 11/02492/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a variation of condition 10 (hours of deliveries and fork lift truck activity) of planning permission 11/01550/FUL to enable activity from 07.30hrs to 17.00hrs Monday to Friday and 08.00hrs to 12.00hrs on Saturdays.

The Committee considered all submissions, both written and oral and agreed to grant planning permission subject the eleven conditions as laid out in the Planning Officers report and that additional informative detailed below.

Informative

- (1) That the Oxford City Council was keen that the granting of this planning permission would not cause undue noise in the mornings to local residents.

**77. UNIT 1, TEMPLARS SHOPPING PARK, OXFORD - 11/02032/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the refurbishment of Unit 1, comprising:

- External alterations to the eastern elevations of the building to match the rest of the shopping park to create 4 units, additional glazing and new frontage louvers; (Additional information);
- Mezzanine floor space within retail units 1A, 1B and 1C;
- Alterations to the pedestrian and parking areas to front of the retail building and replacement compound/new plant area within the service area (all as a variation on previous approval), and out of hours deliveries within the car park;
- Formation of three Class A3 café-restaurants as a change of use and extension of the south western part of the existing retail building and enhancement of the open space to the south;
- Demolition of part of the rear of existing building and redevelopment of that area and the adjoining garden centre to provide four dwelling houses with related access and car parking. (Additional information) (Amended plans):

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

- (a) To support the proposals in principle and subject to the 22 conditions as laid out in the Planning Officers report with an additional condition (23) to remove Permitted Development Rights which would have allowed a change of use from café/restaurants to retail shops without the need for planning permission and to allow servicing of the food store at Unit 1A from the rear yard on Sundays and Bank Holidays and from the car park area overnight;
- (b) To defer the application to allow a “Deed of Variation” to be drawn up and to delegate to Officers the issuing of the Notice of Planning Permission on its completion.

#### **78. 72 ROSE HILL, OXFORD - 11/02377/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of internally illuminated tower sign and fascia sign.

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

- (a) To grant advertisement consent for the fascia sign subject to the five conditions as laid out in the Planning Officers report;
- (b) Not to grant advertisement consent for the totem sign for the following reason:

- (1) The proposed totem sign by virtue of its height, bulk, size, illumination and prominent location would appear unduly obtrusive when viewed from the street or from adjacent residential properties to the detriment of the visual amenity of the area. The proposed totem is therefore contrary to policy CP1, CP10 and RC14 of the Oxford Local Plan 2011-2016.

#### **79. 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 a planning 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) (Amended plans).

The Committee considered all submissions, both written and oral and agreed to endorse its previous approval of the application, made at its meeting on 2<sup>nd</sup> November 2011, subject to the conditions as laid out in the Planning Officers report submitted to that meeting.

#### **80. PLANNING APPEALS**

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

The Committee agreed to note the information.

#### **81. FORTHCOMING PLANNING APPLICATIONS**

The Committee agreed to note that the following application may be submitted to a future meeting for consideration and determination.

- (1) John Radcliffe Hospital – 11/02888/FUL – Two storey extension to the existing Women’s Unit, containing ground floor plant room and first floor new born intensive care unit.
- (2) 4 Brookside, Oxford – 11/02710/FUL – Erection of linked studio with rooms in roof space.
- (3) 83 Edgeway Road, Oxford – 11/02755/FUL – Conversion of car port into dining room.
- (4) 51 Littlemore Road, Oxford – 11/02885/FUL – Subdivision of existing garden serving 51 Littlemore Road. Demolition of existing garages and erection of detached 2 storey, 4 bedroom dwelling and provision of 2 car parking spaces with access off Van Diemens Lane. Provision of bin and cycle stores and private amenity space.

- (5) 1 Quarry Road, Oxford – 11/02626/FUL – Change of use from single dwelling to 2x3 bedroom flats. Provision of parking and amenity space. (Amended plans).
- (6) 6 Bells Public House, 3 Beaumont Road, Oxford – Erection of timber framed smoking shelter to rear.
- (7) Part Territorial Army Centre, Slade Barracks, Mascall Avenue, Oxford – Variation of condition 15 of planning permission 09/02802/VAR to allow occupation of the development by students in full time education on courses of one academic year or more.
- (8) Temple Court Business Centre, 107 Oxford Road, Oxford – 11/02960/FUL – Conversion of offices to form 6 flats (2x3 bed and 1x1 bed) and 1x3 bed house, gardens, car parking, cycle parking, refuse storage and landscaping.
- (9) Headington Preparatory School, 26 London Road, Oxford – Construction of two storey entrance foyer. Single storey extension to form kitchen. First floor extension to provide store and teaching space. Two storey extension to provide cloakroom. New entrance lobby at rear with canopy over library.
- (10) Land to the rear of 1-2 Collinwood Close, Oxford – Demolition of existing buildings. Erection of single storey, one bedroom dwelling. Provision of one parking space, bin and cycle store and private amenity space.
- (11) Elmthorpe Convent, Oxford Road, Cowley, Oxford – 11/02628/FUL – Two storey extension to provide 6 additional bedrooms, office and store.
- (12) Former Dominion Oils site, Railway Lane, Oxford - 11/02189/OUT - Outline application (seeking access and layout) for residential redevelopment of site including the erection of 78 flats and houses comprising 3x5 bedroom houses, 4x4 bed houses, 32x3 bed houses, 20x2 bed houses and 13x1 bed houses and 6x2 bed houses. Access road, footpaths and car parking.
- (13) 83-97 Ashurst Way, Oxford - 11/02526/FUL - Erection of two storey extension to form 2 x 1-bed flats. Provision of new bin and cycle store. (Amended description).
- (14) 59 Staunton Road, Oxford - 11/02634/FUL - Erection of outbuilding to rear to be used as a gym/games room (Amended Plans)

## **82. MINUTES**

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 2<sup>nd</sup> November 2011 subject to the following minor amendment:

- (a) In minute 62 (Declarations of Interest) and minute 65 (Former Oxford Bus Garage, 395 Cowley Road, Oxford – 11/02386/VAR) to delete the words “University of Oxford” and to insert the words “Oxford Brookes University” as that was Councillor Stephen Brown’s employers.

### **83. DATES OF FUTURE MEETINGS**

The Committee agreed to note the dates and times of future meetings as detailed on the agenda and that the next meeting would be on Wednesday 4<sup>th</sup> January 2012.

**The meeting started at 4.05 pm and ended at 6.45 pm**