

Agenda

www.oxford.gov.uk



East Area Planning Committee

Date: **Wednesday 7 September 2011**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

Mathew Metcalfe, Democratic Services Officer

Telephone: 01865 252214

Email: mmetcalfe@oxford.gov.uk

East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Stephen Brown	Carfax;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Jean Fooks	Summertown;
	Councillor Bryan Keen	Cowley;
	Councillor Gill Sanders	Littlemore;
	Councillor Dick Wolff	St. Mary's;

HOW TO OBTAIN AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at in our Town Hall and Ramsay House (St. Ebbe's Street) reception areas and at public libraries.

A copy of the agenda may be:-

- Viewed on our website - www.oxford.gov.uk/councilmeetings
- Downloaded from our website
- Subscribed to electronically by registering online at www.oxford.gov.uk/ebulletins
- Sent to you in hard copy form upon payment of an annual subscription.

Subscription charges can be found online at www.oxford.gov.uk/agendacharges

AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

Councillors serving on the Committee are asked to declare any personal or prejudicial interests they may have in any of the following items.

3 HARCOURT HOUSE, MARSTON ROAD, OXFORD - 11/01993/CT3

1 - 10

The Head of City Development has submitted a report which details a planning application for the temporary change of use of existing car park at Harcourt House to a public car park. Provision of two pay machines (Note: This application is to provide temporary replacement car parking during the closure of St. Clement's Car Park during construction works). (Additional information).

Officer recommendation: Approve subject to conditions.

4 LAND AT HUNDRED ACRES CLOSE, OXFORD - 11/01297/CT3

11 - 16

The Head of City Development has submitted a report which details a planning application for the erection of boundary wall and railings across existing access road.

Officer recommendation: Approve subject to conditions.

5 BURY KNOWLE PARK, OXFORD - 11/00111/CT3

17 - 22

The Head of City Development has submitted a report which details a planning application for the erection of 1 timber 'Maypole' swing and 1 timber swing.

Officer recommendation: Approve subject to conditions.

6 OXFORD CITY COUNCIL - CORDREY GREEN (NO.2) TREE PRESERVATION ORDER 2011

23 - 28

The Head of City Development has submitted a report which details a Tree Preservation Order for a tree at 6 Cordrey Green, Oxford.

Officer recommendation: Confirm without modification.

7	47 RYMERS LANE, OXFORD - 11/01512/FUL	29 - 36
	<p>The Head of City Development has submitted a report which details a planning application for a two storey side extension incorporating garage. (Amended Plans).</p> <p>Officer recommendation: Approve subject to conditions.</p>	
8	76 ROSE HILL, OXFORD - 11/01675/ADV	37 - 46
	<p>The Head of City Development has submitted a report which details a planning 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.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
9	34 COTTESMORE ROAD AND 30 WYNBUSH ROAD, OXFORD - 11/01275/VAR	47 - 54
	<p>The Head of City Development has submitted a report detailing a planning application for the variation of conditions 3 (Materials), 4 (Landscaping), 6 (Sustainable Drainage), 8 (Vision Splay) and 10 (Cycle Parking) attached to planning permission 09/02668/FUL for 4 houses with 6 parking spaces.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
10	PLANNING APPEALS	55 - 58
	<p>To receive information on planning appeals received and determined during July 2011.</p> <p>The Committee is asked to note this information.</p>	
11	FORTHCOMING PLANNING APPLICATIONS	
	<p>These items are for information only and are not for discussion or determination at this meeting.</p> <p>(a) SAE Oxford. 33 Armstrong Road, Oxford – 11/01569/FUL</p> <p>(b) 12 Kelbourne Road, Oxford – 11/01729/FUL</p>	
12	MINUTES	59 - 66
	<p>Minutes of the meeting held on 3rd August 2011.</p>	
13	DATES OF FUTURE MEETINGS	

Thursday 8 September (if necessary)
Wednesday 5 October 2011 (and 6 October if necessary)
Wednesday 2 November 2011 (and 3 November if necessary)
Tuesday 6 December 2011 (and 9 December if necessary)
Wednesday 4 January 2012 (and 5 January if necessary)
Wednesday 1 February 2012 (and 2 February if necessary)
Wednesday 7 March 2012 (and 8 March if necessary)
Tuesday 3 April 2012 (and 5 April if necessary)

DECLARING INTERESTS

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

What do I need to do if I have a personal interest?

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

What is a prejudicial interest?

You have a prejudicial interest in a matter if;

- a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and
- b) the matter affects your financial interests or relates to a licensing or regulatory matter; and
- c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

What do I need to do if I have a prejudicial interest?

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

 - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
 - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

This page is intentionally left blank

East Area Planning Committee

- 7th September 2011

Application Number: 11/01993/CT3

Decision Due by: 21st September 2011

Proposal: Temporary change of use of existing car park at Harcourt House to public car park. Provision of two pay machines (Note: This application is to provide a temporary replacement car park during closure of St Clement's Car Park during construction works).

Site Address: Harcourt House Marston Road (**Appendix 1**)

Ward: Headington Hill And Northway Ward

Agent: Kemp And Kemp Property Consultants

Applicant: Oxford City Council

Recommendation: Committee is recommended to support the proposals in principle but to defer the application to officers to approve under delegated authority in the event of the planning and conservation area consent applications relating to St. Clement's car park being approved. In the event that the St. Clement's proposals are unsuccessful, then the planning application would be withdrawn.

Reasons for Approval

- 1 The planning application seeks to establish the principle of temporary public car parking on this site in the event that planning permission is granted and implemented for student accommodation and remodelled car park at St. Clements. Details relating to marking out of the site, lighting, signage etc can all be secured later by condition in the event that the proposal is supported in principle. The proposal is supportable in terms of highway safety and crime prevention. The change of use would maintain the characteristics of the conservation area but would not unacceptably impact upon biodiversity. The application would accord with policies CP1, CP8, CP9, CP10, HE7, NE15, NE21, DS32 and TR3 of the Oxford Local Plan 2001 - 2016 and CS12, CS18 and CS19 of the Oxford Core Strategy 2026.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions:

- 1 2 year consent
- 2 Develop in accordance with approved plans
- 3 Details of improvements to Marston Road junction
- 4 Vision splays as approved
- 5 Details of improvements to the access to car park
- 6 Details of direction signs
- 7 Details of parking layout and lighting
- 8 Closure of southern pedestrian access
- 9 Site surveillance measures
- 10 Droppable bollards
- 11 Hours of operation

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP13 - Accessibility

HE7 - Conservation Areas

NE15 - Loss of Trees and Hedgerows

NE21 - Species Protection

DS32 - Harcourt Hs, Marston Rd - Ox Brookes Use

TR3 – Car Parking Standards

Oxford Core Strategy 2026

CS12 - Biodiversity

CS18 - Urban design, town character, historic environment

CS19 – Community Safety

Other Material Considerations:

The site lies within the Headington Hill Conservation Area and borders the St Clements and Iffley Road Conservation Area

PPS 1 – Delivering Sustainable Development

PPS 5 - Planning for the Historic Environment

PPS 9 - Biodiversity and Geological Conservation

PPG 13 – Transport

Regional Spatial Strategy for the South East

Parking Standards Supplementary Planning Document

St Clements and Iffley Road Conservation Area Appraisal

Manual for Streets

Relevant Site History:

09/01503/FUL - Change of use from offices (use class B1) to gymnasium (use class D2) for temporary period of three years - refused

09/00199/FUL - Change of use of premises from office (use class B1) to gymnasium (use class D2) - refused

06/00704/TEM - Retention of change of use from temporary accommodation for Oxford University Officer Training Corps to vehicle rental offices, with associated storage, shopfront, parking, and preparation facilities for temporary period of 5 years (Renewal of planning permission 00/02122/NFH) - approved

04/02233/FUL - Change of Use from temporary accommodation for Oxford University Officer Training Corps to Offices (renewal of planning permission 00/01433/NFH) - approved

04/01241/FUL - Change of use from temporary accommodation for Oxford University Officer Training Corps to offices - approved

02/00197/ADV - Non-illuminated fascia sign, directional sign and 2 entrance signs on existing railings to Marston Road - approved

01/01332/NFH - Underground petrol tank and associated equipment - approved

00/02122/NFH - Change of use from temporary accommodation for Oxford University Officer Training Corps to vehicle rental offices, with associated storage, shopfront, parking, and preparation facilities for temporary period of 5 years (Amended plans) - approved

00/01433/NFH - Change of use from temporary accommodation for Oxford University Officer Training Corps to offices - approved

Representations Received:

Statutory and Internal Consultees:

Oxford Green Belt Network – Wishes not to comment as site is not in green belt

English Heritage Commission – Does not wish to offer any comments

Thames Water Utilities Limited – No objection

Environment Agency Thames Region – Comments not received. Officers will update the Committee verbally

Thames Valley Police – No principle objection. However recommendations have been made regarding the provision of CCTV, pedestrian access, lighting, location of ticket machines and signage which should be conditional on any permission granted

Natural England – Proposal does not fall within scope of the consultations that Natural England would comment on.

Highways And Traffic – No objection subject to conditions (see below for detail)

Third Parties

16 letters of comment have been received. The issues raised can be summarised as follows:

- Proposed car park too far from St Clements and City
- Development on car park should be phased to maintain car parking during construction
- Not walking distance to St Clements
- Inadequate capacity
- Application invalid – inadequate information submitted
- Would not preserve or enhance the conservation area
- Conflict with other uses on the site
- No segregated pedestrian access
- Limited visibility at access
- Insecure location with no natural surveillance

Officers Assessment:

Site Description and Proposal

1. The application site comprises the car park to the west of Harcourt House. Although it is currently vacant, the car park presently serves the office accommodation at Harcourt House. The car park is accessed from the north via the existing vehicular drive which leads directly to Marston Road, and from the south via a pedestrian footpath, although the latter is gated preventing pedestrian access.
2. To the north of the Marston Road access drive are two further buildings, one vacant, and the other occupied by a car rental firm. Both buildings are served by their own separate parking area.
3. The application proposes the temporary change of use of the office car park to a public car park for a period of 2 years. This is to provide a temporary replacement for St Clements car park during its redevelopment in the event that planning permission is granted under reference 11/01040/FUL.
4. Officers consider the main issues of this case to be the principle of development, highway and access, trees, biodiversity, impact on the character and appearance of the conservation area, and crime and safety.

Principle of Development

5. The purpose of this application is to provide a temporary replacement public car park for a 2 year construction period in the event that St Clements car park is redeveloped for student accommodation and a remodelled car park. The merits of the latter proposal are not relevant to this current application however, suffice that a temporary facility is only required in the event that planning permission is granted for St. Clement's.

6. The principle therefore of the use of this car parking area as a public car park for a temporary period is satisfactory. In the event that Members agree with the officers' recommendation, it will then be for the forthcoming West Area Planning Committee to consider and decide whether this temporary public car park would provide adequate temporary replacement parking facilities, in assessing the acceptability of the St Clement's car park development proposal.

Highway and Access

Access

7. It is proposed to utilise the existing site access. This will need to be improved to satisfy the requirements of the Highway Authority but such measures as required can be secured by condition should planning permission be granted. These measures will require some cutting back of vegetation to the north of the junction to achieve with the submitted vision splays. There is currently pedestrian access running parallel to the vehicular access, however it will need to incorporate a dropped curb adjacent to Marston Road and on the opposite side. The markings will also need to be relined. Measures will need to be in place to prevent the southern pedestrian access from being used. The northern access into the car park will need to be improved for pedestrians and vehicles, whilst a 'box junction' will need to be lined out to prevent vehicles obstructing the entrance into the car park.

