

Agenda

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East Area Planning Committee

Date: **Wednesday 7 March 2012**

Time: **6.00 pm**

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

For any further information please contact:

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If you would like help to understand this document please call Mathew Metcalfe, Democratic Services Officer on or email mmetcalfe@oxford.gov.uk in advance of the meeting.

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;

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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 51 GREEN ROAD, OXFORD 11/02890/FUL

1 - 8

The Head of City Development has submitted a report which details a planning application for the retention of outbuilding to rear, incorporating reduction to size and removal of existing garage.

Officer recommendation: Approve subject to conditions.

4 77 SANDFIELD ROAD, OXFORD - 12/00077/FUL

The Head of City Development has submitted a report which details a planning application for the erection of single and two storey, front and rear extensions and alteration to roof, sub-division to form two bedroom dwelling, provision of parking to front.

Officer recommendation: Approve subject to conditions.

5 OXFORD CITY COUNCIL - ROLFE PLACE (NO.1) TREE PRESERVATION ORDER 2011

9 - 14

The Head of City Development has submitted a report which details a Tree Preservation Order in Rolfe Close.

Officer recommendation: Confirm without modification.

6 FORTHCOMING PLANNING APPLICATIONS

These items are for information only and are not for discussion or determination at this meeting.

- (1) Former Dominion Oils Site, Railway Lane, Oxford – 11/02189/OUT – Outline application (seeking access and layout) for residential redevelopment of site including the erection of 78 flats and houses comprising 3x5 bedroom houses, 4x4 bed houses, 32x3 bed houses, 20x2 bed houses and 13x1 bed houses and 6x2 bed houses. Access road, footpaths and car parking.
- (2) Land between 38 and 40 Cardinal Close, Oxford – 11/03011/CT3 –

Outline application for the erection of 3x3 bed units with associated parking and bin storage (all matters reserved) (amended description).

- (3) Garage court adjoining 102 Leiden Road, Oxford – 11/03012/CT3 – Outline permission for demolition of garage block. Erection of 3x3 bed units with associated parking and bin store.
- (4) Garage block on the corner of Kendall Crescent and David Walker Close, Oxford – 11/03013/CT3 – Outline permission for demolition of garage block. Erection of 2x2 bed and 1x3 bed units, associated parking and bin storage.
- (5) Garages adjacent to 14 David Walter Close, Oxford – 11/03014/CT3 – Outline permission for demolition of garage block. Erection of 2x3 bed units, associated parking and bin storage.
- (6) Temple Court Business Centre, 107 Oxford Road, Oxford – 11/02960/FUL – Conversion of offices to form 6 flats (2x3 bed, 3x2 bed and 1x1 bed) and 1x3 bed house, gardens, car parking, cycle parking, refuse storage and landscaping.
- (7) Headington Preparatory School, 26 London Road, Oxford – 11/02528/FUL – Construction of two storey entrance foyer. Single storey extension to form kitchen. First floor extension to provide store and teaching space. Two storey extension to provide cloakroom. New entrance lobby at rear with canopy over library.
- (8) 10 Stephen Road, Oxford – 12/00036/EXT – Application to extend the time limit for implementation of planning permission 08/01961/FUL (Demolition of existing property to create 4x3 bed houses, 3x1 bed apartments and 1x2 duplex apartment. On plot car parking. Retention of existing commercial unit and parking at rear).
- (9) Part Manzil Way Gardens and 205 Cowley road, Oxford – 12/00028/VAR – Variation of condition 3 of planning permission 09/00731/FUL to allow student accommodation to be occupied by students in full time education of one academic year or more.

7 MINUTES

15 - 20

Minutes of the meeting held on 1st February 2012.

