

# **EAST AREA PLANNING COMMITTEE**

**Wednesday 6 July 2011**

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

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

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

None.

## **14. DECLARATIONS OF INTEREST**

Declarations of interest were declared as follows:

Councillor Van Coulter declared a personal interest in agenda item 8 (Old Headington Conservation Area Appraisal report on final draft) as he was a Member of the Governing Council of Ruskin College (Minute 20 refers)

Councillor Mary Clarkson declared a personal interest in agenda item 8 (Old Headington Conservation Area Appraisal report on final draft) as she was a resident of Old Headington and was awaiting legal advice concerning Ruskin Fields (Minute 20 refers).

## **15. FORMER OXFORD BUS DEPOT, 395 COWLEY ROAD, OXFORD - 11/01150/RES**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for reserved Matters of planning permission no. 09/01201/OUT, (for 2092sq.m of class B1 Business floor space and 106 student study rooms), seeking approval of appearance of block B and C and of the student accommodation block.

No requests to speak had been received from members of the public.

The Committee agreed to grant planning permission subject to the following conditions:

- (i) Develop in accordance with approved plans
- (ii) Raised height of blunt top railings; 1.8m
- (iii) Details of lighting bollards, inc. hours of illumination

## **16. LAND AT THE CORNER OF HORSPATH DRIFTWAY AND BLACKSTOCK CLOSE - 11/01410/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the installation of public art.

No requests to speak had been received from members of the public.

Members of the Committee raised general concerns on the process of how the design etc. was chosen and that there should be greater consultation and engagement with ward Councillors and the public.

The Committee agreed to grant planning permission subject to the following conditions:

- (i) Development begun within time limit
- (ii) Develop in accordance with approved plans
- (iii) Samples

#### **17. 54 WILLIAM STREET, OXFORD - 11/00916/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the conversion of existing workshop/office to a 1 bed flat. Erection of new 2 storey building with room in roofspace to provide 1x1 bed flat and 1x2 bed flat. Provision of amenity space, bin and cycle storage. (Amended Plans and Description).

Three members of the public spoke against the application and one spoke in favour.

The Committee agreed not to grant planning permission for the following reason:

- (1) That, having regard to the extent of the site coverage by buildings, the limited amount of private amenity space, the narrow and inconvenient access to the proposed ground floor flat and dwelling at the rear of the site that would also be used to move cycles and bins and the conflict between the proposed locations of bin and cycle storage, the proposal would represent an overdevelopment of the site contrary to policies CP1 and CP10 of the Oxford Local Plan 2011-2016 and CS18 of the Oxford Core Strategy 2026.

#### Informative

The City council is not opposed to the principle of car free development.

#### **18. 24 MILTON ROAD, OXFORD - 11/00378/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of a 2 bedroom dwelling house.

No requests to speak had been received from members of the public.

The Committee agreed to grant planning permission subject to the following conditions:

- (i) Development begun within time limit
- (ii) Develop in accordance with approved plans
- (iii) Materials - matching
- (iv) Landscape plan, parking, vision splays
- (v) Implementation of parking and landscape

- (vi) Suspected contamination
- (vii) Bin and cycle storage
- (viii) Design – no additions to dwelling
- (ix) Amenity windows obscure glass rear facing bathroom and cloakroom

#### **19. TEMPLARS SHOPPING PARK, BETWEEN TOWNS ROAD, OXFORD - 11/00461/POM - MODIFICATION TO LEGAL AGREEMENT**

The Head of City Development submitted a report (previously circulated, now appended) the purpose of which was to seek the views of the Committee on a variation to a legal agreement relating to the retail park to allow up to 2500sq.m of floor space to be used for food sales.

One member of the public spoke in favour of the application.

The Committee agreed to the amendment of a planning agreement relating to the Retail Park so as to permit food sales for up to 2500sq.m of floor space.

#### **20. OLD HEADINGTON CONSERVATION AREA APPRAISAL REPORT ON FINAL DRAFT**

The Head of City Development submitted a report (previously circulated, now appended) which informed the Committee of the completion of public consultation on the Old Headington Conservation Area Appraisal and requested the endorsement of the amended appraisal for approval by the Board Member for City Development.

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

Councillor Mary Clarkson declared a personal interest as she was a resident of Old Headington and was awaiting legal advice concerning Ruskin Fields.

Robert Lloyd-Sweet, (City Development) introduced the report and gave a brief verbal presentation.

Veronica Hurst on behalf of the Friends of Old Headington addressed the Committee and said how she and the Friends of Old Headington strongly supported the appraisal and welcomed being included at every stage of the process. She specifically congratulated the Officers who had engaged with the community and the Friends. She concluded by stating how impressive the contents of the appraisal were.

Councillor Rundle said that this was a model of how an appraisal should be conducted and it was good to see how responsive the Officers had been in considering all of the points raised during the consultation process. He added that the appraisal was a full and appropriate response following the public consultation. Councillor Clarkson supported the comments of Councillor Rundle and support was expressed generally by the Committee.

The Committee agreed:

- (a) To express its thanks and to congratulate officers for their work on the appraisal and to highlight how the response to the consultation was full and appropriate;
- (b) To warmly endorse the appraisal and to forward this and the comments made during the meeting to the Board Member, City Development (Councillor Colin Cook) for consideration.

## **21. PLANNING APPEALS**

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

The Committee agreed to note the report.

## **22. FORTHCOMING PLANNING APPLICATIONS**

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

- (a) Land at Hundred Acres Close – 11/01297/CT3
- (b) Meadow Lane Allotments, Fairacres Road – 11/0147/FUL
- (c) SAE Oxford, 33 Armstrong Road – 11/01569/FUL
- (d) Bricklayers Arms, 39 Church Lane, Marston – 11/01331/FUL

## **23. MINUTES**

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 1 June 2011.

## **24. DATES AND TIMES OF FUTURE MEETINGS**

The Committee agreed:

- (a) To note the dates of future meetings;
- (b) To change the date of the October 2011 meeting to meet on Thursday 6 October 2011;
- (c) That future meetings should commence at 6.00pm and that this be reviewed after two further meetings.

**The meeting started at 5.00 pm and ended at 7.05 pm**