Car Parking

8. The car park will need to be lined out to clearly demark the parking spaces, including disabled and motorcycle spaces. The method for lighting the car park will also need to be agreed and installed prior to commencement of the use, as would details of signage. All of these matters can be secured by condition should the principle of a temporary public car park at this location be accepted and planning permission be granted.
9. The Highway Authority has raised no objection subject to the above matters being addressed by condition.

Trees

10. Although the vehicular access off Marston Road is established, it is proposed to improve visibility by cutting back the vegetation to the north of the junction. The plants that will need to be cut back or removed from the highway verge will be mostly shrubby examples of blackthorn, hawthorn, elm and elder. It is unlikely that any specimen trees will need to be pruned. None will need to be lost. There is sufficient depth of vegetation alongside this part of Marston Road to ensure that the site will remain adequately screened, so that the appearance and character of the conservation area will be preserved. Overall therefore the landscape management that will be required to improve the vision splays will not have any significant effect on amenity within the conservation area which the site falls within.

Biodiversity

11. Local Plan policy NE21 states that planning permission will not be granted for developments that would harm animal species specifically protected by law, unless the harm can be overcome by appropriate mitigation through compliance with planning conditions or planning obligations. Policy CS12 of the Core Strategy states that proposals should not have a significant adverse impact on Site of Local Importance for Nature Conservation (SLINC) and Site of Special Scientific Interest (SSSI).
12. The site is adjacent to Headington Hill Park, a Site of Local Interest for Nature Conservation (SLINC), and within 200m of Long Meadow and Angel and Greyhound Meadow which is both a SLINC and Site of Special Scientific Interest (SSSI). The site is located between these sites and as such development here could have an impact upon bats traveling between both sites to feed.
13. The application site is an existing car park, with associated lighting. The proposal would maintain the same characteristics of the existing land use and although it is likely that there would be new traffic movements outside peak hours, along with lighting usage later into the evening and at weekends, the impact on the SLINC and SSSI is not considered to be significant given the existing site characteristics. However, in consideration of the potential impact on bats it is recommended that a condition be imposed requiring details of lighting to be agreed prior to installation.

Impact on the Character and Appearance of the Conservation Area

14. The City Council has a statutory duty under sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the special interest and setting of the listed buildings and the character or appearance of the conservation area. Local Plan policies give effect to this requirement and will only permit proposals which preserve the special interest and setting of these heritage environments. Accordingly Local Plan policy HE7 states that that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting.
15. Although the site is within the Headington Hill Conservation Area, the St Clements and Iffley Road Conservation Area abuts it to the west. The St Clements and Iffley Road Conservation Area Appraisal makes specific reference to Marston Road and states that its eastern side, which includes the trees within the application site, create a dense green setting to the conservation area.
16. Although the use of the existing surface car park as a public facility will change the frequency of non peak hour traffic movements, this will not significantly alter the characteristics of the site. The important planting

along the western boundary (east side of Marston Road) is to be retained, and the cutting back that is required to the north of the junction to facilitate the vision splay is not so significant that it would affect visual amenity. In the light of this officers conclude that the character and appearance of the conservation area would be maintained.

Crime and Community Safety

17. Core Strategy policy CS19 states that development should promote safe environments and reduce the opportunity for crime and fear of crime. The Thames Valley Crime Prevention Advisor raises no objection to the principle of the proposal, but has highlighted some areas of concern and made a series of recommendations to address those issues.

Surveillance

18. The office building is presently vacant and as such there is no opportunity for natural surveillance, although it should be noted that other uses are active to the north of the site and there are residential properties to the south. To remedy this, the Crime Prevention Advisor has recommended that the ground level foliage be removed from under the trees fronting Marston Road to create natural surveillance. Officers are opposed to this approach as it would undermine the green setting of this part of the Headington Hill and St Clements and Iffley Road conservation areas. As an alternative solution the Crime Prevention Advisor has recommended the installation of CCTV or physical patrols of the site. Officers raise no objection to either approach and it is recommended that details be secured by planning condition should planning permission be granted.

Perimeter

19. The site has no physical barrier to prevent vehicles parking to the side or rear of the office building to evade payment or as an overflow area. The Crime Prevention Advisor has recommended that a lockable bollard be installed across the service road to prevent cars accessing the side and rear of the building. Again officers raise no objection to this approach, although do not consider it likely that cars will access the rear of the building as there is no legible route to these areas. However, a condition securing a drop down bollard can be secured by condition should planning permission be granted.

Vehicle/Pedestrian Entrances

20. The Crime Prevention Advisor also observed whilst visiting the site that vehicles were being delivered to the car rental firm to the north of the site. This resulted in a transporter vehicle blocking the entrance to the application site. Officers acknowledge this potential obstruction. However it is a current occurrence whilst the application site is vacant. Should planning permission be granted an alternative arrangement for delivering vehicles will need to be found by the car rental firm in terms of delivery times etc. The Highway Authority has raised no objection on this matter but have recommended a 'box junction' adjacent to the entrance into the car park to prevent vehicles blocking access into the car park.

21. Concern was also raised about the southern pedestrian route and it being overgrown and that it is an unwelcoming route for pedestrians. However, the Highway Authority has asked that this route be closed which officers recommend be secured by condition. It should be noted that there is no pedestrian footway along the eastern side of Marston Road adjoining the application site.

Lighting

22. Due to the lack of natural surveillance on the site the Crime Prevention Advisor has recommended that a suitable lighting scheme be provided. It has been suggested that the existing lighting on site, comprising lighting columns and wall mounted lights, be used. The Crime Prevention Advisor is satisfied with this approach. Officers would therefore recommend a condition to secure details of lighting.

Ticket Machines

23. Crime Prevention Advisor has recommended that the ticket machines be located adjacent to the building beneath the wall mounted lighting in order to deter them being a target for criminal damage. The submitted plans reflect this.

Signage

24. It is recommended that there is clear directional signage. Officer would agree with this approach and recommend a condition to secure this accordingly.

Other Matters

25. Concern has been raised during the consultation process that the proposal would remove car parking from the office use or that the office use would take up some of the car parking provision. Officers can confirm that the offices are presently unoccupied but let to the Department for Work and Pensions. The two year lease on the car parking to provide the temporary replacement public car park is exclusive for that purpose and the temporary parking provision would be protected in its entirety, therefore allowing no use by the offices should they become occupied.

Conclusion

26. The planning application seeks to establish the principle of temporary public car parking on this site in the event that planning permission is granted and implemented for student accommodation and remodelled car park at St. Clements. Details relating to marking out of the site, lighting, signage etc can all be secured later by condition in the event that the proposal is supported in principle. Officers raise no objection to such use which is also supportable in terms of highway safety and crime prevention. The change of use would maintain the characteristics of the conservation area but would not unacceptably impact upon biodiversity issues. Officers would therefore recommend that the development is supported in accordance with the recommendation at the head of this report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/01993/CT3

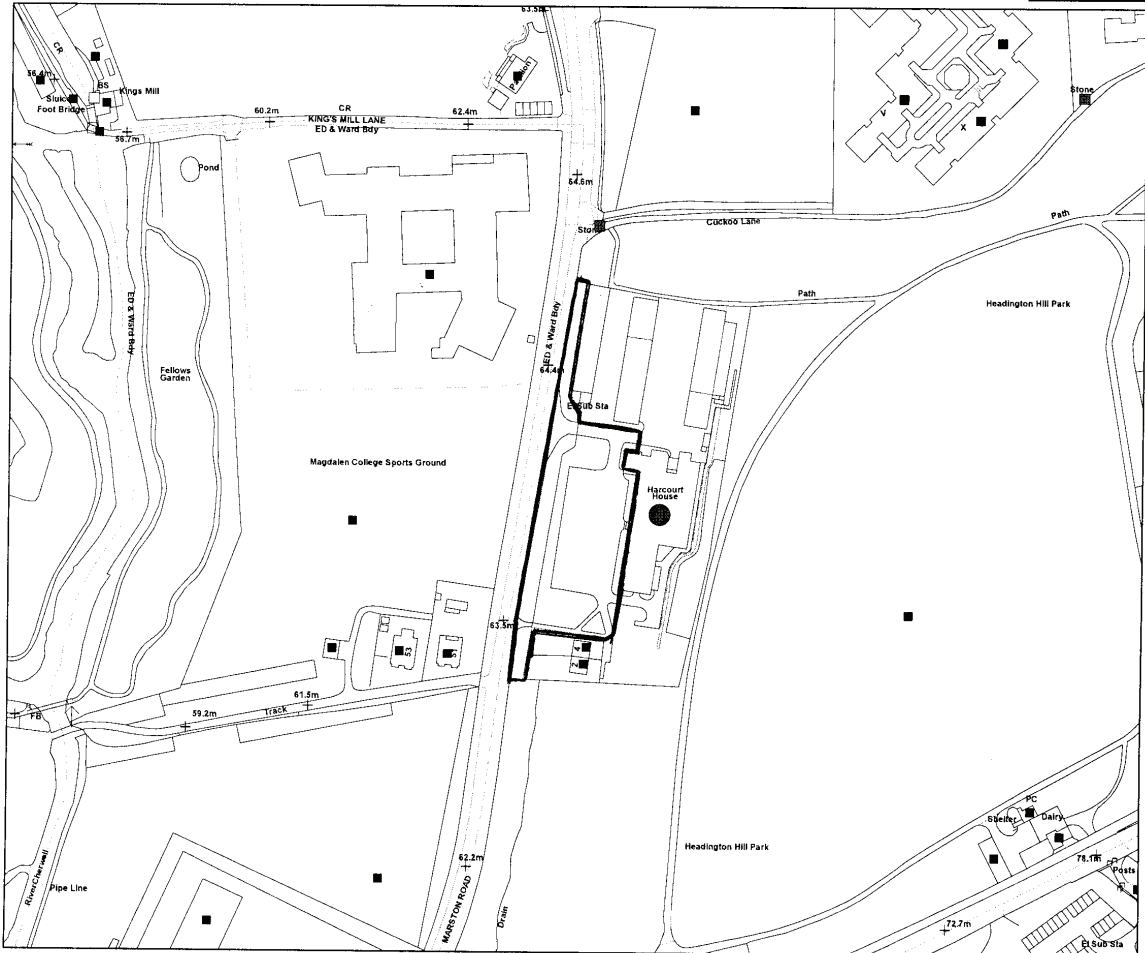
Contact Officer: Steven Roberts

Extension: 2221

Date: 24th August 2011

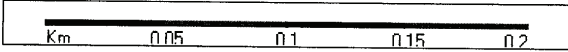
11/01993/CT3

Harcourt House, Marston Road



Legend

Scale: 1:2500



© Crown Copyright and database right 2011. Ordnance Survey 100019348.

Organisation	Oxford City Council
Department	City Development
Comments	
Date	24 August 2011
SLA Number	100019348

East Area Parliament Committee

- 7th September 2011

Application Number: 11/01297/CT3

Decision Due by: 2nd August 2011

Proposal: Erection of boundary wall and railings across existing access road.