8 DATES OF FUTURE MEETINGS

Tuesday 3 April 2012 (and 5 April if necessary)

Council Year 2012/13

Tuesday 29 May 2012

Tuesday 12 June 2012 (and 14 June if necessary)

Tuesday 3 July 2012 (and 5 July if necessary)

Tuesday 14 August 2012 (and 16 August if necessary)

Tuesday 4 September 2012 (and 6 September if necessary)

Tuesday 9 October 2012 (and 11 October if necessary)

Tuesday 6 November 2012 (and 8 November if necessary)
Tuesday 4 December 2012 (and 6 December if necessary)
Tuesday 8 January 2013 (and 10 January if necessary)
Tuesday 5 February 2013 (and 12 February if necessary)
Tuesday 5 March 2013 (and 7 March if necessary)
Tuesday 16 April 2013 (and 23 April 2013 if necessary)
Tuesday 7 May 2013 (and 9 May 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.

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EAST AREA PLANNING COMMITTEE

7 March 2011

Application Number: 11/02890/FUL

Decision Due by: 1st March 2012

Proposal: Retention of outbuilding to rear, incorporating reduction to size and removal of existing garage.

Site Address: 51 Green Road Oxford Oxfordshire OX3 8LD

Ward: Quarry And Risinghurst Ward

Agent: N/A

Applicant: Mrs V Vaseleva

Called in by Councillors Sinclair, Coulter, Turner, Price, Humberstone, Lygo, Rowley and Baxter for reasons relating to the history of the site and concerns relating to overdevelopment, lack of amenity space and impact on neighbours.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

REASONS FOR APPROVAL:

- 1 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.

REASONS FOR APPROVAL:

- 2 The proposed changes to the existing outbuilding would result in a building which would form an appropriate visual relationship with the existing dwelling and its surroundings, whilst enabling the property to retain a useable outdoor amenity area. In addition, as reduced, the outbuilding would not, as a result of its low height and siting, unduly harm neighbouring privacy or amenity. As such the proposal complies with policies CP1, CP8, CP10, and HS19 of the Adopted Oxford Local Plan 2001-2016 and Policy CS18 of the Oxford Core Strategy 2026.

CONDITIONS/REASONS:

- 1 Within three months of the date of this permission the outbuilding shall be reduced and the garage removed, in accordance with the detail shown on drawing 2352.02 received on 7 December 2011. All resultant materials shall be removed from the site.

Reason: To protect the amenity of neighbouring properties and to ensure that adequate outdoor amenity space is retained for the application property, in accordance with policy CP1, CP8 and HS19 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Oxford Core Strategy 2026.

- 2 The retained outbuilding granted permission shall only be used for purposes incidental to the residential use of 51 Green Road and for no other purpose including for any additional living accommodation, unless otherwise agreed in writing.

Reason: To avoid doubt and to ensure that any future proposals for change of use or subdivision will be submitted for planning permission in accordance with policies HS19 and TR3 of the Oxford Local Plan 2001-2016.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

HS19 - Privacy & Amenity

TR3 - Parking

Oxford Core Strategy 2026

CS18 – Urban design, townscape character and the historic environment

Relevant Site History:

10/01880/CPU – Application for a Certificate of Lawful Proposed Use that the outbuilding in the rear garden would be ancillary to the main dwelling. Refused. 03/09/2010.

10/02830/CPU – Application for a Certificate of Lawful Proposed Use that the outbuilding in the rear garden would be ancillary to the main dwelling. Refused. 13/12/2010. Appeal dismissed 7/10/2011. A copy of the appeal decision is attached as Appendix 1.

Representations Received:

Three letters of objection. The comments made are summarised as follows:

- close to adjoining properties
- inadequate parking provision
- loss of privacy
- affects local ecology

Statutory and Internal Consultees:

County Highways – No objection subject to the building only being occupied ancillary to the existing dwelling.

Risinghurst & Sandhills Parish Council - No objection.

Issues:

- Design
- Impact on neighbouring amenity

Officers Assessment:

Application Site:

1. No.51 Green Road is a semi-detached three bedroom property located within a residential area, with a shared driveway to the front/side. To the rear of the property is a recreation ground. The dwelling has a single storey extension to the rear, constructed as permitted development and a detached garage currently used as an additional storage/living area.

2. In addition, abutting the garage and extending almost the full length of the rear garden is the recently constructed outbuilding, the subject of this application.

