

# **EAST AREA PLANNING COMMITTEE**

**Wednesday 7 September 2011**

**COUNCILLORS PRESENT:** Councillors Darke (Chair), Brown, Clarkson, Fooks, Keen, Mills, Rowley, Sanders and Wolff.

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

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

Apologies were received from Councillor David Rundle (Councillor Mark Mills attended as his substitute) and Councillor Van Coulter (Councillor Mike Rowley attended as his substitute).

## **41. DECLARATIONS OF INTEREST**

No declarations of interest were made.

## **42. LAND AT HUNDRED ACRES CLOSE, OXFORD - 11/01297/CT3**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of boundary wall and railings across the existing access road.

The Committee having considered all submissions, both written oral, agreed to grant planning permission subject to the conditions as laid out in the Planning Officer's report.

## **43. BURY KNOWLE PARK, OXFORD - 11/00111/CT3**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of 1 timber 'Maypole' swing and 1 timber swing.

The Committee having considered all submissions, both written oral, agreed to grant planning permission subject to the conditions as laid out in the Planning Officer's report.

## **44. OXFORD CITY COUNCIL - CORDREY GREEN (NO.2) TREE PRESERVATION ORDER 2011**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a Tree Preservation Order for a tree at 6 Cordrey Green, Oxford.

The Committee having considered all submissions, both written oral, agreed to confirm without modification, the Oxford City Council, Cordrey Green (No.2) Tree Preservation Order, 2011.

#### **45. HARCOURT HOUSE, MARSTON ROAD, OXFORD - 11/01993/CT3**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the temporary change of use of existing car park at Harcourt House to a public car park. Provision of two pay machines.

In accordance with the criteria for public speaking, Sietske Boeles of behalf of the East Oxford Residents Association and Clinton Pugh spoke against the application raising issues including, location, capacity, displacement of vehicles and pedestrian safety.

The Committee considered all submissions, both written and oral and agreed to support the application in principle but to defer the application to Officers to approve under delegated authority in the event of planning and conservation area consent applications relating to the St. Clement's car park being approved, subject to the following conditions and informatives:

##### Conditions

- (1) The development to which this permission relates must be begun not later than the expiration to three years from the date of this permission.
- (2) This permission shall be for a limited period of up to 2 years or until it was no longer needed from the date of this planning permission, when the use hereby permitted shall be discontinued and the land shall revert to its former use unless prior to that date a renewal of the permission shall have been approved in writing by the Local Planning Authority.
- (3) The development permitted shall be constructed in complete accordance with the specification in the application and approved plans listed below, unless otherwise agreed in writing by the Local Planning Authority.
- (4) That the development shall not take place until improvement works to the junction with Marston Road, including white lining, pedestrian crossing markings, re-surfacing, footway provision and dropped kerbs, have been implemented in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The erection of signage in both directions, visible to motorists warning of pedestrians crossing.
- (5) That the development shall not take place until works have been carried out to provide the vision splays at the Marston Road junction in strict accordance with plan No. C0514/01/01 rev B. Thereafter the affected areas shall be kept clear of obstruction, including vegetation, to maintain sight lines indicated for the extent of time the car park is used for the approved use.

- (6) That the development shall not take place until works to provide improvements to the access to the car park including an extended footway into the car park for pedestrians, cross hatched lining of a junction box to stop vehicles blocking the access to the car park in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority and that carried out in strict accordance with the approved details.
- (7) Prior to the use commencing details of direction signs to be displayed shall be submitted to and approved in writing by the Local Planning Authority and installed prior to first use and retained until the approved uses ceases whereupon they shall be removed.
- (8) Prior to the use commencing details of the white lining layout of the car park, including parking bays for the disabled and motor cycles together with a lighting scheme, shall be submitted to and approved in writing by the Local Planning Authority and carried out prior to first use and retained for the duration of the approved use.
- (9) Prior to the use commencing, measures shall be in place to prevent use of the southern pedestrian access, details of which shall first be submitted to and approved in writing by the Local Planning Authority and retained for the duration of the approved use.
- (10) Prior to the use commencing details of site surveillance, including CCTV and/or physical patrols, shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be retained for the duration of the use hereby approved.
- (11) Prior to the use commencing droppable bollards shall be positioned so as to prevent vehicles being parked to the side and rear of the building.

#### Informatives

- (1) That the parking charge tariff be amended to take into account the location of the car park to the St. Clement's area.

#### **46. 47 RYMERS LANE, OXFORD - 11/01512/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a two storey side extension incorporating garage (amended plans).

The Committee considered all submissions, both written and oral and agreed to grant planning permission subject to the conditions as laid out in the Planning Officers report with an amended condition 7 to read as follows:

- (7) Design – no additions to dwelling or external changes.

#### **47. 76 ROSE HILL, OXFORD - 11/01675/ADV**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the display of 1 x externally illuminated fascia sign on east elevation, 1 x externally illuminated fascia sign on north elevation and 1 x internally illuminated free-standing totem sign.

In accordance with the criteria for public speaking, Michael Goldacre spoke in favour of the fascia lighting, but against the free-standing totem pole raising issue of the illumination of the pole.

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

- (a) To grant planning permission for the display of 1 x externally illuminated fascia sign on the east elevation and 1 x externally illuminated fascia sign on the north elevation subject to the four conditions as laid out in the Planning Officers report with an additional fifth condition as follows:
  - (5) Illumination limited to shop hours
- (b) To not grant planning permission for the 1 x internally illuminated free-standing totem pole for the reasons as laid out in the Planning Officers report.

#### **48. 34 COTTESMORE ROAD AND 30 WYNBUSH ROAD, OXFORD - 11/01275/VAR**

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the variation of conditions 3(Materials), 4 (Landscaping), 6 (Sustainable Drainage), 8 (Vision Splay), 10 (Cycle Parking) and 12 (Engineers Report) attached to planning permission 09/02668/FUL for 4 houses with 6 parking spaces.

In accordance with the criteria for public speaking, Vim Rodrigo spoke again the application, and Andrew Cattermole spoke in support of the application.

The Committee considered all submissions, both written and oral and agreed to grant planning permission to vary the wording of the conditions to allow approval of the submitted details and implementation of the development in accordance with those details subject to the conditions as laid out in the Planning Officers report.

#### **49. PLANNING APPEALS**

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

The Committee agreed to note the information.

#### **50. FORTHCOMING PLANNING APPLICATIONS**

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

- (a) SAE Oxford, 33 Armstrong Road, Oxford – 11/01569/FUL
- (b) 12 Kelbourne Road, Oxford – 11/01729/FUL

## **51. MINUTES**

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 3<sup>rd</sup> August 2011.

## **52. DATES OF FUTURE MEETINGS**

The Committee agreed to note the dates and times of future meetings as listed on the agenda, with the next scheduled meeting of the East Area Planning Committee being on Thursday 6<sup>th</sup> October 2011 at 6.00pm.

**The meeting started at 6.00 pm and ended at 8.05 pm**