Site Address: Land At Hundred Acres Close

Ward: Lye Valley Ward

Agent: Corporate Assets

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development will serve the purpose of dividing the two parking areas, without creating a sense of enclosure or being overbearing. No objections have been raised and the proposal is considered to comply with policies CP1, CP8, CP9, CP10 and CP13 of the Oxford Local Plan 2001-2016 and policies CS18 and CS19 of the Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching brick, painted metal

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP13 - Accessibility

Core Strategy

CS18_ - Urban design, town character, historic environment

CS19_ - Community safety

Relevant Site History:

None

Representations Received:

None received

Statutory and Internal Consultees:

Thames Valley Police – no objection

Issues:

Design

Crime prevention

Officers Assessment:

Site

1. The application site comprises the north-eastern edge of a parking area for a residential development at Hundred Acre Close, off Hollow Way. The parking area leads through to a residential development at Troy Close.

Proposal

2. Planning permission is sought to erect a wall, with railings over, to divide the parking area at Hundred Acre Close with Troy Close. A boundary is necessary to prevent vehicles driving through this area. There used to be timber double gates in this location but they were vandalised and eventually destroyed by a stolen car driving through them. Currently there are three bollards in place to prevent vehicles passing through.
3. The application has been submitted by Oxford City Council as management agency for Hundred Acre Close, and therefore it must be determined at Committee.

Issues

4. Policies CP1 and CP8 of the OLP state that planning permission will only be granted for development that respects the character and appearance of

the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings.

5. The brick wall would be 1 metre high and bricks to match the existing brickwork would be used to ensure the development is in keeping with the area. The metal railings would sit on top of the wall, also 1 metre in height, bringing the total height to 2 metres. There would be a 1 metre gap in the wall to allow for pedestrian/cycle/wheelchair access through, which satisfies policy CP13 of the OLP in terms of accessibility for all members of the community. A condition has been imposed requiring that the metal be painted black, in keeping with the existing metal railings in the parking area.
6. The metal fencing allows for views through the parking area to Troy Close and visa versa and prevents a feeling of enclosure. Policy CS19 of the Core Strategy states that developments should reduce the opportunity for crime and the fear of crime. The open rail topping will allow for natural surveillance and would be a vast improvement on the timber gates that were there previously. The proposal was deemed acceptable by the Thames Valley Crime Prevention Design Advisor.

Conclusion:

7. The proposed wall will not appear out of character with the area due to the materials to be used, and is acceptable in terms of crime prevention and accessibility. The proposal is considered to comply with policies CP1, CP8, CP9, CP10 and CP13 of the Oxford Local Plan and policies CS18 and CS19 of the Core Strategy 2026.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application,

in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will make a positive contribution towards crime prevention and the promotion of community safety.

Background Papers: 11/ 01297/CT3

Contact Officer: Rona Gregory

Extension: 2157

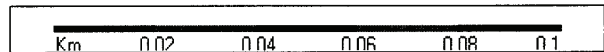
Date: 18th August 2011

Land at Hundred Acre Close



Legend

Scale: 1:1250



© Crown Copyright and database right 2011. Ordnance Survey 100019348.

Organisation	Oxford City Council
Department	City Development
Comments	
Date	19 August 2011
SLA Number	100019348

This page is intentionally left blank

East Area Planning Committee

7th September 2011

Application Number: 11/00111/CT3

Decision Due by: 14th March 2011

Proposal: Erection of 1 timber 'maypole' swing and 1 timber swing.

Site Address: Bury Knowle Park London Road Headington Oxford

Ward: Barton And Sandhills Ward

Agent: Groundwork Thames Valley **Applicant:** Oxford City Council

The applicant is Oxford City Council, so determination by Committee is required.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed swings are not considered likely to result in significant harm to the appearance of the play area or wider local area. They will preserve the setting of a listed building and will not result in a net loss of recreation or sporting facilities or material damage to trees. The development is unlikely to result in a material increase in noise or nuisance, and subject to a condition to control the materials used in construction, will protect the character and appearance of the Old Headington Conservation Area. The proposals therefore comply with Policies CP1, CP8, CP10, CP13, CP19, CP21, HE3, HE7, NE15, NE16 and SR5 of the adopted Oxford Local Plan 2001 – 2016 and Policies CS18 and CS21 of the Core Strategy. No objections have been received from third parties.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP8 - Design Development to Relate to its Context
CP10 - Siting Development to Meet Functional Needs
CP13 - Accessibility
CP19 - Nuisance
CP21 – Noise
HE3 - Listed Buildings and Their Setting
HE7 - Conservation Areas
NE15 - Loss of Trees and Hedgerows
NE16 - Protected Trees
SR5 - Protection of Public Open Space

Core Strategy

CS18_ - Urban design, town character, historic environment
CS21_ - Green spaces, leisure and sport

Other Material Considerations:

The Town and Country Planning (General Permitted Development) Order 1995. As amended. (GPDO).

Relevant Site History:

Non relevant

Representations Received:

No comments received.

Statutory and Internal Consultees:

Friends Of Old Headington: No objection.

Oxford City Council Conservation department: No objection, information relating to root protection areas should be included with any grant of planning permission.

Issues:

Permitted development
Design in a conservation area
Setting of a listed building
Nuisance / noise
Protection of public open space / open air sports facilities
Trees

Officers Assessment:

Permitted development

1. The current application forms part of a wider scheme to improve the existing play area at Bury Knowle Park and provide an older children's play area with various new equipment and landscaping.
2. The bulk of that scheme constitutes Permitted Development as defined by Class A (a), Part 12 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and does not therefore require further permission.
3. However that Order also states (Interpretation of Class A: A.1) that such permission only relates to equipment not exceeding 4 metres in height. As the maypole swing and timber swing measure 5.8 metres and 4.3 metres in height respectively, they require a grant of planning permission from the Local Planning Authority

Design in a conservation area and affecting a listed building

4. The Council expects new development to enhance the quality of the environment, and with this Policy CP1 is central to the purpose. This policy states that all new development should respect the character and appearance of the area. This view is taken a step further in Policies CP8 of the OLP and CS18 of the Core Strategy, which require all new development to demonstrate high quality urban design and ensure that the siting, massing and design creates an appropriate visual relationship with the built form of the local area.
5. Policy HE7 of the OLP states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation area or its setting. Policy CS18 of the emerging Core Strategy requires that developments demonstrate high quality urban design that respects the unique townscape and character in different areas of Oxford.
6. The materials of the swings are predominantly timber above a grass mat surface treatment. In the context of the wider play areas, set within a tree studded public park on the edge of a conservation area, they are not considered to be out of place and the development is not considered likely to be materially out of character with the Old Headington Conservation Area. The proposals therefore complies with Policies CP1, CP8, CP10, CP11 and HE7 of the adopted Oxford Local Plan and CS18 of the Core Strategy.
7. With regard to the listed Bury Knowle house, the swings will be sited towards the rear of the play areas, will be screened by new and existing trees and are well out of the main lines of sight towards the main house. It is not considered that they will adversely affect the setting of the listed building, and the application complies with Policy HS3 of the adopted Oxford Local Plan.

Nuisance / noise

8. The swings will form part of an extension to an existing, well established play area within a public park. Whilst the use of the area and noise from it may be expected to increase, it is not expected that the swings will contribute to an unacceptable increase in noise or nuisance, and the application complies with Policies CP19 and CP21 of the adopted Oxford Local Plan.

Protection of public open space / open air sports facilities

9. The swings will add to facilities in the park for older children, without reducing the overall amount of public space or sports facilities available, and the application complies with Policy SR5 of the adopted Oxford Local Plan.

Trees

10. There are no Tree Preservation Orders in force nearby, and the erection and use of the swings is not expected to have an impact on trees nearby. The council Tree Officer has recommended that information relating to root protection areas be included as an informative in the event that planning permission is granted.

Conclusion:

11. The proposed swings are not considered likely to result in significant harm to the appearance of the play area or wider local area. They will preserve the setting of a listed building and will not result in a net loss of recreation or sporting facilities or material damage to trees. The development is unlikely to result in a material increase in noise or nuisance, and subject to a condition to control the materials used in construction, will protect the character and appearance of the Old Headington Conservation Area. The proposals therefore comply with Policies CP1, CP8, CP10, CP13, CP19, CP21, HE3, HE7, NE15, NE16 and SR5 of the adopted Oxford Local Plan 2001 – 2016 and Policies CS18 and CS21 of the Core Strategy and the application is recommended for approval.

Human Rights Act 1998

12. Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.
13. Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

14. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/00111/CT3

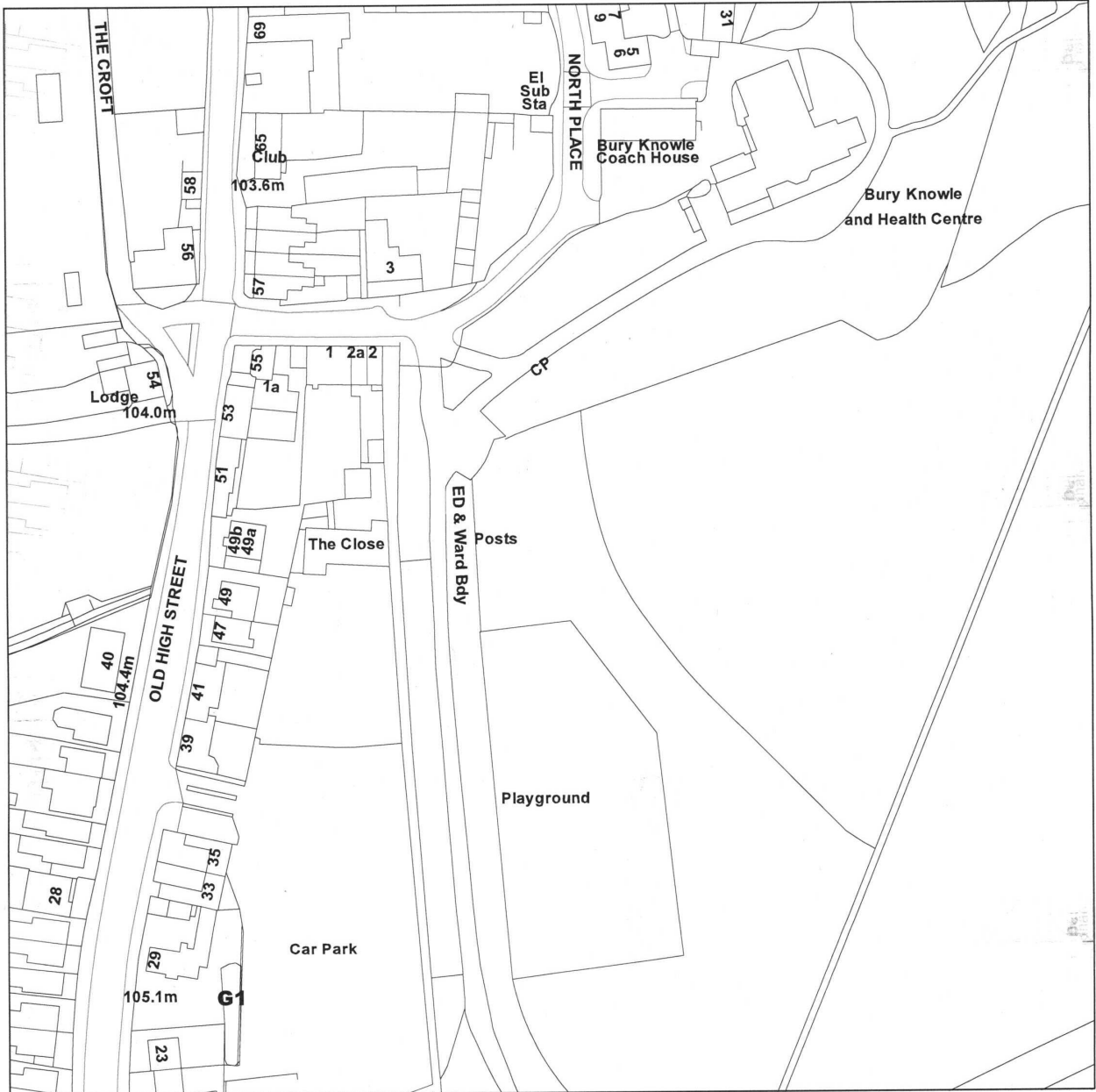
Contact Officer: Tim Hunter

Extension: 2154

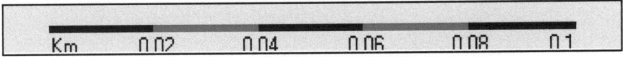
Date: 20th July 2011

11/00111/CT3

Bury Knowle Park, London Road



Scale : 1:1250



© Crown Copyright and database right 2011.
Ordnance Survey 100019348.

