

EAST AREA PLANNING COMMITTEE

Tuesday 9 October 2012

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

OFFICERS PRESENT: Angela Fettiplace (City Development), Andrew Murdoch (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies received from Councillor Mohammed Altaf-Khan, substitute Councillor Jean Fooks.

62. DECLARATIONS OF INTEREST

Councillor Clarkson declared the following:

- she knew the neighbours of item 5 (77 & 77A Sandfield Road, Oxford 12/01608/VAR) but had not expressed an opinion either for or against the application. (minute xx refers)

- she had spoken to the Marston Parish Council regarding item 10 (1 Elsfield Road, Oxford 12/01643/FUL) but had not expressed an opinion either for or against the application. (minute xx refers)

63. OXFORD SPIRES ACADEMY - 12/01787/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a 3 storey extension to existing building to provide replacement accommodation for science, ICT and business enterprise, and sixth form and assembly hall. The application includes associated landscaping, replacement parking and the 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.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 13 conditions listed in the Planning Officer's report

64. GARAGE BLOCK, LEIDEN ROAD - 12/01845/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an outline planning application for the demolition of

garage block and erection of 3x3 bed houses with associated parking and bin stores.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 10 conditions listed in the Planning Officer's report.

65. 77 AND 77A SANDFIELD ROAD, OXFORD - 12/01608/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to remove conditions 7, 11, 15, 18 and 19 from planning permission 12/00077/FUL for a 2 bed dwelling.

In accordance with the criteria for public speaking, the Committee noted that Mike Bishop and Chris Coniam spoke against the application and Henry Venners spoke in favour of it.

The Committee resolved (by 9 votes to 0) to REFUSE the application to remove conditions 7, 11, 15, 18 and 19 as listed in the Planning Officer's report, but to amend condition 7 to allow visitor parking permits and condition 18 to delete the requirement to effect further works to the rear extension.

The Committee made the following comments:

Condition 7 – removal from controlled parking zone.

In the light of the representations made on behalf of the Applicant suggesting a need for parking for visitors the Committee felt it was reasonable to change this condition to allow the occupants to apply for visitor parking permits.

Condition 11 – No habitable room in roof space of 77A Sandfield Road.

The Committee felt that the size of the loft did not provide adequate amenity space for a bedroom and wanted this condition to be retained. The Committee did not accept that the condition was unenforceable.

Condition 15 – Retention of privit hedge at 77A Sandfield Road and extension of amenity space (suggested 1 m wider).

The Committee agreed with the reasons given in the report that increasing the width of the amenity space was reasonable for a 2 bed dwelling and wanted this condition to be retained.

Condition 18- Set backs adjacent to 79 Sandfield Road to be re-instated.

The Committee agreed to the shorter set backs at the rear of 77A Sandfields Road but wanted this condition to be retained for the unfinished front extension.

Condition 19 – Replacement of casement windows in roof of side and rear single storey extension with velux windows.

The Committee felt that it was not unreasonable for the applicant to replace the casement windows and wanted this condition to be retained.

Councillor Rundle offered to attend the appeal hearing – should this application go to appeal.

66. THE BUNGALOW, 35 BARTON ROAD, OXFORD - 12/02139/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing bungalow and erection of 1x3 bed dwelling house, 1x2 bed flat and 1x1 bed flat.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against this application.

The Committee resolved (by 9 votes to 0) to APPROVE the application subject to the 14 conditions listed in the Planning Officer's report.

67. 38 RYMERS LANE, OXFORD - 12/01984/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a single storey rear extension and two storey side extension to create a 3 bedroom dwelling (class C3), with associated parking, amenity space and bin and cycle storage.

In accordance with the criteria for public speaking, the Committee noted that Councillor Shah Khan spoke against the application and no one spoke in favour of it.

The Committee resolved (by 7 votes to 0) to APPROVE the application subject to the 11 conditions listed in the Planning Officer's report and the 2 additional conditions and informative.

Conditions

Cycle parking and bin stores for both dwellings

Retention of hedge

Informative

No subdivision to form an HMO

68. BELLA COURT, 69 THE SLADE, OXFORD - 12/01516/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a change of use of three live/work units to rear of site (3x1) bed dwellings (retrospective).

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 2 conditions listed in the Planning Officer's report

69. 10A KELBURNE ROAD, OXFORD - 12/01967/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a part single storey, part two storey, rear extension to existing dwelling and, a two storey side extension to create two-bed dwelling (class C3) with associated parking, amenity space and bin and cycle storage.

In accordance with the criteria for public speaking, the Committee noted Nadeem Khan spoke in favour of the application.

The Committee resolved (by 9 votes to 0) to APPROVE the application subject to the 11 conditions listed in the Planning Officer's report and the 2 additional conditions -

Permeable surface/landscaping laid at the front of property
No permitted development for either dwelling

70. 1 ELSFIELD ROAD, OXFORD - 12/01643/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a proposed removal of existing porch and erection of single storey extension with a dormer window.

In accordance with the criteria for public speaking, the Committee noted Jenny Fletcher spoke in favour of the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 8 conditions listed in the Planning Officer's report and the 2 additional conditions -

Sample stone panel to be erected on site and approved before commencement
Retain the front hedge

71. PLANNING APPEALS

The Committee resolved (by 9 votes to 0) to NOTE the report on planning appeals received and determined during August 2012

72. FORTHCOMING PLANNING APPLICATIONS

The Committee resolved (by 9 votes to 0) to NOTE the list of forthcoming planning applications.

73. MINUTES

The Committee resolved (by 9 votes to 0) to NOTE the minutes of 6 September 2012 as a true and accurate record.

74. DATES OF FUTURE MEETINGS

The Committee NOTED that the date of the next meeting is Tuesday 6 November 2012.

The meeting started at 6.00 pm and ended at 8.15 pm