

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