Organisation	Not Set
Department	Not Set
Comments	
Date	09 August 2011
SLA Number	Not Set

COMMITTEE REPORT

East Area Committee

7th September 2011

Order Name: Oxford City Council - Cordrey Green (No.2) Tree Preservation Order, 2011

Decision Due by: 18th September 2011

Site Address: 6 Cordrey Green, Iffley, Oxford

Ward: Rose Hill And Iffley Ward

Recommendation:

1. To confirm without modification, the Oxford City Council - Cordrey Green (No.2) Tree Preservation Order, 2011

Background:

The Oxford City Council - Cordrey Green (No.2) Tree Preservation Order, 2011 was made and served on 18th March 2011 to protect a false acacia tree, T.1, which stands in the garden of 6 Cordrey Green, Iffley (map at Appendix 1).

On 24th January 2011 the owner of 6 Cordrey Green gave the Council notice of his intent to fell a false acacia tree from the garden that property, which stands within the Iffley Conservation Area. The reasons given for the proposed work were that the tree had "...become out-sized for its location and as a consequence now poses a risk to the house. Potential damage may be caused by tree fall, and the roots pose a potential risk of movement to the house foundations. The tree is also overshadowing neighbouring gardens". No significant evidence was provided in support of the notification. The owner intended to plant "an appropriately sized replacement tree" at an adjacent location.

On 4th March 2011 the Council made Oxford City Council - Cordrey Green (No.1) Tree Preservation Order, 2011. However, the Formal Notice which is served together with the order was incorrectly dated and so the Oxford City Council - Cordrey Green (No.2) Tree Preservation Order, 2011 was made and served on 18th March 2011. In general, the TPO makes it an offence to undertake work to the tree without the written consent of the Council.

The order is provisional for 6 months in the first instance and needs to be confirmed by Committee to become permanent. The Council must take account of the representations it received in response to making the order when it decides if the TPO should be confirmed or not, with or without modification.

COMMITTEE REPORT

Reasons for making the order:

To protect in the interests of public amenity a false acacia tree that is prominent in public views in Church Way and which makes a valuable contribution to the appearance and character of the Iffley Conservation Area.

Representations Received:

- 1 letter of objection from the occupier of 7 Cordrey Green; the tree is already 'protected' by its location in the Iffley Conservation Area and the Council can therefore already 'object' to proposed works. The TPO will severely limit the ability for work to be carried out to a tree which is now reaching excessive height and width. Containment pruning (of say 30%) is required in the interests of safety for users of the adjacent footpath and to reduce excessive shading of 7 Cordrey Green.
- 1 letter of support from the tenant of 6 Cordrey Green; the tree is important to village aesthetics because it makes a significant visual contribution to Iffley Village and helps create a long-term sustainable benefit to the treescape of the conservation area. It is nectar producing so it is important to honey bees and biodiversity. It does not cast dense shade and is unlikely to get much bigger. Nuisance caused by debris falling from the tree and shading over one garden does not justify removal.

Officers Assessment:

The false acacia is a medium sized tree, which is a prominent landscape feature in public views from Church Way. It appears to be in good physiological health. Its crown is supported on multiple co-dominant stems, which bifurcate from the trunk at about 1 metre above ground level, but the union between stems appears to be structurally sound.

Public views along Church Way are enhanced by the tree, which also softens the appearance of the relatively modern house behind in views from Church Way. Removal of this tree would have a significant harmful effect on amenity in the area and would damage the appearance of the Iffley Conservation Area. The proposed planting of another tree would not mitigate this harmful impact.

The reasons given in support of notification are not supported by evidence. The tree has moderate growth potential, but is reasonably well suited to its location. The risk of it breaking or falling appears to be low. The house is a relatively modern building and should have foundations which are adequate for soil conditions. The tree has small leaves and an open crown form so that the shade it casts is dappled and is unlikely to restrict reasonable use of surrounding gardens.

The objection to the TPO is based on a misunderstanding of the law which requires the Council to be given 6 weeks prior written notice of tree works in a conservation area. This is not an application and the Council can not grant or refuse consent for the proposed tree work, rather it must assess the impact of the proposed work on

COMMITTEE REPORT

amenity in the area and decide whether or not it is expedient in the interests of amenity for a Tree Preservation Order (TPO) to be made. In reaching its decision the Council must pay particular attention to the impact on the appearance and character of the conservation area.

Once a TPO is made an application can be made for consent to carry out work at any time. The Council can grant TPO consent, with or without conditions, or refuse TPO consent. If TPO consent is refused the applicant has the right of appeal.

All applications for TPO are considered on their merits. In deciding whether or not to grant or refuse consent the Council must assess the impact of the proposed tree work on amenity in the area paying particular attention to the impact on the conservation area, and decide whether the reason(s) given for the proposed work provides a justification for any harm caused. Applications to undertake work because of concerns that trees might break or fall or because of damage to built structures must be accompanied by appropriate professional or technical evidence to be valid.

As it stands the tree is not considered to be out of scale with its surroundings so that it does not currently restrict reasonable enjoyment of surrounding adjacent buildings and gardens. There is no evidence that pruning is currently required in the interests of safety or that the tree might damage built structures as it grows. Given that the tree stands on the north side of the garden of 7 Cordrey Green, it is unlikely that pruning the crown of the tree, to reduce it by either 30% of its height or volume, would significantly reduce the shade cast over that garden. In any case, the Council can only respond to the applications for TPO consent it receives and as yet it has not received any application for the 'containment pruning' considered necessary by the occupier of 7 Cordrey Green.

The Council's Tree Officer considers that the TPO is justified in the interests of amenity and expedient given the notice of proposed felling.

Conclusion:

The false acacia tree referenced T.1 on the Oxford City Council - Cordrey Green (No.2) Tree Preservation Order, 2011 is important to visual amenity in public views along Church Way and makes a valuable contribution to the appearance and character of the Iffley Conservation Area.

It is expedient for the Council to use its powers to make a Tree Preservation Order to protect the tree because it is at risk of being felled. Felling is not justified at this time.

Having considered the representations received in response to the making of the order, the Council has decided to confirm Oxford City Council - Cordrey Green (No.2) Tree Preservation Order, 2011 without modification.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to confirm this Tree Preservation Order. Officers have considered the potential

COMMITTEE REPORT

interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to confirm the Tree Preservation Order officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

1. Oxford City Council - Cordrey Green (No.1) Tree Preservation Order, 2011
2. Oxford City Council - Cordrey Green (No.2) Tree Preservation Order, 2011

Contact Officer: Kevin Caldicott

Extension: 2149

Date: 25th August 2011

Appendix – Site Plan

11/00002/ORDER

6 Cordrey Green

East of The Oxford City Council
 by the order of the Council
 in the presence of
J.P. [Signature]
 NOMINATED
 OFFICER



Legend

Scale: 1:1250



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2010.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Oxford City Council
Department	City Development
Comments	
Date	16 March 2011
SLA Number	100019348

This page is intentionally left blank

East Area Planning Committee

7th September 2011

Application Number: 11/01512/FUL

Decision Due by: 1st August 2011

Proposal: Two storey side extension incorporating garage. (Amended Plans)

Site Address: 47 Rymers Lane Oxford Oxfordshire OX4 3JX

Ward: Cowley Ward

Agent: Pope Ingram Associates

Applicant: Mr A Dien

Called in by: Councillors Keen, Lygo, Sanders and Bance

For the following reasons: Over development, car parking problems.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The development is not considered to be out of character with the existing house or local area, is unlikely to have a significant effect on adjacent properties, and provides an appropriate level of parking for the house. The proposals therefore comply with Policies CP1, CP8, CP10, TR3 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy.
- 2 No objections have been received from third parties, although the Local Highway Authority has suggested various conditions. These comments are addressed in the officer's report.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit

- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Amenity no additional windows side,
- 5 Sustainable drainage system
- 6 Visibility splays
- 7 Design - no additions to dwelling

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

TR3 - Car Parking Standards

HS19 - Privacy & Amenity

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

Oxford City Council Planning Design Guide 2 – Side Extension

Planning Policy Statement 3: Housing (PPS3)

The Town and Country Planning (General Permitted Development) Order 1995. As amended. (GPDO).

Relevant Site History:

09/01086/FUL - Erection of two storey side extension incorporating garage. PER 22nd July 2009.

Representations Received:

None received.

Statutory and Internal Consultees:

Local Highway Authority: No objection, subject to conditions.

Issues:

Capacity of Site / Principle of Development
Design / Urban Design
Effect on Adjacent Properties
Parking

Officers Assessment:

Site description

1. 47 Rymers Lane is an end of terrace property under a hipped roof that has been extended to the rear. The area is characterised by similar properties, which are laid out in pairs of semis and terraces of four properties set front on to the road. Several of these properties have been extended, with a mix of subservient and non-subservient extensions. The location is considered highly sustainable, being within 500m of city bus services and Cowley Centre (Templars Square) District centre.

Proposal

2. Permission is sought to construct a side extension over two floors to provide a garage and bedroom. The proposal is similar to that approved under application 09/01086/FUL, with the exception of the design approach.

Capacity of Site / Principle of Development

3. Planning Policy Statement 3 (PPS3) encourages the effective and efficient use of land by re-using land that has previously been developed. This is reflected in policy CP6 of the Local Plan, which states that development proposals should make efficient use of land by making best use of site capacity in a manner that does not compromise the surrounding area.
4. 47 Rymers Lane sits on a relatively small plot for the area of around 27 metres by 8.5 metres. Of this, much is taken up by the front garden, the original house, a rear extension and a substantial garden building, leaving an area of 8.5 metres by 5 metres plus a side return.
5. A two story side extension was permitted under application 09/01086/FUL in this location with the sole difference being the line of the front wall and roof lines, meaning that the principle of a two storey side extension has already been accepted by the Council.
6. It is however considered that any grant of planning permission be subject to a condition removing rights under the GPDO to further develop the site because of the harm that may be caused if further extensions are constructed under permitted development rights.

