

# Agenda

www.oxford.gov.uk



## East Area Planning Committee

Date: **Tuesday 5 February 2013**

---

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

## Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

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.

3 **THE LORD NUFFIELD CLUB, WILLIAM MORRIS CLOSE  
12/02935/FUL**

1 - 24

The Head of City Development has submitted a report which details a planning application for a change of use from a Leisure Centre (use class D2) to a Community Free School (use class D1), works to the external appearance of the existing building, boundary treatments, provision of play areas, access and parking along with associated landscaping. (Amended plans)

**Officer recommendation:** That the Committee SUPPORT the proposals in principle but defer the planning application in order to draw up an accompanying legal agreement and to delegate to officers the issuing of the notice of planning permission on its completion, subject to the following conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Landscape plan required
- 5 Landscape carry out after completion
- 6 Boundary details before commencement first occupation,
- 7 SUDS for car parking area
- 8 Parking and vehicle manoeuvring areas
- 9 Cycle parking details required
- 10 Provision of bin stores
- 11 Travel Plan and detailed SRTS
- 12 School Rolls - Travel Plan
- 13 School Rolls - traffic impact
- 14 Traffic Management Plans
- 15 Amenity no additional windows west, south or east,
- 16 Noise
- 17 Cooking odours
- 18 Biodiversity enhancements
- 19 Archaeology - Implementation of programme

**4      TEMPLARS SHOPPING PARK: 12/02855/POM**

25 - 32

The Head of City Development has submitted a report which details a planning application for the variation of the legal agreement relating to retail park to allow up to 20% of all retail units sales area to be for food sales

**Officer recommendation:** That the Committee AGREE to the amendment of a planning application relating to the Retail Park so as to permit up to 20% of all units sales area for food sales and delegate the issuing of the Deeds of Release to officers.

**5      RUSKIN HALL, DUNSTAN ROAD: 12/03124/EXT & 12/03123/EXT**

33 - 70

The Head of City Development has submitted a report which details two planning applications:

12/03124/EXT: extend the time limit for implementation of planning permission 09/00634/FUL (Erection of 4 storey building to provide student accommodation. Cycle parking. Associated hard and soft landscaping).

12/03123/EXT: extend the time limit for implementation of 09/00636/FUL: Erection of student accommodation on 2 and 3 storeys (Block D). Cycle parking. Associated hard and soft landscaping

**Officer recommendation:** That the Committee APPROVE the applications subject to completion of a legal agreement and the following conditions for each application.

12/03123/EXT: Extension of time for the erection of student accommodation on 2 and 3 storeys (Block D). Cycle parking. Associated hard and soft landscaping. Previous application: 09/00636/FUL:

- 1      Development begun within time limit
- 2      Develop in accordance with approved plans
- 3      Materials - samples
- 4      Sustainable Drainage
- 5      Contamination
- 6      Cycle parking
- 7      Students - No cars
- 8      Travel Plan
- 9      Construction Travel Plan
- 10     Construction no mud on highway
- 11     Arboriculture
- 12     Landscape plan
- 13     Planting season
- 14     Landscaping
- 15     Archaeology
- 16     NRIA
- 17     Student accommodation
- 18     Student accommodation - term time
- 19     Public Art
- 20     Lighting scheme
- 21     Drainage Strategy

S106 Contributions:

County:

£ 1890 towards Library infrastructure and book stock

£ 4140 towards Cycle improvements in the vicinity

City:

£ 1800 towards Indoor Sports

12/03124/EXT: Extension of time for the erection of 4-storey building (Block A) to provide student accommodation. Cycle parking. Associated hard and soft landscaping. Previous application: 09/00634/FUL:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Contamination
- 4 Cycle Parking
- 5 Students - No cars
- 6 Travel Plan
- 7 Construction Travel Plan
- 8 Construction no mud on highway
- 9 Arboriculture
- 10 Revised landscape and planting plan
- 11 Planting season
- 12 Landscape Management Plan
- 13 Programme of archaeological work
- 14 Natural Resource Impact Analysis (NRIA)
- 15 Students
- 16 Student Accommodation - out of term use
- 17 Public Art

S106 Contributions:

County:

£ 2591 towards Library infrastructure and book stock

£ 5934 Cycle improvements in the vicinity

City:

£ 2580 towards Indoor Sports

**6 11A FAIRFAX ROAD: 12/03146/FUL**

71 - 76

The Head of City Development has submitted a report which details a planning application for the erection of a single and two storey rear extensions.

**Officer recommendation:** That the Committee APPROVE the application subject to the following conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials to match existing
- 4 Surface Water Drainage and Biodiversity the conditions listed in the planning report.

## **7 PLANNING APPEALS**

77 - 80

To receive information on planning appeals received and determined during December 2012

The Committee is asked to NOTE this information.

## **8 FORTHCOMING APPLICATIONS**

The following items are listed for information. They are not for discussion at this meeting.

12/03115/FUL - Plots 8040 and 8050, Alec Issigonis Way, Oxford Business Park North - Construction of motor vehicle dealership comprising two storey building housing workshops, MOT bays, storage plus single storey Valet building. Formation of new access plus 177 car parking spaces for customers, staff, workshops and car sales

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.

12/03240/FUL - Rye St Antony School, Pullens Lane - Two storey classroom building, single storey extension to Rendall Building and new entrance courtyard

12/03283/CAC - Rye St Antony School, Pullens Lane – Demolition of existing Bursary Building

12/02622/CT3 & 12/02623/CT3 – Parks Depot, Bury Knowle Park - Erection of 5 x 3-bed, 3 x 2-bed and 2 x 1-bed flats (use class C3) arranged around central courtyard together with cycle and bin store and Conservation Area Consent for demolition of brick shed and former mess building.

12/02848/OUT - Land North Of Littlemore Healthcare Trust, Sandford Road - Outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space.

12/02967/FUL - Parking Area And Part Sports Field, William Morris Close - Construction of two all weather playing pitches, plus a new residential development consisting of 6 x 1 bed flats, 15 x 2 bed flats, 6 x 3 bed flats, 13 x 3 bed houses and 3 x 4 bed houses, together with access road, parking, landscaping etc accessed off Barracks Lane.

12/03053/OUT - Garages To The Rear Of 1 3 5 7 And 9 Coppock Close - Demolition of eleven garages. Erection of 2 x single storey, one bedroom detached dwellings with provision of private amenity space, 2 parking spaces

and cycle and bin storage.

**9 MINUTES**

81 - 86

That the minutes of the meeting held on 8 January 2012 be APPROVED as a true and accurate record.

**10 DATES OF FUTURE MEETINGS**

The Committee NOTES the following future meeting dates:

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)

Tuesday 7<sup>th</sup> May 2013 (and Thursday 9<sup>th</sup> 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](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.