

# **EAST AREA PLANNING COMMITTEE**

**Tuesday 5 March 2013**

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

**OFFICERS PRESENT:** Martin Armstrong (City Development), Nick Worledge (City Development), David Radford (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

## **124. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

No apologies or substitutions

## **125. DECLARATIONS OF INTEREST**

No declarations of interest

## **126. APPEAL DECISION LAND TO THE REAR OF 82-86 WINDMILL ROAD: 12/00660/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed an appeal decision for the land to the rear of 82-86 Windmill Road, Headington 12/00660/FUL

The Committee resolved (by 9 votes to 0) to NOTE the planning appeal decision for the land to the rear of 82-86 Windmill Road, Headington 12/00660/FUL.

## **127. OXFORD ARCHAEOLOGICAL ACTION PLAN 2013-18**

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.

The Head of Heritage introduced the report and the city's Archaeologist to the Committee.

With funding received from English Heritage in 2008 the Heritage and Specialist service team has been recording and collating the archaeology in Oxford. The OAP is designed to:

- Signpost the results of the assessment and characterisations projects online.
- Provide a short overview of the city's historical development.
- Flag up strategic issues regarding long term archaeological asset management.
- Provide a framework of encouragement for larger developers and land owners to protect archaeology in the city.

- Improve the quality and scope of the Urban Archaeological Database and seek to improve public access to this information.

The project has focused on the city centre and the pressure of development on the city's archaeology.

The Committee resolved to NOTE the completion of the Oxford Archaeological Plan and the production of the Oxford Archaeological Action Plan.

The Committee recognise the challenges highlighted in the report and endorse the council's commitment to 1) developing high quality evidence base on the historic environment and 2) providing effective archaeological development control advice.

The Committee made the following comments/ questions on the proposed action plan:

How does this plan link with the other council heritage strategies and plans?

The OAP project forms part of the evidence base for the Oxford Heritage plan which will facilitate further development of heritage policy for the city.

You have focused on the city centre, is there a plan to extend the research to other parts of the city ie East Oxford?

How do we use this plan to build the economy of the city, improve tourism and enhance residents' wellbeing?

By encouraging people to get involved in the process, increasing public awareness of the city's archaeology and connecting it with the heritage plans to link personal agendas; will mean that the city's heritage assets can be used to facilitate and enhance future development.

## **128. RYE ST ANTONY SCHOOL, PULLENS LANE : 12/03240/FUL & 12/03283/CAC**

The Head of City Development submitted a report (previously circulated now appended) which detailed two planning applications for:

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)

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

After taking all written submissions into account, the Committee resolved (by 7 votes to 0) to 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)
- 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

After taking all written submissions into account, the Committee resolved (by 7 votes to 0) to 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

### **129. GREHAN HOUSE, 190-196 GARSINGTON ROAD: 13/00099/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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)

In accordance with the criteria for public speaking, the Committee noted that Councillor Rae Humberstone spoke against the application and Paul Semple and Dr Foyeke Tolani spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 6 votes to 0) to 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 Provision of secure and sheltered bicycle facilities
- 5 Mix of B1/D1 uses
- 6 Submission of Travel Plan

### **130. 72 FERRY ROAD: 12/03194/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a single storey rear and side extension.

In accordance with the criteria for public speaking, the Committee noted that Kevin Cox spoke against the application.

After taking all written and oral submissions into account, the Committee resolved (by 5 votes to 1) to 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
4. Details of rainwater goods

### Informative

1. Party wall – legal position

### **131. 12 CLOVER PLACE: 12/03243/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

In accordance with the criteria for public speaking, the Committee noted that Councillor Ray Humberstone spoke against the application and Robert Pope spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved (by 8 votes to 0) to 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 Sustainable Urban Drainage System (SUDS) compliant drainage to be incorporated into scheme
- 7 C3 dwellings only
8. Details of boundary treatment and landscaping
9. Remove permitted development rights to extensions and free standing structures (classes A and E).

#### Informative

- 1 Request the applicant to request Oxfordshire County Council to paint a white line on the dropped curb to discourage parking.

On behalf of the applicant, the agent agreed to the informative.

### **132. PLANNING APPEALS**

The Committee resolved (by 9 votes to 0) to NOTE the information on planning appeals received and determined during January 2013.

### **133. MINUTES**

The Committee resolved (by 9 votes to 0) to APPROVE the minutes of the meeting held on 5 February 2013 as a true and accurate record.

#### **134. FORTHCOMING APPLICATIONS**

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

#### **135. DATES OF FUTURE MEETINGS**

The Committee resolved (by 9 votes to 0) to NOTE that the next meeting would be held on Thursday 7<sup>th</sup> March 2013.

**The meeting started at 6.00 pm and ended at 7.55 pm**