Proposal

3. This application follows the aforementioned recently dismissed appeal, where the Inspector agreed with the Council that the outbuilding could not in its current form be considered as permitted development under Class E of the GPDO for two reasons, in summary:

- The creation of a sitting area, as shown on the appeal drawings represented a use which replicates the use of the main accommodation and as such cannot be considered as being for purposes incidental to the use of the house, for the purpose of considering the development as permitted development.
- The size of the building would be “far greater” than that reasonably necessary for the specified incidental purposes.

4. It is important to note that the considerations of the previous application and appeal, including the proposed use of the building and subsequent appeal related only to whether or not planning permission was required for the building as a matter of fact and not the planning merits of whether the building was acceptable.

5. As a result of the appeal decision this application now seeks planning permission to retain the outbuilding in a reduced form to include also demolition of an existing garage.

6. At present the outbuilding extends from a point 2.8m beyond the rear of the existing house to a depth of 24m. It comprises a long central element extending 19m long x 3.7m wide and a rear element 6m long x 5.7m wide. The building is sited approximately 0.4m below ground level and has a lean to roof at the front extending to 2.5m above ground level, with an overall footprint of approximately 87sqm. The rear elevation has a pitched roof also at 2.5m high. In addition there is an existing garage measuring 5.3 x 3.1m (16sqm). In total the outbuildings total 103sqm.

7. This application proposes removing the garage and reducing the depth of the outbuilding by 5.1m, resulting in an overall reduction of 35sqm to the building footprints (-33%). The applicant states that the building would be used as a home gym and games room, with an office and store.

8. Notwithstanding the submission of this planning application it could be argued that a smaller building than previously considered, without a “living room”, could fall under consideration as permitted development. However, the applicant has chosen to submit a planning application rather than another Certificate of Lawful Proposed Use and as such it is the planning merits of the building that must now be considered.

Design

9. The outbuilding is located to the rear of the existing house and as such is not visible from Green Road, whilst playing fields are situated to the rear. The building has been designed with a very shallow 2.5m high roof, due to the sunken floor level. The timber and glazed construction of the building with a felt roof is considered acceptable in design terms for such an outbuilding in this location.

10. The reduction to the depth of the building and removal of the existing garage would allow for a more useable outdoor amenity area at the rear of the house, comprising approximately 85sqm. This is considered an acceptable garden area for the current and future occupiers of this three bed property.

11. As such the proposal satisfies policies CS1 and CS8 of the Local Plan and Policy CS18 of the Core Strategy.

Sustainability

12. The site lies within a sustainable location where new development is appropriately located and the development makes more efficient use of land. The building is existing and there is little opportunity for altering it to add additional sustainability measures.

Impact on neighbours

13. Policy HS19 of the OLP states that the Council must assess proposals in terms of the potential for overlooking, sense of enclosure, overbearing nature and sunlight and daylight standards.

14. The outbuilding, as reduced, would be approximately 6m from the rear conservatory of the neighbours at No.53 Green Road. It is of modest height, with an eaves of 2m on the side adjacent to No.53, which is no greater than the permitted height of a boundary fence/wall. Due to the shallow sloping roof the highest part of the building at 2.5m is set in 3.2m from the boundary of No.53. Furthermore, given that the outbuilding is located to the north east of No.53 it is not considered that any loss of sunlight or amenity would occur to the neighbours and due to the lower ground level does not, and would not result in any loss of privacy.

15. Due to the siting of the outbuilding, the 1.5m boundary wall and the lower ground floor of the building ensures that no loss of privacy or amenity result to the neighbouring property at No.49 Green Road. The highest part of the roof, at 2.5m, is set in 3.2m from the boundary of No.49 and as such does not appear unduly prominent from the rear of the neighbours' property. In fact, removal of the existing garage, being closer to the rear of the neighbours than the outbuilding, would result in an overall benefit to the neighbours in terms of the amount of daylight to that property.

