

Agenda

www.oxford.gov.uk



East Area Planning Committee

Date: **Tuesday 16 April 2013**

Time: **6.00 pm**

Place: **The Old Library, 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;

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
- Downloaded from our website
- Subscribed to electronically by registering online at 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 **PARKS DEPOT, BURY KNOWLE PARK, LONDON ROAD
12/02623/CT3 & 12/02622/CT3**

1 - 18

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

- (1) Conservation Area Consent for demolition of brick shed and former mess building.
- (2) 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.

Officer recommendation: That the Committee SUPPORT the development in principle but defers the applications in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to the following conditions on its completion:

Conditions (12/02623/CT3):

- 1 Commencement of works LB/CAC consent
- 2 Architectural Recording
- 3 No demolition before rebuilding contract

Conditions (12/02622/CT3):

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Details of Means of Enclosure
- 5 Details of Refuse and Cycle Storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Details of access road and turning area
- 13 Lighting plan for access road
- 14 A Site Management Plan for traffic /access arrangements
- 15 Exclusion from residents parking zone
- 16 Construction Traffic Management Plan
- 17 Sustainable Urban Drainage Scheme
- 18 Details of Biodiversity Enhancements
- 19 Details of Sustainability Measures

**4 PLOTS 8600 AND PART OF 8400, ALEC ISSIGONIS WAY,
OXFORD BUSINESS PARK NORTH: 12/03115/FUL**

19 - 36

The Head of City Development has submitted a report which details a planning application for 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.

Officer recommendation: That the Committee SUPPORT the development in principle but defers the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Landscape plan required
- 5 Landscape plan carried out by completion
- 6 Landscape Management Plan
- 7 Details of mapping and relocation of Bee Orchids
- 8 Details of external lighting
- 9 Details of Secure by Design Measures
- 10 Noise Restrictions
- 11 NRIA measures implemented
- 12 Sustainable Urban Drainage Strategy
- 13 Parking areas laid out as approved
- 14 Cycle parking provision
- 15 Travel Plan
- 16 Signage Strategy
- 17 Construction Traffic Management Plan
- 18 Contaminated Land Watching Brief

**5 LAND ADJACENT TO THE REAR OF 73 TO 81 LIME WALK:
13/00174/FUL**

37 - 46

The Head of City Development has submitted a report which details a planning application to demolish the existing buildings. Erection of 2 x 3/4 bedroom houses fronting Lime Walk and two storey office building fronting All Saints Road. Provision of cycle and bin stores (amendment to planning permission 11/00648/FUL)

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Design - no additions to dwelling
- 4 Samples
- 5 Landscape plan required
- 6 Landscape carry out by completion

- 7 Retain rear boundary wall
- 8 Bin and cycle stores
- 9 Variation of Road Traffic Order - Lime Walk and All Saints Road,
- 10 Sustainable drainage
- 11 No external staircase to offices
- 12 Sustainability design/construction
- 13 Use Class C3 only
- 14 Construction Travel Plan

6 29 OLD HIGH STREET: 13/00311/FUL & 13/00312/CAC

47 - 60

The Head of City Development has submitted a report which details a planning application (13/00311/FUL) for the 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. (Amended plans).

Conservation area consent (13/00312/CAC) for partial demolition of existing house, boundary wall and complete demolition of existing garages and outbuildings. (Amended plans)

Officer recommendations:

1. That the Committee APPROVE the planning application (13/00311/FUL) subject to the following conditions.

- 1. Development must be begun within three years.
- 2. Development must be built in accordance with approved plans.
- 3. Existing outbuildings and extension shown to be demolished must be demolished prior to the erection of the approved extension.
- 4. Materials – samples must be provided of the manufactured stone blocks, mortar and slates.
- 5. Material specifications and details of Eastern Boundary Wall
- 6. Material specifications and details of Western Boundary Wall
- 7. Material specifications and details of vehicular and pedestrian gates
- 8. Visibility splays – details to be provided
- 9. Block up existing access
- 10. Details of parking area to be provided and retained
- 11. Contractor parking, deliveries and servicing to be provided on site – details to be approved.
- 12. Tree protection - Root Protection Area (RPA)
- 13. Tree protection – Arboricultural Method Statement (AMS)
- 14. Archaeology – programme of work
- 15. Bats – supervision by bat ecologist

2. That the Committee APPROVE Conservation area consent (13/00312/CAC) subject to the following conditions:

- 1. Development must be begun within three years.
- 2. Development must be built in accordance with approved plans.
- 3. Tree protection - Root Protection Area (RPA)
- 4. Tree protection – Arboricultural Method Statement (AMS)
- 5. Archaeology – programme of work
- 6. Bats – supervision by bat ecologist

7. No demolition prior to confirmation of contract for construction

7 LAND ADJACENT TO 56 ASHURST WAY: 13/00308/VAR

61 - 68

The Head of City Development has submitted a report which details a planning application for the 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.