Design / Urban Design

7. The Council expects new development to enhance the quality of the environment, and with this Policy CP1 is central to the purpose. This policy states that all new development should respect the character and appearance of the area. This view is taken a step further in Policies CP8 of the OLP and CS18 of the Core Strategy, which require all new development to demonstrate high quality urban design and ensure that the siting, massing and design creates an appropriate visual relationship with the built form of the local area.
8. Oxford City Council Planning Design Guide 2 – Side Extension seeks to ensure that pairs of semidetached houses are not unbalanced by side extensions that are not subordinate to the existing houses. It suggests that it is usually best practice to continue building lines and detailing on terraced houses such as this. The proposed extension's front wall continues the front wall of the existing house, and the roof and ridgeline continue the ridge and roofline of the existing house. In addition, the detailing of the original house is proposed to be carried through across the frontage of the extension. This complies with the Guidance in the Council's Planning Design Guide 2.
9. It is noted that a similar extension was previously passed in this location for a two storey extension with the front wall and rooflines set back and down from the existing house in order to remain subservient. The property next door at 49A also follows this approach, although this was formed as an extension to the semi detached house at number 49, and therefore also complied with Design Guide 2.
10. The side wall of the proposed extension abuts the edge of the plot, and the property to the north has already been extended. This has the potential to cause a terracing effect that would make two blocks of houses appear as one long terrace, which would interrupt the character of the area and inject a jarring and incongruous effect into the street scene. However, in this case, the property to the north (49A Rymers Lane), sits on a corner plot and is turned around 45 degrees to Rymers Lane. Coupled with the fact that this property has not built right up to the boundary, and the closest part of that building is single story, it is not considered that a terracing effect will be created in this case.
11. The proposed development will be highly visible from the public domain, but subject to a condition of planning permission to use matching materials, the proposal is not considered to be materially out of character with the existing house or local area, and complies with Policies CP1 and CP8 of the OLP and CS18 of the Core Strategy.

Effect on Adjacent Properties

12. Policy HS19 of the adopted Oxford Local Plan 2001-2016 states that planning permission will only be granted for development that adequately provides both for the protection of the privacy or amenity of the occupants of proposed and existing neighbouring residential properties, in terms of potential for overlooking into habitable rooms or private open space. This is

supported by Policy CP10, which seeks to safeguard the amenities of adjoining properties. Appendix 6 of the OLP sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.

13. The only rear window to 49A Rymers Lane serves a non-habitable room. The 45 degree rule has been used to assess the impact upon windows to the rear of 49 Rymers Lane, and subject to a condition to prevent overlooking from windows inserted in the side wall, it is not considered that the proposed extension would lead to an unacceptable loss of light to these windows or cause an overbearing effect, and the proposal complies with policies HS19 and CP10 of the OLP.

Parking

14. Policy TR3 of the OLP requires that development provides an appropriate level of car parking spaces no greater than the maximum car-parking standards shown in appendix 3. The proposals will create a three bedroom house with first floor study. The area shown as a study may also be suitable as a small single bedroom or nursery. Appendix 3 requires a maximum of two spaces for a three-bedroom house, and a maximum of three spaces for a house with four bedrooms or more.
15. It is proposed to provide the house with an integral garage and two parking spaces. However, the garage is of a substandard width at 2.2m, meaning the use of the garage for parking and exiting a modern motor car is likely to be impractical. The effective parking to the property is therefore for two cars.
16. The Local Highway Authority considers the two spaces to be justified, but has recommended a number of conditions relating to visibility splays, sustainable drainage and access (relocation of lamp post and dropped kerb). It is considered reasonable to impose the recommended conditions to control visibility of the highway and sustainable drainage, whilst the issues relating to access are addressed through recommended informatives.
17. The provision of two parking spaces and a substandard garage serving a three / four bedroom house is considered appropriate in this location and the proposals comply with policy TR3 of the OLP.

Conclusion:

- 18. The development is not considered to be materially out of character with the existing house or local area, is unlikely to have a material effect on adjacent properties, and provides an appropriate level of parking for the house. The proposals therefore comply with Policies CP1, CP8, CP10, TR3 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy and the application is recommended for approval.**

Human Rights Act 1998

19. Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

20. Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

21. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/01512/FUL, 09/01086/FUL

Contact Officer: Tim Hunter

Extension: 2154

Date: 28th July 2011

47 Rymers Lane



Legend	
Scale:	1:1250

© Crown Copyright and database right 2011. Ordnance Survey 100019348.

Organisation	Oxford City Council
Department	City Development
Comments	
Date	19 August 2011
SLA Number	100019348

This page is intentionally left blank

East Area Planning Committee

7th September 2011

Application Number: 11/01675/ADV

Decision Due by: 17th August 2011

Proposal: 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

Site Address: 76 Rose Hill Oxford (site plan at **Appendix 1**)

Ward: Rose Hill And Iffley Ward

Agent: NIS Signs (Leicester) Ltd.

Applicant: Midland Counties Co-Operative

Application Called in – by Councillors – Turner, Coulter, McManners, Tanner, Cook and Rowley for the following reasons - grounds of potential adverse visual amenity. It's for illuminated signage, and although have seen worse, the neighbours are understandably concerned.

Recommendation:

Committee is recommended to grant advertisement consent for the proposed fascia signs but refuse the totem sign.

Fascia Signs

Reason for Approval:

- 1 Officers conclude that the remainder of the proposals accord with all the relevant policies within the Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore recommends approval as it is considered to be acceptable in terms of scale, design, appearance and materials and will not have a detrimental impact highway safety or residential amenity.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give

rise to can be offset by the conditions imposed.

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Five year time limit
- 3 Advert - Statutory conditions
- 4 Illumination levels - fascia sign - 250

Totem Sign

Reason for Refusal:

- 1 The proposed totem sign by virtue of its bulk, size, illumination and prominent location would appear unduly obtrusive and a discordant element in the street scene to the detriment of the visual and residential amenity of the area. The proposed totem is therefore contrary to policy CP1, CP10 and RC14 of the Oxford Local Plan 2001-2016.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP10 - Siting Developmnt to Meet Functionl Needs

RC8 - Neighbourhood Shopping Centres

RC14 - Advertisements

Core Strategy

CS1_ - Hierarchy of centres

CS18_ - Urb design, town character, historic env

Other Material Considerations:

PPG19 Outdoor Advertisement Control

Relevant Site History:

58/06707/A_H - Alterations and extension. PER 25th February 1958.

60/08842/A_H - 4 garages for private cars. For Allied Arms Public House. PER 12th January 1960.

63/13930/A_H - Alterations and extensions to form beer barrel store. For Allied Arms Public House. PER 10th September 1963.

74/00424/A_H - Alterations to existing licensed premises to the bar and toilet areas and erection of new canopy over main entrance. For Allied Arms Public House. PER 24th May 1974.

74/00755/A_H - Extension of existing car park to provide additional car parking. For Allied Arms Public House. REF 4th September 1974.

91/01226/NF - Demolition of existing bottled beer store. Single storey conservatory style extension. PER 17th January 1992.

00/00547/NF - Single storey side/rear extension to Public House to provide food area and cellar. External fire escape stair. Provision of 4 customer parking spaces to front of stores (Amended plans). PER 24th June 2000.

02/00914/FUL - Single storey rear extension. Relocation of spiral escape staircase. PER 26th July 2002.

05/02452/FUL - Demolition of King of Prussia PH, garage block and outbuildings. Erection of 3 storey building to accommodate 4 retail units plus servicing areas at ground floor level; at first floor level; and 4x2 bed and 5x1 bed flats at second floor level. Provision of 24 car parking spaces to rear and to the frontage plus cycle and bin storage areas etc. Widening of Villiers Lane. WDN 11th October 2006.

06/02082/FUL - Erection of two storey building to accommodate 4 retail units (Class A1) at ground floor and 8 flats (3x1 bed and 5x2 bed) at first floor. Provision of 20 car parking spaces to rear, 9 spaces and service area to front. Bin and cycle storage. Widening of Villiers Lane. (Amended plans and description). WDN 29th June 2010.

09/00214/FUL - Erection of 2 storey building with 4 retail units (class A1) on ground floor and ancillary storage/ office above. Alterations to frontage to provide 8 parking spaces, service area and cycle parking. Alterations to Villiers Lane. Provision of access from Villiers Lane to 19 space car park. Cycle parking. Floodlights. WDN 30th March 2010.

09/01638/FUL - Erection of a two-storey building to accommodate a retail unit on the ground floor and ancillary offices/storage at first floor. Provision of 23 car parking spaces to the rear and 8 spaces to the front. Associated bin and cycle storage. PER 12th March 2010.

10/01444/NMA - Application for a non-material amendment to planning permission 09/01638/FUL involving repositioning of unit and alterations to internal layout and parking layout. PER 18th June 2010.

05/00056/ORDER - Oxford City Council - Rose Hill (No. 1) TPO, 2005. CONF.

Representations Received:

41 Courtland Road, 85 Rose Hill, 81 Rose Hill, 83 Rose Hill

Summary of Comments:

Store open from 0700-2300 thus the illumination will be for long periods of time; sign will not be required due to fascia signs; overly dominant; incongruous in the street scene by virtue of its height, location and extent of illumination; not located in a large commercial premises in a main shopping centre; not appropriate for a residential area of small row of shops; contrary to local distinctiveness; contribute to street clutter; cumulative affect of lighting would be excessive; may hinder movement in and around it; not sustainable; totem sign visually intrusive; will set a precedent; fascia signs illumination needs to be restricted in hours; light pollution; will degrade the appearance of the area; close to Villers Lane and will detract from its charm.

Statutory and Internal Consultees:

Highway Authority: no objection

Issues:

Design/Visual Impact
Residential Amenity
Highway Safety

Officers Assessment:

Site Description

1. The application site is that of the former public house, King of Prussia, which in 2006 was fire damaged and was subsequently demolished. It lies on the western side of Rose Hill and is located within what the Core Strategy 2026 (CS) and the Oxford Local Plan 2001-2016 (OLP) describe as a neighbourhood shopping centre. The eastern side of the road is mainly residential.
2. To the north of the site is a car showroom and garage and to the south of the application site is a parade of shops, subdivided by Courtland Road, containing a mix of shops, offices, takeaways and other A3 uses on the ground floor. Above the commercial uses is a floor of predominantly residential use. There is also a second floor of residential with dormer extensions in the roof space. The site is serviced from the rear by the private Villiers Lane, which forms the northern boundary to the application site. This also serves the rear of properties fronting Rose Hill and Annersley Road.
3. Planning permission was granted in March 2010 for the erection of a two-storey building to accommodate a retail unit on the ground floor and ancillary offices/storage at first floor. Provision of 23 car parking spaces to the rear and 8 spaces to the front along with associated bin and cycle storage. This is currently under construction and is to be occupied by the Co-operative supermarket.

Proposal

4. The application is seeking advertisement consent for the following three advertisements:
 - A. One externally illuminated fascia sign on east (front) elevation. This fascia is 25765mm long by 910mm high and will be lit by two trough lights both 4300mm in length. The fascia will have two sets of writing both displaying the same wording. The fascia panel will be pantone green with the lettering being colbalt blue and white. The trough lights will be painted pantone green to match the fascia.
 - B. One externally illuminated fascia sign on north (side) elevation. This fascia is 10445mm long by 910mm high and will be lit by one trough light 4300mm in length. The fascia will have one set of writing the same as described above.
 - C. One internally illuminated free-standing totem sign. The overall height of the totem sign is 2510mm with an overall width of 700mm and an overall depth of 170mm. It will be internally illuminated by 25mm fluorescent tubes. The totem sign will be split into three distinct sections with the largest section being given over to the company logo/name.