16. On the basis of the above the proposal complies with policies CS10 and HS19 of the Local Plan.

Parking

17. The existing garage is not accessible to vehicles and as such parking for the application property is currently limited to the area at the front of the dwelling, with space for 2 cars. As such, it is not considered that the loss of the garage would result in any impact on existing car parking for the property and as the proposal relates only to an ancillary outbuilding no additional car parking is required. County Highways have raised no objection to the proposal.

Other considerations

18. Concerns have been raised by third parties regarding the previous use of the property as an HMO and its possible future use of the outbuilding. The property is currently occupied by the applicant and her family and as such is being occupied as single family dwelling. The proposed use of the outbuilding is for use incidental to the dwellinghouse and there is no suggestion that this space would be for anything other than that. Planning permission would be required for use of the property as an HMO or for any independent use of the outbuilding. It is considered appropriate in the circumstances and for clarity, to include a condition to ensure that the outbuilding remains in use for incidental purposes which shall not include additional bedroom accommodation.

19. A third party comment has been made regarding the impact of the proposal on ecology. However it is not considered that this residential garden is of any particular ecological merit and no suggestion has been made of the existence of any protected species within the site.

Conclusion:

20. On the basis of the above it is considered that the design of the development is acceptable and that no undue harm would result to neighbouring occupiers or to highway safety. As such the proposal complies with policies CP1, CP8, HS19 and TR3 of the Adopted Oxford Local Plan 2001-2016 and Policy CS18 of the Oxford Core Strategy 2026. The application is therefore recommended for approval.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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 refuse, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

