

EAST AREA PLANNING COMMITTEE

Tuesday 29 May 2012

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Clarkson, Coulter, Curran, Hollick, Lloyd-Shogbesan, Campbell and Sanders.

OFFICERS PRESENT: Mathew Metcalfe (Democratic and Electoral Services), Martin Armstrong (City Development) and Michael Morgan (Law and Governance)

1. ELECTION OF CHAIR FOR THE COUNCIL YEAR 2012/13

The Committee agreed to elect Councillor Roy Darke as Chair for the Council year 2012/13.

2. ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2012/13

The Committee agreed to elect Councillor David Rundle as Vice-Chair for the Council Year 2012/13.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Mohammed Altaf-Khan (Councillor Jim Campbell attended as a substitute) and Councillor Dee Sinclair (councillor Gill Sanders attended as a substitute).

4. DECLARATIONS OF INTEREST

None declared.

5. DEVELOPMENT SITE OF FORMER OXFORD BUS DEPOT 395 COWLEY ROAD, OXFORD - 12/00455/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of building to provide 112 student study rooms, 3 parking spaces, cycle parking, access, and landscaping (amended scheme to include additional study rooms from that approved under reference 09/01201/OUT and 11/01150/RES).

In accordance with the criteria for public speaking, Valentina Ryabova spoke against the application, no one registered to speak in favour of the application.

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

- (a) To support the proposals in principle subject to the 18 conditions as laid out in the Planning Officers report with the specific wording of conditions

4, 6, 7 and 8 to be agreed with the chair and Vice-Chair of the East Area Planning Committee;

- (b) To defer the application in order to allow an accompanying legal agreement to be drawn up, and to delegate to Officers the issuing of the Notice of Permission;
- (c) To request Officers to approach the developer to discuss a further increase in the number of cycle parking stands to be provided.

6. LAND AT REAR OF 82, 84 AND 86 WINDMILL ROAD, OXFORD - 12/00660/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of 2x3 bed dwellings and 1x2 bed dwellings in terraced block with associated refuse and cycle storage.

In accordance with the criteria for public speaking, Julie Upton spoke against the application, and Huw Mellor 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 reason:

- (1) The larger dwellings would be inadequately served by the proposed parking provision for the scheme.

Committee also noted that Councillor Rundle indicated that in the event of an appeal against the refusal, he would defend the decision on behalf of the Council.

7. 129 LIME WALK, OXFORD - 12/00393/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for an extension to an existing property plus an extension and alteration to form 2x3 bed and 1x2 bed chalet bungalows. Provision of 1 car parking space per property, together with cycle and bin stores.

In accordance with the criteria for public speaking, Mike Orr spoke in favour of the application, no one had registered to speak against the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the 12 conditions as laid out in the Planning Officers report.

8. 22 MEREWOOD AVENUE, OXFORD - 12/00228/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of roof canopy to front elevation.

In accordance with the criteria for public speaking, the Committee noted that no one had registered to speak either for or against the application.

The Committee considered all written submissions written and agreed to grant planning permission subject to the 3 conditions as laid out in the Planning Officers report.

9. 28 MEREWOOD AVENUE, OXFORD - 12/00382/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of outbuilding to rear (retrospective).

In accordance with the criteria for public speaking, the Committee noted that no one had registered to speak either for or against the application.

The Committee considered all written submissions both written and agreed to grant planning permission subject to the 2 conditions as laid out in the Planning Officers report.

10. 16 BARTHOLOMEW ROAD, OXFORD - 12/00228/FUL

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

In accordance with the criteria for public speaking, the Committee noted that no one had registered to speak either for or against the application.

The Committee considered all written submissions and agreed to grant planning permission subject to the 5 conditions as laid out in the Planning Officers report.

11. PLANNING APPEALS

The Head of City Development submitted information (previously circulated, now appended) which detailed planning appeals received and determined during March and April 2012.

The Committee agreed

- (a) To note the information;
- (b) To request Officers inform all Members of Council when the date of the inquiry into the planning appeals concerning applications 11/01040/FUL and 11/01044/CAC – St. Clements Car Park and Public Conveniences, was set by the Planning Inspectorate.

12. PLANNING ENFORCEMENT - PERFORMANCE UPDATE

The Head of City Development submitted a report (previously circulated, now appended) which provided the Committee with an update on the performance and progress of the Planning Enforcement Service for 2011/12.

The Committee agreed to note the report and to welcome the improvement in the service and its continued improvement.

13. FORTHCOMING PLANNING APPLICATIONS

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

- (1) Temple Court Business Centre, 107 Oxford Road - 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.
- (2) Hawkwell House Hotel, Church Way, Oxford - 11/03107/FUL - Refurbishment of hotel by: (i) conversion of conference room to additional 11 bedrooms; (ii) extension to dining room by infilling courtyard and fitting new glazed roof; (iii) re-laying and extending service road and parking area; (iv) excavation and construction of gabion cage, retaining structure and walkways; and (v) fitting of patio doors and external screens.
- (3) Land to the rear of 1 Oxford Road, Littlemore, Oxford - 12/00743/EXT - Application to extend the time limit on planning permission 08/02702/FUL for "Proposed 3 storey building containing three houses (1x4 and 2x3 bed) and 3 flats (3x2 bed), new vehicular access to Dudgeon Drive and pedestrian access to Oxford Road. Provision of 9 parking spaces, cycle and bin store." – Application for comment.
- (4) 54 William Street, Oxford - 12/00821/FUL - Demolition of existing building. Erection of 1x4 bed dwelling.
- (5) 33 Dene Road, Oxford - 12/00815/FUL - Erection of single storey 1 bedroom dwelling and 1 x car parking space accessed from Town Furze (retrospective) (amendment to 07/02540/FUL)
- (6) 34 Rivermead Road, Oxford - 12/00983/FUL - Demolition of existing garage. Single storey extension to side to form 1 bed flat. Provision of 3 car parking spaces to forecourt.
- (7) 6 Little Acreage, Oxford - 12/01017/FUL - Single storey side extension, conversion of garage and new ramp.
- (8) Cotuit Hall, Pullens Lane, Oxford - 12/01106/FUL - Erection of 3 new buildings on 3 floors plus basement to provide teaching, residential and ancillary accommodation, together with underground common room to frontage. Refurbishment of existing Marcus and Brewer buildings, including alteration to existing elevations. Provision of new pedestrian footpath from Pullens Lane.

- (9) Cotuit Hall, Pullens Lane, Oxford - 12/01107/CAC - Demolition of existing upper and middle blocks of accommodation.
- (10) Site of 1-30 Bradlands, Mill Lane, Oxford - 12/01116/CT3 - Demolition of existing buildings. Erection of 3 storey sheltered accommodation comprising 49 flats with ancillary communal space and facilities.
- (11) BMW Garsington Road, Oxford - 12/01041/FUL - Erection of 2 temporary modular buildings for 2 years.
- (12) 10 and 12 Beechey Avenue - 12/00556/VAR - Application to remove condition 4 of planning permission 12/00032/FUL (First floor rear extensions at 10 and 12 Beechey Avenue) to allow construction of extensions at different times

NOTE: The following will not be for determination, but will be got comment only as an appeal has been lodged for non-determination.

- (13) 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. – Application for comment.

14. MINUTES

The Committee agreed to approve the minutes (previously circulated) of the meeting held on 3rd April 2012.

15. 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 Tuesday 12th June 2012 at 6.00pm in the Town Hall.

The meeting started at 6.00 pm and ended at 8.15 pm