Assessment

5. Policy RC14 of the Oxford Local Plan 2001-2016 (OLP) states advertisement consent will be granted for outdoor advertisement design proposals that suit their visual setting in terms of scale, design, appearance and materials; preserve or enhance the visual amenity of the building and do not significantly prejudice highway safety or residential amenity.

Design/Visual Impact

6. The proposed fascia signs are in proportionate to the proposed size of the building and do not appear out of character on the building or in the street scene. They are considered to be acceptable in terms of scale, design, appearance and materials.
7. The totem sign by virtue of its bulk, size and prominent location will appear unduly obtrusive in the street scene to the detriment of the visual amenity of the area.
8. It is acknowledged that the site lies within Rose Hill Neighbourhood Shopping Centre. However Neighbourhood Shopping Centres fulfil an important retailing function and are compatible with the residential areas in which they are normally found therefore the totem sign is considered to be out of character and context with the Neighbourhood Shopping Centre and its residential function.
9. A similar totem sign, nearby at the Seat garage to the north of the site, was the subject of a refused application for advertisement consent in 2004. That

case was dismissed at appeal as it was considered the display of the advertisement would be detrimental to the interest of amenity. The decision dismissing the appeal is attached at **Appendix 2**. It is acknowledged however that an existing totem sign currently exists serving the garage. At the time of writing it has not been possible to establish if and when consent was granted for this totem sign. Committee will be advised verbally at its meeting.

Residential Amenity

10. All the signs are to be illuminated. The fascia signs are to have LED trough lighting above them and are simply down lighters and will therefore give off very little light pollution with a maximum illumination of 250 cd/m² each. A condition can be added to ensure the illumination does not exceed this.
11. The illumination values for the totem sign have not been specified within the application. Given its location, opposite residential properties, its size and extent of illumination it is considered to have a detrimental affect on the visual and residential amenity of the area.

Highway Safety

12. With regards to the proposed totem sign it is to be located to the north of the site on an area of land adjacent to Villers Lane and a disabled car parking space. The Highway Authority has raised no objections to the location of the proposed totem sign in terms of access, manoeuvrability and so on.

Trees

13. The whole site has a Tree Preservation Order (TPO) on it (05/00056/ORDER - Oxford City Council - Rose Hill (No. 1) TPO, 2005. CONF). The proposed totem sign is set far enough away from any of the trees on site not to impact on them in a detrimental way.

Conclusion:

The proposed totem sign by virtue of its bulk, size, illumination and prominent location will appear unduly obtrusive in the street scene to the detriment of the visual and residential amenity of the area. The proposed totem is therefore contrary to policy CP1, CP10 and RC14 of the Oxford Local Plan 2001-2016.

In all other respects for the reasons given above and taking into account all other matters raised Officers conclude that the remainder of the proposals accord with all the relevant policies within the Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore recommends approval as it is considered to be acceptable in terms of scale, design, appearance and materials and will not have a detrimental impact highway safety or residential amenity.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant a split planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant a split planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Tim Hunter

Extension: 2154

Date: 22nd August 2011

Appendix 1

11/01675/ADV 76 Rose Hill



Scale : 1:1250

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 August 2011
SLA Number	Not Set



Appeal Decision

Site visit made on 02 August 2004

by Terry Emm

an Advertisement Appeals Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

13 AUG 2004

Appeal Ref: APP/G3110/H/04/1150929

Humphris Oxford Ltd, 72 Rose Hill, Oxford OX4 4HS

- The appeal is made under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992 against a refusal to grant express consent.
- The appeal is made by Humphris Oxford Ltd against the decision of Oxford City Council.
- The application (Ref 04/00415/ADV) is dated 27 February 2004. The advertisement proposed is a freestanding internally illuminated totem sign measuring 3.5m x 1.35m.

Summary of Decision: The appeal is dismissed

Main Issues

1. I consider the main issues to be the visual impact of the proposed sign on the surrounding area and on the amenity of residents.

Planning Policy

2. The Council have referred to the advertisement control policies contained in the adopted and draft Oxford Local Plans. The Regulations require that decisions are made only in the interests of amenity and public safety. Therefore the Council's policies alone cannot be decisive, but I have taken them into account as a material consideration.

Reasons

3. The appeal premises comprise a car showroom and garage situated on the western side of Rose Hill (A4158), one of the arterial routes into the city, and approximately 3k from the centre. The eastern side of the road is mainly residential. The appeal site constitutes the northern end of a commercial enclave along the western side of the road. Immediately to the north of the appeal site are two semi-detached dwellings nos. 66 and 68.
4. The appeal premises are divided into Seat and Hyundai showrooms and are displaying the usual amount of associated signage. There is a comparatively narrow forecourt, some 15m in depth, used for displaying cars and providing customer parking. The Seat showroom is displaying a totem sign roughly 3m-4m in height. At the time of my inspection the Hyundai showroom appeared to be undergoing refurbishment.
5. The appellants argue that the appeal sign is a replacement sign for an earlier and similar Nissan sign. The Council have said little about the circumstances relating to the previous sign, but it seems to have been erected in 1999 when use as a petrol filling station ceased. Consent for the earlier sign would have been based on the merits of the case existing at the time. It cannot be regarded as a precedent. I will therefore decide this appeal on its merits taking into account the current circumstances.

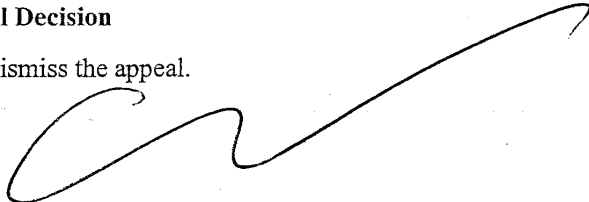
6. I note that an appeal against refusal of consent for a similar sign measuring 3.6m in height, and to be placed in a similar position, was dismissed in 1997; at that time the premise were also in use as a petrol filling station. In that case the Inspector found that the sign would have a detrimental impact on the amenity of local residents and the streetscene in general. In my view the objections identified in the previous appeal decision apply equally to this appeal.
7. The appeal sign would be positioned by the site entrance, adjacent to the boundary with no. 68. The sign would be placed immediately next to the neighbouring property and I consider that such a large illuminated sign, less than 10m from the nearest window of the dwelling, could not fail to have a detrimental impact on the amenity of outlook of the occupants. Also, in my view the site frontage of approximately 40m, is barely large enough to accommodate 2 totem signs without overburdening the premises with signage.

Conclusions

8. For the reasons given above and having regard to all other matters raised, I conclude that the display of the advertisement would be detrimental to the interests of amenity.

Formal Decision

9. I dismiss the appeal.



Advertisement Appeal Inspector

East Area Planning Committee

7th September 2011

Application Number: 11/01275/VAR

Decision Due by: 5th July 2011

Proposal: Application for 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.

Site Address: 34 Cottesmore Road & 30 Wynbush Road, **Appendix 1**

Ward: Rose Hill And Iffley Ward

Agent: N/A

Applicant: Taylor Wimpey Oxfordshire

Recommendation: East Area Planning Committee is recommended 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.

Reasons for Approval

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

Conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as approved
- 4 Landscape plan in accordance with details submitted
- 5 Landscape carry out after completion
- 6 Sustainable drainage scheme in accordance with details submitted

- 7 Design - no additions to dwelling
- 8 Vision splays in accordance with details submitted
- 9 Parking provision prior to occupation
- 10 Cycle parking in accordance with details submitted
- 11 Contaminated Land
- 12 Engineers report in accordance with details submitted

Main Planning Policies:

Oxford Local Plan 2001-2016

- CP1 - Development Proposals
- CP2 - Planning Obligations
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP9 - Creating Successful New Places
- CP10 - Siting Development to Meet Functional Needs
- CP11 - Landscape Design
- CP13 - Accessibility
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- HS5 - Proportion/Mix of Affordable Dwellings Provided
- HS6 - On Site Provision of Affordable Housing
- HS19 - Privacy & Amenity
- HS20 - Local Residential Environment
- HS21 - Private Open Space

Oxford Core Strategy 2026

- CS9 - Energy and natural resources
- CS18 - Urban design, townscape character and the historic environment
- CS24 - Affordable housing

Relevant Site History:

05/00639/OUT: Demolition of 99 "Orlit" houses, Alice House and Margaret House. Outline application for residential development, notionally for the erection of 160x3 bed houses, 39x1 bed flats and 39x2 bed flats (All matters reserved)]

07/02094/RES: Erection of 238 houses and flats (37 X 1 bed flats, 37 x 2 bed flats, 39 x 2 bed houses, 100 x 3 bed houses, 25 x 4 bed houses), plus ancillary works and landscaping. (Reserved Matters of Outline Planning Permission 05/00639/OUT) (Amended plans).

09/02668/FUL: Demolition of 34 Cottesmore Road and 30 Wynbush Road. Erection of 4x2 and a half storey 3 bed houses. Provision of 6 car parking spaces. (Amended plan and description) (30A-D Wynbush Road)

Public Consultation

Highway Authority: No objections raised

Third Parties: One letter of comment has been received from 45 Rivermead Road:

- Applicant has paid no heed to conditions imposed and shown contempt towards authorities
- Covering letter not on file (Note: copy sent to resident)
- All conditions are pre-commencement and to give permission after works have reached roof level is a mockery of planning laws and act of legalising wrong doing.
- Without the covering letter details required of materials for footpaths and parking bays required; boundary fences (esp adjacent to footpaths); dropped kerbs; street lighting.

Officers Assessment:

Background.

1. The application seeks to vary the wording of conditions 3 (materials), 4 (landscape plan), 6 (sustainable drainage), 8 (Vision splays), 10 (Cycle Parking) and 12 (Engineers Report) attached to planning permission 09/02668/FUL which granted development of four houses with 6 car parking spaces on the corner of 30 Wynbush Road and 34 Cottesmore Road. These conditions required the submission of details to be approved by the Local Planning Authority prior to the commencement of development. However, development commenced without these conditions being complied with and therefore the applicant is seeking to vary the wording and approve the details in compliance now.
2. The application has been called in to Committee by Councillor Ed Turner due to concerns about highways and access issues. for the following reason:
3. It should be noted that this application is only to vary the wording of the conditions. The development itself has been approved, and in particular the layout and amount of car parking spaces. It is therefore not an opportunity to revisit these matters.
4. Officers therefore consider the main issue in this case is whether the details submitted are acceptable in compliance with the conditions and to vary the wording of the conditions accordingly to implement the development in accordance with those details.

Condition 3: Materials.

5. The conditions states:

Samples of the exterior materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

6. Construction of the buildings has already commenced and it is at an advanced stage. The materials being used are Wienerberger TERCA 'Kelmsley Yellow' main bricks, Wienerberger TERCA 'Cranbrook Red' feature bricks and Redland Beckland Brown Roof tiles. These materials are the same as previously approved and used elsewhere in the

redevelopment of Rosehill and therefore are considered acceptable in compliance. The wording of the condition should be varied accordingly.

Condition 4: Landscape Plan.

7. The condition states:

A landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority before development starts. The plan shall include a survey of existing trees showing sizes and species, and indicate which (if any) it is requested should be removed, and shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner.
Reason: *In the interests of visual amenity.*

8. A revised landscape plan has been submitted showing varied shrub planting, 0.6m high hedging along the northern boundary with the new public footpath and to the southeast along Cottesmore Road and elsewhere within the car parking area. A new tree is to be planted within the front garden of house No.61C, near to Cottesmore Road. This revised landscape plan TWO 17719-11 rev B is considered acceptable in compliance and the wording of the condition should be varied to ensure that the landscaping is implemented in accordance with that plan.