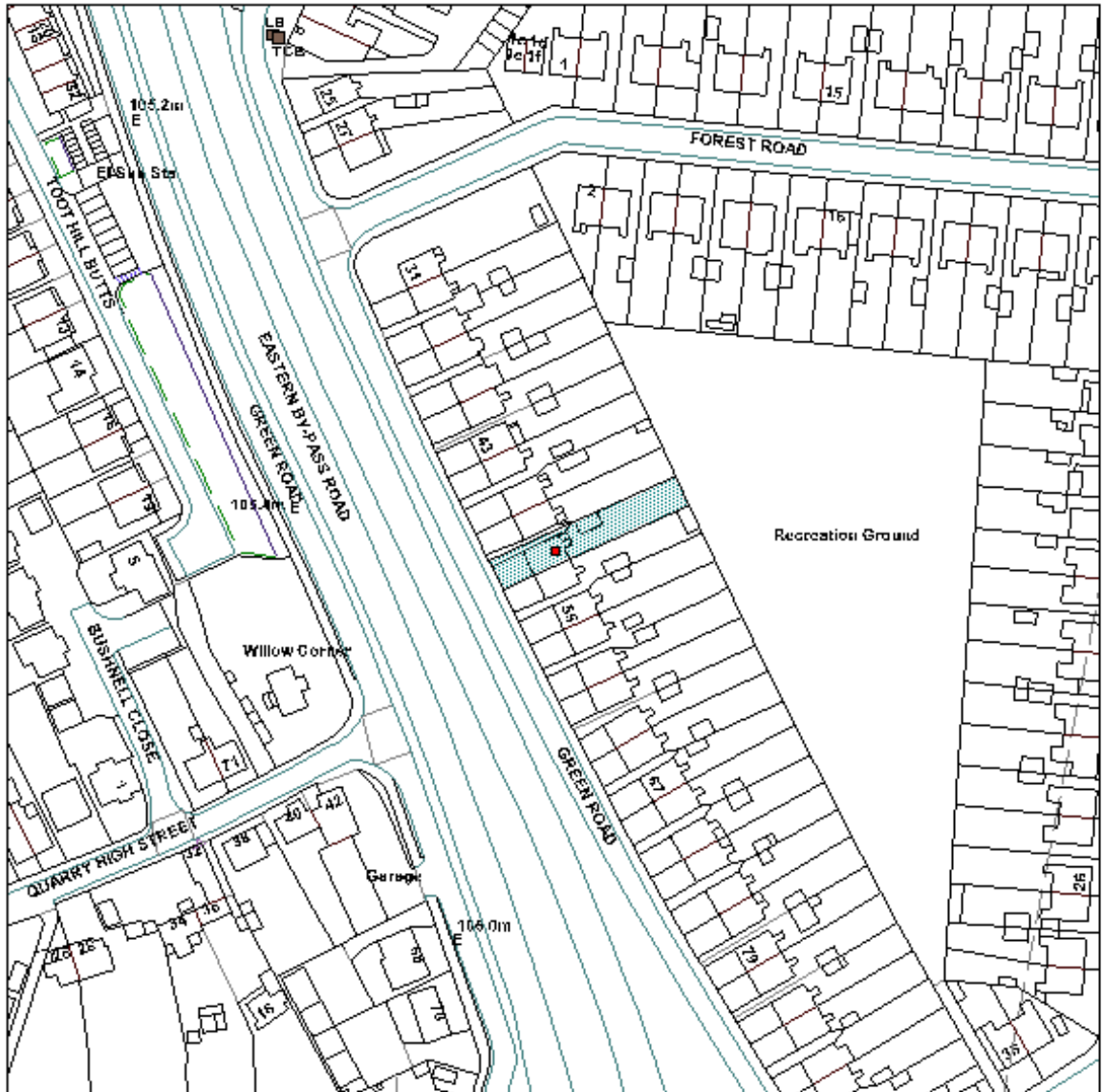
Contact Officer: Mark Spragg

Extension: 2716

Date: 13th February 2012

11/02890/FUL

51 Green Road



Scale : 1:1250



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 February 2012
SLA Number	Not Set

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Report to: East Area Planning Committee

Oxford City Council - Rolfe Place (No.1) Tree Preservation Order 2011

Report of: Planning Control and Conservation Manager	WARDS AFFECTED: Headington Hill And Northway Ward
Report Author: Chris Leyland	

SUMMARY AND RECOMMENDATIONS

- (1)** This report concerns a Red Oak tree in the Headington Hill conservation area, which has been made the subject of a Tree Preservation Order. The Order has been made in response to a Section 211 (Conservation Area)- a six-week notification of intention to fell the tree.
- (2)** This report considers the contribution that the tree makes to public visual amenity and the appearance and character of the Headington Hill Conservation Area. This is balanced against the arguments made in an objection against the Order.
- (3)** This report recommends the Committee to confirm, The Oxford City Council – Rolfe Place (No.1) TPO 2011 without modification.

Representations Received:

One representation has been received from the owners of the tree, in objection to the Order.

Relevant Site History:

The Council received a Section 211 notification (Conservation Area Trees notice, Ref: 11/02124/CAT) on, 12.08.2011, of intention to fell a red oak at 9 Rolfe Place in the Headington Hill Conservation Area. The Council has a six-week period within which to make an assessment of such intended tree works before they may be carried out. The Tree Officer visited the site and noted that the tree is a mature specimen, which appears to be in good overall condition.

The Oxford City Council- Rolfe Place (No.1)- Tree Preservation Order- 2011 was made on 15th of September 2011. The Order applies Section 201 of the Town and Country Planning Act, taking immediate provisional effect for a period of six months. This provisional cover will lapse on 15/03/2012. The East Area Committee now need to decide if the Order should be confirmed; thereby making it permanent. The Committee could instead decide not to confirm the Order in which case the tree owner could remove the tree at any time. The Council would not be able to require

any replacement planting in this event.

Objection:

Two objections to the TPO have been received. One from a neighbour and another from the tree owner. The grounds for the objections can be summarised as,

- The tree is said to be diseased and dangerous.
- The tree is a subsidence risk to the adjacent buildings.
- The TPO is a bureaucratic impediment to tree management.

Officers Assessment:

Amenity Issues

The tree, which is the subject of the Order and this report, is a Red Oak (*Quercus rubra*), a deciduous American oak standing in the side garden of 9 Rolfe Place located in the Headington Hill conservation area (Appendix 1- TPO plan). The tree is approximately 20m tall and has a crown-spread of around 10m; it is typical in its crown form and condition, for its age and species.

