

Agenda

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East Area Planning Committee

Date: **Thursday 6 September 2012**

Time: **6.00 pm**

Place: **Oxford Town Hall**

For any further information please contact:

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East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Steven Curran	Northfield Brook;
	Councillor Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Dee Sinclair	Quarry and Risinghurst;

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 the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

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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 prejudicial interests they may have in any of the following items.

3 1- 30 BRADLANDS, MILL LANE, OXFORD - 12/01116/CT3

1 - 12

The Head of City Development has submitted a report which details a planning application for the demolition of existing buildings. Erection of 3 storey sheltered accommodation comprising 49 flats with ancillary communal space and facilities

Officer recommendation: Support the proposal in principle but DEFER the application in order to receive a Unilateral Undertaking and to delegate to officers the issuing of the notice of planning permission subject to conditions (listed in the Planning Officer's report) upon its receipt.

4 TEMPLE COURT BUSINESS CENTRE, 107 OXFORD ROAD, OXFORD - 11/02960/FUL

13 - 24

The Head of City Development has submitted a report which details a planning application for a 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.

Officer recommendation: To support the development in principle but DEFER the application in order to draw up a legal agreement in the terms outlined in the report, and delegate to officers the issuing of the notice of permission, subject to the conditions set out in the Planning Officer's report upon completion of the agreement.

5 THE STABLES, NORTH PLACE -12/01606/CAC & 12/01605/CT3

25 - 38

The Head of City Development had submitted a report which details a planning application to:

- (1) Grant Conservation Area Consent to demolish an outbuilding and lean-to
- (2) Convert Bury Knowle Stables and Barn to 3 x 2-bed dwellings. Provision of car parking, bin and cycle storage demolish an outbuilding and lean-to.

Officer's recommendation: Grant Conservation Area Consent and approve the planning application subject to the conditions listed in the Planning Officer's report.

6 HEADINGTON COMMUNITY CENTRE, 39 GLADSTONE ROAD - 12/01716/CT3 39 - 44

The Head of City Development has submitted a report which details a planning application to create disabled access

Officer recommendation: Approve the application subject to the conditions listed in the Planning Officer's report

7 101 BULAN ROAD - 12/01954/FUL 45 - 52

The Head of City Development has submitted a report which details a planning application for the erection of a two storey rear extension

Officer recommendation: Approve the application subject to the conditions listed in the Planning Officer's report

8 JOHN RADCLIFFE HOSPITAL, HEADLEY WAY- 12/01779/FUL 53 - 60

The Head of City Development had submitted a report which details a planning application to erect a single storey extension to the main hospital entrance to provide a new reception area and support facilities plus 4 ancillary retail units, cafe, reconfigured vehicular and parking arrangements.

Officer's recommendation: Approve the application subject to the conditions listed in the Planning Officer's report.

9 57 WILKINS ROAD- 12/01727/FUL 61 - 66

The Head of City Development has submitted a report which details a planning application for the erection of detached single storey garden building to rear.

Officer recommendation: Approve the application subject to the conditions listed in the Planning Officer's report

10 13 FAIR VIEW- 12/01622/FUL 67 - 72

The Head of City Development has submitted a report which details a change of use of single family dwelling (use class C3) to dwelling used as House in Multiple Occupation (use class C4).

Officer's Recommendation: APPROVE the application subject to the

conditions listed in the Planning Officer's report.

11 7 MOODY ROAD - 12/01734/FUL

73 - 78

The Head of City Development has submitted a report which details a change of use of single family dwelling (use class C3) to dwelling used as House in Multiple Occupation (use class C4).

Officer's Recommendation: APPROVE the application subject to the conditions listed in the Planning Officer's report.

12 33 DENE ROAD, OXFORD - 12/00815/FUL

79 - 90

The Head of City Development has submitted a report which details a planning application for the erection of a single storey 1 bedroom dwelling and 1 x car parking space accessed from Town Furze (retrospective) (amendment to 07/02540/FUL)

Officer recommendation: Approve the application subject to the conditions listed in the Planning Officer's report.

13 23 OUTRAM ROAD 12/01135/FUL

91 - 98

The Head of City Development has submitted a report which details a planning application for the erection of two storey side and rear extension (Amended Plans)

Officer recommendation: Approve the application subject to the conditions listed in the report

14 34 RYMERS LANE- 12-01931-FUL

99 - 106

The Head of City Development has submitted a report which details a planning application for the erection of single storey rear extension

Officer recommendation: Approve the application subject to the conditions listed in the Planning Officer's report

15 RECEIPT AND EXPENDITURE OF DEVELOPER CONTRIBUTIONS

107 - 124

The Head of City Development has submitted a report that summarises the receipt and expenditure of developer contributions in the last financial year (11/12)

Officer's recommendation: That the East Area Planning Committee notes the receipt and expenditure of developer contributions in the last financial year (2011/12) and the proposed expenditure of developer contributions for 2012/13 plus future years.

16 PLANNING APPEALS JULY 2012

125 - 128

The Committee is asked to note the Planning Appeals July 2012

17 FORTHCOMING PLANNING APPLICATIONS

12/01643/FUL – 1 Elsfield Road - Proposed removal of existing porch and erection of single storey extension with a dormer window.

12/01608/VAR – 77 & 77A Sandfield Road - Application to remove conditions 7, 11, 15, 18 and 19 from planning permission 12/00077/FUL

12/01845/CT3 – Garage Block, Leiden Road - Outline planning application for demolition of garage block and erection of 3x3 bed houses with associated parking and bin stores

12/01106/FUL – Cotuit Hall, Pullens Lane - 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.

12/01107/CAC – Cotuit Hall, Pullens Lane - Demolition of existing upper and middle blocks of accommodation.

11/03107/FUL – Hawkwell House Hotel, Church Way - 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.

12/01967/FUL – 10 A Kelbourne Road - Erection of part single storey, part two storey, rear extension to existing dwelling and two storey side extension to create two-bed dwelling (class C3) with associated parking, amenity space and bin and cycle storage.

18 MINUTES

129 - 132

Minutes of the meeting held on 14 August 2012

19 DATES OF FUTURE MEETINGS

That the committee notes the following meeting dates:

Wednesday 12 September 2012 (provisional if necessary)

Tuesday 9 October 2012 (and Thursday, 11 October 2012 if necessary)

Tuesday 6 November 2012 (and Thursday, 8 November 2012 if necessary)

Tuesday 4 December 2012 (and Thursday, 6 December 2012 if necessary)

Tuesday 8th January 2013 (and Thursday 10th January if necessary)
Tuesday 5th February 2013 (and Tuesday 12th February if necessary)
Tuesday 5th March 2013 (and Thursday 7th March if necessary)
Tuesday 16th April 2013 (and Tuesday 23rd April if necessary)
Tuesday 7th May 2013 (and Thursday 9th May if necessary)

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

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.