

Agenda

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East Area Planning Committee

Date: **Tuesday 5 March 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

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;

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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 RYE ST ANTONY SCHOOL, PULLENS LANE : 12/03240/FUL & 12/03283/CAC

1 - 10

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

1. Two storey classroom building, single storey extension to Rendall Building and new entrance courtyard. Revised car parking layout with new lights (12/03240/FUL)
2. Demolition of existing Bursary building (12/03283/CAC)

Officer recommendation: That the Committee APPROVE the application 12/03240/FUL subject to conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Tree Protection Plan (TPP) 2
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Drainage details
- 8 Sustainable design/construction
- 9 Details of new lights to car park

Officer recommendation: That the Committee APPROVE the application 12/03283/CAC subject to the following conditions:

1. Commencement of works – Conservation Area Consent
2. Remove materials resulting from works of demolition from the site

4 GREHAN HOUSE, 190-196 GARSINGTON ROAD: 13/00099/FUL

11 - 20

The Head of City Development has submitted a report which details a planning application for a partial change of use of building from offices (Use Class B1) to mixed offices (Use Class B1) and non-residential institutions (Use Class D1)

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 Temporary Use - 3 years
- 4 Cycle parking details required
- 5 Mix of B1/D1 uses
- 6 Submission of Travel Plan

5 72 FERRY ROAD: 12/03194/FUL

21 - 26

The Head of City Development has submitted a report which details a planning application to erect a single storey rear and side extension.

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 as specified

6 12 CLOVER PLACE: 12/03243/FUL

27 - 36

The Head of City Development has submitted a report which details a planning application for the erection of two storey side extension to create 2 x 1-bedroom self-contained flats (use class C3). Provision of car parking, bin and cycle stores, landscaping and private amenity space.

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 - matching
- 4 Bin and Cycle Storage details required
- 5 Off-street parking to be laid out prior
- 6 SuDS compliant drainage to be incorporated into scheme
- 7 C3 dwellings only

7 OXFORD ARCHAEOLOGICAL ACTION PLAN 2013-18

37 - 88

The Head of City Development has submitted a report which describes the work involved in the completion of the Oxford Archaeological Plan (OAP) project and the production of an Oxford Archaeological Action Plan.

Officer Recommendation:

1. That the Committee NOTE the completion of the Oxford Archaeological Plan and the production of the Oxford Archaeological Action Plan.
2. To recognise the challenges highlighted in the report and endorse the council's commitment to 1) developing a high quality evidence base on the historic environment and 2) providing effective archaeological development control advice.
3. The Committee made the following comments on the proposed action

plan

8	APPEAL DECISION_LAND TO THE REAR OF 82-86 WINDMILL ROAD: 12/00660/FUL	89 - 104
	<p>The Head of City Development has submitted a report which details an appeal decision for the land to the rear of 82-86 Windmill Road, Headington 12/00660/FUL</p> <p><u>Officer recommendation:</u> That the Committee NOTE the report.</p>	
9	PLANNING APPEALS	105 - 110
	<p>To receive information on planning appeals received and determined during January 2013.</p> <p>The Committee is asked to NOTE this information.</p>	
10	MINUTES	111 - 114
	<p>Minutes from 5 February 2013</p> <p><u>Recommendation:</u> That the minutes of the meeting held on 5 February 2013 be APPROVED as a true and accurate record.</p>	
11	FORTHCOMING APPLICATIONS	
	<p>The following items are listed for information. They are not for discussion at this meeting.</p> <p>12/03278/FUL: Former Cowley Community Centre, Barns Road - Erection of 4 storey building comprising community room, retailing and workshop floorspace on ground floor and 40 residential flats (18 x 1 bed, 22 x 2 bed) on upper floors. Provision of 5 car parking spaces, 100 cycle parking spaces, bin stores and ancillary works</p> <p>12/03280/FUL: Northway Centre, Maltfield Road - Demolition of existing buildings. Erection of 47 residential units (9 x 1-bed, 14 x 2-bed, 15 x 3-bed, 4 x 4-bed, 5 x live/work units) plus community centre in 5 blocks on 2, 3 and 4 levels. Provision of 78 car parking spaces, 102 cycle parking spaces and landscaping.</p> <p>12/03281/FUL: Former Community Centre, Westlands Drive - Demolition of existing building. Erection of 21 flats (14 x 1-bed, 7 x 2-bed) on 3 floors, together with 21 car parking spaces, 56 cycle spaces and landscaping</p> <p>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</p>	

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.

12/02622/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.

13/00136/CT3: Oxford City Football Ground, Court Place Farm, Marsh Lane - Installation of 2 x non-illuminated free standing signs at the entrance of the Football Ground.

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.

12/03234/FUL & 12/03223/FUL: 6 -7 Collinwood Close – Erection of single storey garages.

12/03245/FUL: 1-2 Collinwood Close - Demolition of existing single storey outbuildings. Erection of 1 x single storey, 1 bedroom detached dwelling with provision for parking, cycle and bin storage to the rear of 1 and 2 Collinwood Close.

13/00311/FUL and 13/00312/CAC: 29 Old High Street - Partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street.

13/00261/FUL: 6-8 Mortimer Road - Erection of 2 x semi-detached 2-bed dwellings (use class C3). Provision of private amenity space, car parking, refuse and cycle stores.

13/00279/FUL: 28 Abberbury Road – Erection of 1x3 bed detached dwelling house (Class C3) to rear of existing house. Provision of additional vehicular access from highway.

13/00349/FUL: 29 Balfour Road - Sub division of existing plot and erection of 1x2 bed self-contained dwelling house (Class C3). Provision of vehicle parking and amenity space.

13/00308/VAR: Land adjacent to 56 Ashurst Way – Variation of conditions 3 (landscaping) and 4 (planting) of planning permission 00/01621/NF in order

to allow the discharge of landscaping details post occupation of the property and discharge of planting after first season.

13/00309/FUL: 8 Jersey Road -Concrete patio slab to rear (retrospective)

12/03125/CT3: Cowley Marsh Recreation Ground – Erection of fence around cricket nets

12 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Thursday 7th March

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.