A Visual Tree Assessment (VTA) made by the Tree Officer, noted that there were two visible deadwood snags in the upper crown (one with evidence of woodpecker activity). However, this is not an untypical characteristic of the species in maturity and is distinct from evidence of any more general die-back in the canopy, which there was no evidence of. No other defects were observed.

The tree's crown is visible as part of the general tree cover of the vicinity from the northern end of Rolfe Place and as a more individually prominent feature from the eastern end of Harberton Mead. The tree is exotic in its North American origin, however this fact is not uncharacteristic of the mixed tree cover of the conservation area generally, which includes many Victorian introductions.

The tree constitutes part of the green backcloth to the city provided by the bosky character of Headington Hill in views from the west. The Council's current character description of the Headington Hill conservation area, in describing the rationale for its original designation in 1977, makes reference to the retention of trees as important to its public enjoyment.

Furthermore the 'Character Assessment of Oxford in its Landscape Setting' (Land Use Consultants, March 2002) commissioned jointly by the Countryside Agency and Oxford City Council, describes Headington Hill area as being '*distinctive for its topography, open spaces, parkland and mature trees*' and notes the importance of tree cover as a back-drop to the historic city centre.

The Objections

No technical evidence has been provided by either of the objectors, which supports the contention that the tree is diseased, dangerous, or is involved in any vegetation related subsidence damage to any structure (also unspecified).

The tree shows no visible indications of any disorder or disease infection; the tree owner makes reference to 'oak tree die-back' affecting US red oaks (there are various diseases affecting north American species of oaks and European oaks in the UK, however none of these are either present in central England or effect this particular species of oak.

There is no evidence or indication that any branches other than the few which have died over time have broken off. Any danger that these branches may represent can be mitigated by being removed; this could be done without the need to make an application under the TPO.

Under the provisions of the TPO an application to do works to, or fell, the tree could be made at any time; determination of such applications are made on the basis of the merits of the case and the strength of any technical evidence provided; a free right of appeal exists against any Council's refusal, which may be made to the Planning Inspectorate (PI); such cases are undertaken by arboriculturalists appointed by the PI.

Summary and Conclusion:

The tree, which is the subject of the TPO and this report, is in good condition and is appropriate for its location. It is characteristic of the conservation area and it makes a significant contribution to visual amenity in public views, such that its removal would cause material harm to the character and appearance of the conservation area.

The Tree Officer advises that insufficient technical information has been provided justify a decision not to confirm the TPO on the grounds of objection stated. Removal of the tree on unsubstantiated grounds is not consistent with good arboricultural practice and would harm the character and appearance of the conservation area.

Recommendation:

This report recommends the Committee to confirm, The Oxford City Council – Rolfe Place (No.1) TPO 2011 without modification.

THIS REPORT HAS BEEN SEEN AND APPROVED BY THE PLANNING BUSINESS MANAGER

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a decision to make and confirm the Tree Preservation Order. 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.

Background Papers: None

Contact Officer: Chris Leyland

Extension: (25) 2149

Date: 23rd February 2012

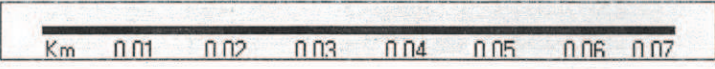
Oxford City Council - Rolfe Place (No.1)

Tree Preservation Order 2011



The Common Seal of The Oxford City Council
 was hereunto affixed by the order of the Council
 in the presence of
NOMINATED OFFICER *[Signature]*

Scale : 1:843



Organisation	Oxford City Council
Department	Planning
Comments	
Date	15 September 2011
SLA Number	100019348

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EAST AREA PLANNING COMMITTEE

Wednesday 1 February 2012

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

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

98. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Stephen Brown, Councillor Mark Mills attended as a substitute.

