

# Agenda

www.oxford.gov.uk



## East Area Planning Committee

Date: **Tuesday 9 October 2012**

---

Time: **6.00 pm**

---

Place: **Oxford Town Hall**

---

For any further information please contact:

**Sarah Claridge, Democratic Services Officer**

Telephone: 01865 252402

Email: [sclaridge@oxford.gov.uk](mailto:sclaridge@oxford.gov.uk)

---

If you would like help to understand this document please call Sarah Claridge, Democratic Services Officer on or email [sclaridge@oxford.gov.uk](mailto:sclaridge@oxford.gov.uk) in advance of the meeting.

# East Area Planning Committee

## Membership

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

- Viewed on our website – [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
- Downloaded from our website
- Subscribed to electronically by registering online at [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
- Sent to you in hard copy form upon payment of an annual subscription.

# AGENDA

	<b>Pages</b>
<b>1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
<b>2 DECLARATIONS OF INTEREST</b>	
Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.	
<b>3 OXFORD SPIRES ACADEMY - 12/01787/FUL</b>	1 - 10
The Head of City Development has submitted a report which details a planning application for a 3 storey extension to existing building to provide replacement accommodation for science, ICT and business enterprise, sixth form and assembly hall, with associated landscaping and replacement parking including demolition of the existing science block. Ancillary works to provide single storey extension WC extension to existing art block and single storey extension to sports changing rooms. (Amended description).	
Officer recommendation: Approve subject to conditions.	
<b>4 GARAGE BLOCK, LEIDEN ROAD - 12/01845/CT3</b>	11 - 20
The Head of City Development has submitted a report which details an outline planning application for the demolition of garage block and erection of 3x3 bed houses with associated parking and bin stores.	
Officer recommendation: Approve subject to conditions.	
<b>5 77 AND 77A SANDFIELD ROAD, OXFORD - 12/01608/VAR</b>	21 - 46
The Head of City Development has submitted a report which details a planning application to remove conditions 7, 11, 15, 18 and 19 from planning permission 12/00077/FUL for a 2 bed dwelling.	
Officer recommendations: Approve.	
<b>6 THE BUNGALOW, 35 BARTON ROAD, OXFORD - 12/02139/FUL</b>	47 - 56
The Head of City Development has submitted a report which details a planning application for the demolition of existing bungalow and erection of 1x3 bed dwelling house, 1x2 bed flat and 1x1 bed flat.	
Officer recommendation: Approve subject to conditions.	

<b>7</b>	<b>38 RYMERS LANE, OXFORD - 12/01984/FUL</b>	<b>57 - 64</b>
	<p>The Head of City Development has submitted a report which details a planning application for the erection of single storey rear extension, two storey side extension to create 3 bedroom dwelling (class C£) with associated parking, amenity space and bin and cycle storage.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>8</b>	<b>BELLA COURT, 69 THE SLADE, OXFORD - 12/01516/FUL</b>	<b>65 - 72</b>
	<p>The Head of City Development has submitted a report which details a planning application for a change of use of 3 live/work units to rear of site to 3x1 bed dwellings (retrospective).</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>9</b>	<b>10A KELBOURNE ROAD, OXFORD - 12/01967/FUL</b>	<b>73 - 80</b>
	<p>The Head of City Development has submitted a report which details a planning application for the 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. (Amended documents).</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>10</b>	<b>1 ELSFIELD ROAD, OXFORD - 12/01643/FUL</b>	<b>81 - 90</b>
	<p>The Head of City Development has submitted a report which details an application for a proposed removal of existing porch and erection of single storey extension with a dormer window.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
<b>11</b>	<b>PLANNING APPEALS</b>	<b>91 - 96</b>
	<p>To receive information on planning appeals received and determined during August 2012</p> <p>The Committee is asked to note this information.</p>	
<b>12</b>	<b>MINUTES</b>	<b>97 - 102</b>
	<p>Minutes of the meeting held on 6<sup>th</sup> September 2012.</p>	
<b>13</b>	<b>FORTHCOMING PLANNING APPLICATIONS</b>	

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

- (1) Cotuit Hall, Pullens Lane – 12/01106/FUL and 12/01107/CAC – Student accommodation.
- (2) Old Road Campus – 12/02072/FUL – Medical research buildings.
- (3) 1 Colthorne Farm – 12/01860/FUL – Single house.
- (4) 18 Cowley Road, Littlemore – 12/02285/FUL – 2 houses.
- (5) 31 Church Lane, Old Marston – 12/02159/FUL – 3x3 bed house.
- (6) Warneford Hospital, Warneford Lane – 12/02082/VAR – Variation to condition.
- (7) 392 London Road – 12/02103/FUL – Extensions.
- (8) 110 Oliver Road, Oxford - 12/01990/FUL

#### **14 DATES OF FUTURE MEETINGS**

Tuesday 6 November 2012 (and Thursday, 8 November 2012 if necessary)  
Tuesday 4 December 2012 (and Thursday, 6 December 2012 if necessary)  
Tuesday 8<sup>th</sup> January 2013 (and Thursday 10<sup>th</sup> January if necessary)  
Tuesday 5<sup>th</sup> February 2013 (and Tuesday 12<sup>th</sup> February if necessary)  
Tuesday 5<sup>th</sup> March 2013 (and Thursday 7<sup>th</sup> March if necessary)  
Tuesday 16<sup>th</sup> April 2013 (and Tuesday 23<sup>rd</sup> April 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](mailto: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.