Condition 6: Sustainable Drainage.

9. The condition states:

Before development is commenced, a sustainable drainage scheme shall be implemented in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.
Reason: *To prevent the increased risk of surface water flooding and improve water quality in accordance with CS11 of the Adopted Core Strategy 2026.*

10. Details submitted on plans 4152:21 rev A and 4152:02 rev F show the provision of a sustainable drainage system (SUDs) including an Aquacell attenuation tank under the car parking area. This will store surface water run off from the houses and also has capacity to deal with storm water events, holding the water and releasing it at a controlled rate to the existing storm sewer to prevent flooding. All houses will have rain water butts in the garden to catch water from the main rear roof. The car parking areas will be constructed using permeable pavers with aggregate joints and a permeable geotextile layer below to allow water to soak away in to the ground. This SUDs system has been previously approved elsewhere on the Rosehill redevelopment and is therefore considered acceptable in compliance. The wording of the condition should be varied to ensure that the SUDs is implemented in accordance with the detailed plans submitted.

Condition 8: Vision Splays.

11. The condition states:

Before the access is brought into use, vision splays shall be provided and the wall/fence lowered to 0.6 metre in height for 2.4 metres on either side of the proposed

access point, details of which shall be submitted to, and approved in writing by, the Local Planning Authority before the start of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with policies CP1, CP9 and CP10 of the Adopted Oxford Local Plan 2001-2016

12. The revised plan submitted (plan TWO 17719-11 rev B refers) shows the vision splays at 2.4 metres on either side of the proposed car parking spaces and that within them the hedging would be maintained at 0.6m high. There will be no other front boundary treatment along Cottesmore Road/ Wynbush Road. The details are therefore considered acceptable in compliance with the condition and the wording of should be varied accordingly to ensure the vision splays are implemented in accordance with the revised plan.

Condition 10: Cycle Parking.

13. The condition states:

Before the development permitted is commenced details of 2 secure and sheltered cycle parking spaces per unit, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking has been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

Reason: To promote the use of cycles thereby reducing congestion on adjacent roads in accordance with policies CP1, CP10 and TR4 of the Adopted Oxford Local Plan 2001-2016.

14. The applicant has stated that the rear garden sheds are sufficiently large enough to accommodate two cycles within them, therefore providing safe and sheltered cycle storage without the need to provide additional purpose built cycle storage elsewhere within the gardens. The sheds measure approximately 2.2m by 1.2m (plan P460/RP/02 rev H). Officers agree with this proposal as each house has its own rear garden access and it would avoid further structures in addition to the shed, compostor, water butt and clothes dryer within the garden, leaving remainder as grass or flower borders for the enjoyment of occupiers. It is considered that the sheds would be adequate in size to accommodate two bicycles plus other garden equipment. Officers therefore consider the details are acceptable in compliance and the wording of the condition be varied to ensure the cycle storage be implemented in accordance with the details submitted.

Condition 12: Engineers Report.

15. The condition states:

Prior to building works an Engineers report into the stability of the adjacent embankment and impact on the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the future stability of the development in accordance with CP1 of the Oxford Local Plan 2001-2016

16. The Engineers Report submitted states that the construction of house No.61C

(previously plot 257) at the top of the slope is not expected to have any significant adverse effect on the stability of the slope. The slope is believed to have been in place for at least 35 years, having been formed when the bypass at the base was constructed pre 1975. The presence of established vegetation on the slope helps to mitigate against surface slippage. Residents have been concerned that the cracks in the foot path were due to slippage of the bank and that there may be springs in the area that also would impact on the bank. However the report states that the cracks are most likely caused by vegetation on the bank and there was no sign of slumping or slipping ground caused by potential movement of the slope. In addition the geology of the land means that the springs present (approx 400m west of this section of slope) originate below the bank and therefore there is no reason to assume any connection with the bank.

17. In addition to the Engineers report, the Councils Building Control Officer also visited the site at the commencement of development to assess the slope in relation to the foundations being built. He was of the opinion that the angle of dispersion coming off the base of the concrete foundation of the closest house to the bank (NO61C) at 45 degrees and the angle of bank laying between 40 to 45 degrees would not coincide. Therefore the bank was considered to be stable. It was also noted that the pavement at the top of the bank showed some linear cracking but it was considered to have been there sometime and was not progressive. No new distress in the bank was seen. The Building Control Officer therefore considered that the development did not have an adverse impact on the bank and the bank was stable.

18. In light of the above and the Engineers report submitted it is considered that the adjacent embankment is stable and that the proposed development has not had any adverse impact on it. It is therefore considered that the condition has been complied with and the wording of the condition be varied accordingly.

Other Matters.

19. Comments received relating to dropped kerbs, materials of footpath and street lighting are not details required by conditions (pre-commencement or otherwise) of this permission. These details were conditioned under the outline and reserved matters permissions (05/00639/OUT & 07/02094/RES refer) and have already been approved with the Highways Authority under a Section 278/38 Agreement.

20. In relation to comments received about boundary details it should be noted that there is no condition attached to this permission requiring details of boundary treatments for this development. However, details are shown on plan P460/RP/02rev H which shows 1.8m high close boarded fencing adjacent to the public footpath to the north of house No.61. Elsewhere a mixture of 0.6m high hedging and 1.8m high larchlap and close boarded fencing is proposed.

Conclusion.

21. Officers consider that the information submitted is acceptable in compliance with the various conditions above and therefore recommend that the wording of the conditions varied accordingly.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/0127/VAR

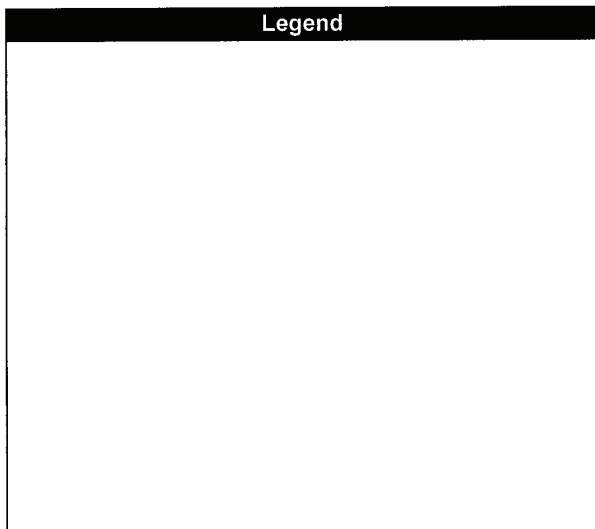
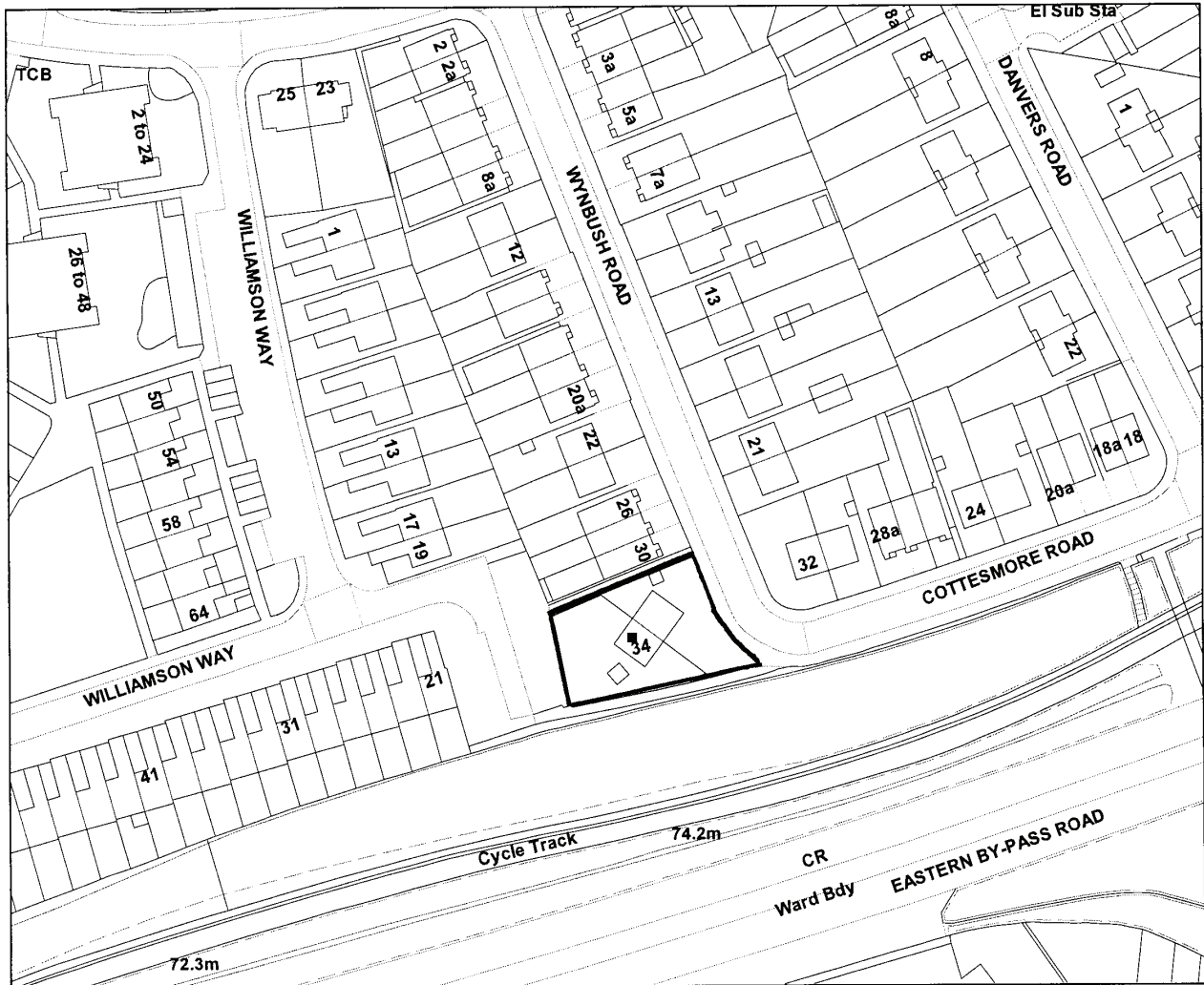
Contact Officer: Felicity Byrne

Extension: 2159

Date: 22nd August 2011



GIS by ESRI (UK)



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	25 August 2011
SLA Number	Not Set

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Agenda Item 10

Monthly Planning Appeals Performance Update – July 2011

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is two-fold: a) to provide an update on the Council's planning appeal performance; and b) to list those appeal cases that were decided and also those received during the specified month.
2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 31 July 2011, while Table B does the same for the current business plan year, ie. 1 April 2011 to 31 July 2011.