99. DECLARATIONS OF INTEREST

Councillors declared interests as follows:

- (1) Councillor Mark Mills declared a personal interest in agenda item 3 (Part Territorial Army Centre, Slade Barracks, Mascall Avenue, Oxford – 11/02946/FUL) as he was a former student of the University of Oxford and a future student of Oxford Brookes University. (Minute 100 refers)
- (2) Councillor Gill Sanders declared a personal interest in agenda item 5 (51 Littlemore Road, Oxford – 11/02885/FUL) as she had met with residents, however she did not express an opinion for or against the proposals. (Minute 102 refers).
- (3) Councillor Mary Clarkson declared a personal interest in agenda item 6 (34 Ferry Road, Oxford – 11/02937/VAR) as she had spoken to residents and Father Platt, but had not expressed an opinion for or against the proposals. (Minute 103 refers).

100. PART TERRITORIAL ARMY CENTRE, SLADE BARRACKS, MASCALL AVENUE, OXFORD - 11/02946/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application of a variation of condition 15 of planning permission 09/02802/VAR to allow for the occupation of the development by students in full time education on a course of one academic year or more.

Councillor Mark Mills declared a personal interest as he was a former student of the University of Oxford and a future student of Oxford Brookes University.

In accordance with the criteria for public speaking the Committee noted that no requests to speak had been received.

The Committee considered all submissions both written and oral and agreed to grant permission for the variation of condition 15 of planning permission

09/02802/VAR, subject to the four conditions as laid out in the Planning Officers report.

101. JOHN RADCLIFFE HOSPITAL - 11/02888/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a two storey extension to the existing Women's Unit, containing ground floor plant room and first floor new born intensive care unit.

In accordance with the criteria for public speaking, the Committee noted that no requests to speak had been received.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the seven conditions as laid out in the Planning Officers report and subject to the following additional condition:

Condition (8) – Sustainability and construction method.

102. 51 LITTLEMORE ROAD, OXFORD - 11/02885/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the subdivision of existing garden serving 51 Littlemore Road. Demolition of existing garages and erection of detached 2 storey, 4 bedroom dwelling and provision of 2 car parking spaces with access off Van Diemens Lane. Provision of bin and cycle stores and private amenity space.

Councillor Gill Sanders declared a personal interest as she had met with residents, however she did not express an opinion for or against the proposals.

In accordance with the criteria for public speaking Paul Stone and Mrs Davies spoke against the application and Marc Chenery spoke in favour of the application.

The Committee considered all submissions both written and oral and agreed not to grant planning permission for the following reasons:

- (1) Having regard to the size and scale of the building and its impact on the gardens of 51 and 49 Littlemore Road and 1A Van Diemens Lane, it was considered to be overbearing.
- (2) In the absence of it being demonstrated that there was adequate parking at 51 Littlemore Road, it was considered unacceptable;
- (3) Unacceptable overlooking of habitable rooms and gardens of neighbouring residential properties.

103. 34 FERRY ROAD, OXFORD - 11/02937/VAR

The Head of city Development submitted a report (previously circulated, now appended) which detailed an application to vary condition 3 (opening hours) and 6 (no bell ringing) of planning permission 08/02532/FUL to allow evening services (twice yearly) and ringing of bells before church services on Saturdays (5.30pm) and Sundays (10.30am) and for weddings, funerals and feast days.

Councillor Mary Clarkson declared a personal interest as she had spoken to residents and Father Platt, but had not express an opinion for or against the proposals.

In accordance with the criteria for public speaking Adam Ritchie spoke against the application and Father Stephen Platt spoke in favour of the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission for the variation of conditions 3 and 6 of planning permission 08/02532/FUL subject to the four conditions as laid out in the Planning Officers report and the further amended wording of condition 6 of planning permission 08/0253/FUL to read:

“Bell ringing may be carried out only between the hours of 10.25am and 6.00pm on Sundays and 9.25am and 6.00pm on Mondays to Saturdays. The bells may be rung for no more than a total period of 15 minutes per seven days (Sunday to Saturday) and for no more that 3 minutes on any single occasion”.

104. 9 MOODY ROAD, OXFORD - 11/02950/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a proposed new 2 bed dwelling to side of 9 Moody Road.

In accordance with the criteria for public speaking the Committee noted that no requests to speak had been received.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the 11 conditions as laid out in the Planning Officers report and an additional condition as follows:

Condition (12) – Sustainability measures.

105. BARTON POOL, WAYNFLETE ROAD, OXFORD - 12/00195/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the installation of photovoltaic panels.

The Chair agreed to certify the report as urgent business.

The Committee considered all submissions both written and oral and agreed in principle to grant planning permission, but to delegate authority to Officers to determine the application (following the expiry of the consultation period) in conjunction with the Chair of the East Area Planning Committee, having regard to the following comments made by the Members of the East Area Planning

Committee and any further representations being received before the expiry of the consultation period.

Comments made by Members of the Committee

- (1) Visual impact of the panels
- (2) Maximum sustainability

106. PLANNING APPEALS

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

The Committee agreed to note the information and to request the Head of City Development to provide information on appeal decisions to Ward Members.

107. FORTHCOMING PLANNING APPLICATIONS

The Committee agreed to note that the following application may be submitted to a future meeting for consideration and determination. And also noted that items 4 and 5 while listed for the East Area Committee, fell within the responsibility of the West Area Committee to consider and determine.

- (1) Former Dominion Oils Site, Railway Lane, Oxford – 11/02189/OUT – Outline application (seeking access and layout) for residential redevelopment of site including the erection of 78 flats and houses comprising 3x5 bedroom houses, 4x4 bed houses, 32x3 bed houses, 20x2 bed houses and 13x1 bed houses and 6x2 bed houses. Access road, footpaths and car parking.
- (2) Land between 38 and 40 Cardinal Close, Oxford – 11/03011/CT3 – Outline application for the erection of 3x3 bed units with associated parking and bin storage (all matters reserved) (amended description).
- (3) Garage court adjoining 102 Leiden Road, Oxford – 11/03012/CT3 – Outline permission for demolition of garage block. Erection of 3x3 bed units with associated parking and bin store.
- (4) Garage block on the corner of Kendall Crescent and David Walker Close, Oxford – 11/03013/CT3 – Outline permission for demolition of garage block. Erection of 2x2 bed and 1x3 bed units, associated parking and bin storage.
- (5) Garages adjacent to 14 David Walter Close, Oxford – 11/03014/CT3 – Outline permission for demolition of garage block. Erection of 2x3 bed units, associated parking and bin storage.
- (6) 51 Green Road, Oxford – 11/02890/FUL – Retention of outbuilding to rear, incorporating reduction to size and removal of existing garage.

- (7) Temple Court Business Centre, 107 Oxford Road, Oxford – 11/02960/FUL – Conversion of offices to form 6 flats (2x3 bed, 3x2 bed and 1x1 bed) and 1x3 bed house, gardens, car parking, cycle parking, refuse storage and landscaping.
- (8) Headington Preparatory School, 26 London Road, Oxford – 11/02528/FUL – Construction of two storey entrance foyer. Single storey extension to form kitchen. First floor extension to provide store and teaching space. Two storey extension to provide cloakroom. New entrance lobby at rear with canopy over library.
- (9) 10 Stephen Road, Oxford – 12/00036/EXT – Application to extend the time limit for implementation of planning permission 08/01961/FUL (Demolition of existing property to create 4x3 bed houses, 3x1 bed apartments and 1x2 duplex apartment. On plot car parking. Retention of existing commercial unit and parking at rear).
- (10) Part Manzil Way Gardens and 205 Cowley road, Oxford – 12/00028/VAR – Variation of condition 3 of planning permission 09/00731/FUL to allow student accommodation to be occupied by students in full time education of one academic year or more.

108. MINUTES

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 4th January 2012.

109. DATES OF FUTURE MEETINGS

The Committee agreed to note the dates and times of future meetings as detailed on the agenda and that the next meeting would be on Wednesday 7th March 2012.

The meeting started at 6.00 pm and ended at 8.15 pm

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