Table A. BV204 Rolling annual performance (to 31 July 2011)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	13	(29%)	8 (57%)	5 (16%)
Dismissed	32	71%	6 (43%)	26 (84%)
<i>Total BV204 appeals</i>	45		14	31

Table B. BV204: Current Business plan year performance (1 April to 31 July 2011)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	3	(27%)	1(25%)	2 (29%)
Dismissed	8	73%	3 (75%)	5 (71%)
<i>Total BV204 appeals</i>	11		4	7

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C. All planning appeals (not just BV204 appeals): Rolling year to 31 July 2011

	Appeals	Percentage performance
Allowed	16	(28%)
Dismissed	42	72%
All appeals decided	58	
Withdrawn	7	

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to all the members of the relevant committee. The case officer also subsequently circulates members with a commentary on the decision if the case is significant. Table D, appended below, shows a breakdown of appeal decisions received during July 2011.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the committee receive the notification letter. Table E, appended below, is a breakdown of all appeals started during July 2011. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Table D**Appeals Decided Between 1/7/11 And 31/7/11**

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
10/01412/FUL	11/00017/REFUSE	DELCOM	REF	DIS	07/07/2011	LITTM	3 David Nicholls Close Oxford Oxfordshire OX4 4QX	Two storey front extension (amended description and plans).
10/02882/FUL	10/00077/REFUSE	DEL	REF	DIS	12/07/2011	HINKPK	Fox And Hounds Public House 279 Abingdon Road Oxford Oxfordshire OX1 4TJ	Demolition of existing public house. Erection of building on 3 levels consisting of retail store at ground floor level, 1x3 bedroom, 1x1 bedroom, 2x2 bedroom flats and ancillary retail floor space on upper floors with plant enclosure and landscaping. Provision of service area, 16 parking spaces to serve the retail store and 5 to serve the flats, all accessed off the Abingdon Road. Provision of communal amenity space.

Total Decided: 2

TABLE E

Appeals Received Between 1/7/11 And 31/7/11

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P -
Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
11/00029/FUL	11/00027/REFUSE	DELCOM	REF	W	1 Upland Park Road Oxford Oxfordshire OX2 7RU	SUMMT	Demolition of existing house. Erection of pair of semi-detached 4 bed houses and 1 x detached 4 bed house. Provision of 4 off street car parking spaces. (Additional Information)

Total Received: 1

EAST AREA PLANNING COMMITTEE

Wednesday 3 August 2011

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

OFFICERS PRESENT: Mathew Metcalfe (Democratic Services) and Martin Armstrong (City Development) and Craig Rossington (Oxfordshire County Council).

25. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Mary Clarkson (Councillor Bob Price attended as a substitute).

26. FORMER DHL SITE, SANDY LANE WEST - 11/01550/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the change of use from Class B8 (storage and distribution) to a builders merchant (sui generis) for the display, sale and storage of building, timber and plumbing supplies, plant and tool hire, including outside display and storage and associated external alterations together with the demolition of adjacent redundant buildings.

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

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Samples
- (4) Details of gates
- (5) Details of 3m acoustic fencing
- (6) Tree Protection Plan (TPP)
- (7) Arboricultural Method Statement (AMS) 1
- (8) Details of cycle parking
- (9) Opening hours
- (10) Construction Management Plan
- (11) Delivery times
- (12) Details of acoustic fence

27. 9 BEARS HEDGE, OXFORD - 11/00623/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a single storey rear extension.

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

- (1) Development begun within time limit

- (2) Develop in accordance with approved plans
- (3) Materials - matching

28. 74 BALFOUR ROAD - 11/00703CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a single storey extension to provide ground floor bedroom shower room and entrance lobby to accommodate disabled tenant.

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

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials - matching

29. DECLARATIONS OF INTEREST

Councillors declared interests as follows:

Councillor David Rundle declared a personal interest in agenda item 3 (University of Oxford, Roosevelt Drive, Oxford – 11/01054/FUL) as he was a member of the University of Oxford (minute 30 refers).

Councillor Van Coulter with regard to agenda item 4 (Cavalier Public House, Copse Lane – 11/01681/FUL) informed the Committee that he had as a member of the former North East Area Committee, heard, considered and voted on previous applications concerning this site, but stated that he approached this application with an open mind (minute 31 refers).

30. UNIVERSITY OF OXFORD, ROOSEVELT DRIVE, OXFORD - 11/01054/FUL

The Head of City Development had submitted a report (previously circulated, now appended) which detailed an application for the demolition of 4 existing buildings (including Richards, Waco and Badenoch Buildings). Erection of 2 medical research buildings on 3 floors plus basement to accommodate Nuffield Department of Medicine and Kennedy Institute, to include laboratories, offices, stores, workshops and ancillary spaces. Provision of hard and soft landscaping, cycle parking and rearrangement of car parking. (amended plans).

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

The Committee agreed to support the planning application in principle subject to Officers investigating a new cycle route on the applications site/Old Road and a renegotiated S.106 agreement securing additional financial contributions towards traffic management requirement in the vicinity of the land and to delegate the issuing of the Notice of Planning Permission to Officers subject to the following conditions on its completion:

- (1) Development begun within time limit
- (2) Development in accordance with approved plans
- (3) Samples
- (4) Landscape plan required
- (5) Landscape carry out after completion
- (6) Landscape hard surface design – tree roots
- (7) Landscape underground services – tree roots
- (8) Tree protection Plan (TPP) 1
- (9) Arboricultural Method Statement (AMS) 1
- (10) Arch – Implementation of programme
- (11) Contamination
- (12) Ecology
- (13) Public Art – Scheme details and timetable
- (14) FRA
- (15) SUDS detailed scheme required
- (16) Construction Traffic Management Plan
- (17) Cycle parking – details, secured and covered
- (18) Travel plan – revised details
- (19) Noise – Mechanical plant and attenuation
- (20) Lighting – details of external lighting
- (21) Divinity Road and Magdalen Road, Controlled Parking Zone to be in place prior to occupation of the development

31. CAVALIER PUBLIC HOUSE, COPSE LANE - 11/01681/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a proposed redevelopment to provide 58 ensuite student rooms with shared facilities and wardens room on three floors.

Councillor Van Coulter informed the Committee that he had as a member of the former North East Area Committee, heard, considered and voted on previous applications concerning this site, but stated that he approached this application with an open mind.

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

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Site levels
- (4) Full-time students only
- (5) Details of occupier posted on Building
- (6) Warden
- (7) Student Accommodation – Management Controls
- (8) No music between 0000-1000 hrs
- (9) Details of artificial lighting
- (10) Materials (and their arrangement within the turret element)
- (11) Means of enclosure
- (12) Landscape plan
- (13) Planting plan

- (14) Landscaping on completion
- (15) Landscape Management Plan
- (16) Bin and cycle storage
- (17) Sustainable drainage
- (18) No cars
- (19) Construction Traffic Management Plan
- (20) Suspected contamination – Risk Assessment
- (21) Remove site from CPZ except for the Warden
- (22) Fire hydrant
- (23) Sustainable measure of construction
- (24) Photovoltaic measures on roof
- (25) Notification of intended occupier before occupation

32. BRICKLAYERS ARMS, 39 CHURCH LANE, MARSTON - 11/01331/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the conversion and alteration to public house to form 1x4 bedroom dwelling. Erection of 5 dwellings (2x3 bedroom, 2x4 bedroom and 1x5 bedroom). Alterations to existing access. Erection of garages and provision of car parking and landscaping.

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

- (1) Development begun within time limit
- (2) Development in accordance with approved plans
- (3) Design – no additions to dwelling
- (4) Samples in Conservation Area
- (5) Boundary details before commencement
- (6) Garage not for living accommodation
- (7) Relocate cider press
- (8) Landscape plan required
- (9) No felling lopping cutting
- (10) Landscape carry out by completion
- (11) Tree Protection Plan (TPP) 1
- (12) Arboricultural Method Statement (AMS) 1
- (13) Arch – Implementation of programme + historic Saxon, medieval, post medieval and early modern remains
- (14) Construction Travel Plan
- (15) Cycle parking details required
- (16) Car/cycle parking provision before use
- (17) Driving to be porous
- (18) Sample panel to be erected on site
- (19) Joinery details to be submitted
- (20) Repair of public house
- (21) Drawn/Photo records and interventions – Bricklayers Arms
- (22) Details of driveway
- (23) Sustainable construction details
- (24) Contaminated Land Assessment
- (25) Provision of bat boxes/swallow/swift nest boxes
- (26) Obscure glaze and fix shut below 1.7 metres rear bedroom window (pub conversion)

- (27) Development to take place in accordance with recommendations of the ecology appraisal
- (28) Details of bins stores
- (29) Details of sustainability measures including PV panels on roof

33. 10 COLERIDGE CLOSE - 11/01574/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of 2 storey side extension to provide additional 1 bed flat at ground floor and additional bedroom at first floor for existing flat to create 2 bed flat. Provision of car parking, bin and cycle storage (amended plans).

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

- (1) Overdevelopment – site layout and parking provision.

34. 162-164 HOLLOW WAY - 11/00765/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the demolition of existing building. Erection of 2x2 storey building accommodating 19 student study rooms plus warden's accommodation. Provision of cycle and bin storage.

The Committee agreed:

- (a) To grant planning permission subject to the following conditions and informatives, but to defer to Officers the issuing of the Decision Notice pending further discussion with the applicant.

Conditions

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Samples
- (4) Boundary details before commencement
- (5) Cycle and bin stores
- (6) Contaminated land
- (7) Fire hydrants
- (8) Window restrictors/obscure glazing
- (9) No cars
- (10) Day to day management
- (11) Full time students
- (12) Student accommodation only
- (13) Adequate bin size provision
- (14) Grampian – No development shall take place until the name of the educational establishment managing the site had been notified to the Council

- (15) Grampian – No development until details of sustainability measures had been submitted to and approved by the Council and the development to be carried out only in accordance with the approved details
- (b) Officers to discuss further with the Oxfordshire County Council that the developer contribution towards libraries is used for library provision at the Temple Cowley Library;
- (c) Developer contribution for Indoor sport to be used for the provision of outdoor sport;
- (d) Officers to note that buildings such as these that do not have an identified occupier should be designed and constructed taking into account not just the current proposed use but future use.

35. 2 MORTIMER DRIVE - 10/03257/FUL

The Head of City Development submitted a report (previously circulated, now attended) which detailed an application for a two storey side and rear extension.

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

- (1) Development begun within time limit
- (2) Development in accordance with approved plans
- (3) Materials - matching
- (4) Amenity no additional windows side or roof
- (5) Design – no additional to dwelling
- (6) Amenity windows obscure glass first floor, north east facing side wall
- (7) Removal of garage
- (8) Retention of parking
- (9) Details excluded submit revised plans the proposed rear facing windows, P/2-MD/002, P/2-MD/003, P/2-MD/004

36. PLANNING APPEALS

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

The Committee agreed to note the information.

37. FORTHCOMING PLANNING APPLICATIONS

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

- (a) 69 Cherwell Drive, Oxford – 11/01858/FUL

- (b) SAE Oxford, 33 Armstrong Road – 11/01569/FUL
- (c) 47 Rymers Lane, Oxford – 11/01512/FUL
- (d) Land at Hundred Acres Close, Oxford – 11/01297/CT3
- (e) Conservative Club, 19 Between Towns Road, Oxford – 11/01680/FUL
- (f) Junction of Cottesmore Road and Wymbush Road – 11/0127/FUL

38. MINUTES

The Committee agreed:

- (a) To approve the minutes (previously circulated) of the meeting held on 6th July 2011;
- (b) To note with regard to minute 20 (Old Headington Conservation Area Appraisal Report on Final Draft) that the decision was not one for a Single Executive Member to take and thus the decision of the East Area Planning Committee to endorse the appraisal stood and the appraisal was now in force.

39. 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 Wednesday 7th September 2011 at 6.00pm.

The meeting started at 6.00 pm and ended at 9.15 pm

This page is intentionally left blank