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

1. Landscaping to be implemented and retained as shown on submitted plan
2. Planting to be implemented and retained as shown (and replanted in five years if lost)
3. Boundary treatments to be installed and retained as shown.
4. Permitted Development Rights removed

8 29 BALFOUR ROAD: 13/00349/FUL

69 - 78

The Head of City Development has submitted a report which details a planning application for the sub division of existing plot and erection of 1x2 bed self-contained dwelling house (Class C3). Provision of vehicle parking and amenity space.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Details of parking areas and visibility
- 7 Sustainable Urban Drainage system

9 166 SANDY LANE: 13/00386/FUL

79 - 88

The Head of City Development has submitted a report which details a planning application to erect a two storey side extension and alterations to existing 4 bedroom dwelling to create 1x1 bedroom dwelling and 1x2 bedroom dwelling

Officer recommendation: That the Committee REFUSE the planning application for the following reasons:

- 1 The proposed 2-bed dwellings are unacceptable as they would fail to provide a reasonable quality of accommodation for future occupiers due to their inadequate size therefore failing to provide a decent standard of living accommodation for future residents. The proposals

therefore fail to accord with the requirements of policy HP12 of the Sites and Housing Plan 2011-2026

- 2 The proposal fails to demonstrate the new dwellings can readily meet the needs of most people, including those with reduced mobility in that it has failed to establish they meet Lifetime Homes standards. The proposal therefore does not comply with policy HP2 of the Sites and Housing Plan 2011-2026.
- 3 The combination and arrangement of the car parking spaces, the cycle stores and the bin stores creates a cramped and cluttered frontage resulting in restricted access to the front doors and use of the cycle and bin stores to the detriment of the future occupiers. The proposals therefore fail to accord with the requirements of policy HP9, HP13 and HP15 of the Sites and Housing Plan 2011-2026

**10 OXFORD CITY FOOTBALL GROUND, COURT PLACE FARM:
13/00136/CT3**

89 - 94

The Head of City Development has submitted a report which details a planning application for 2 non-illuminated adverts at entrance to football ground.

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

- 1 Five year time limit
- 2 Develop in accordance with approved plans
- 3 Advert - Statutory conditions

11 COWLEY ROAD RECREATION GROUND: 12/03125/CT3

95 - 100

The Head of City Development has submitted a report which details a planning application to erect a fence around the cricket net facility.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

12 8 JERSEY ROAD: 13/00309/FUL

101 - 108

The Head of City Development has submitted a report which details a planning application for a concrete patio to rear (retrospective)

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

- 1 Finish and materials
- 2 Access and usage

13 PLANNING APPEALS

109 - 114

To receive information on planning appeals received and determined during February 2013

The Committee is asked to NOTE this information.

14 MINUTES

115 - 124

Minutes from the meetings held on 5 and 7 March 2013

Recommendation: That the minutes of the meetings held on 5 and 7 March be APPROVED as a true and accurate records.

15 FORTHCOMING APPLICATIONS

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

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

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.

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.

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.

12/02848/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.

13/00361/FUL – Cricket Ground Barton Road, Erection of 30 residential units (8 x 4 bed houses, 17 x 3 bed houses, 2 x 2 bed flats and 3 x1 bed flats) together with access road, 51 car parking spaces, 60 cycle parking spaces, public open space and landscaping.

12/03234/FUL and 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.

13/00378/FUL – 2 Mandelbrote Drive - Conversion of existing integral garage into habitable accommodation including replacement of existing garage door with facing brickwork.

13/00570/FUL – 255 Marston Road - Change of use from a heating plumbing distributors (A3) to a private hire/taxi office to include a waiting area (Sui Generis)

16 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Tuesday 7th May 2013 (and Thursday 9th May if necessary)

Wednesday 5 June 2013 (tentative on Council approval)

Wednesday 3 July 2013 (tentative on Council approval)

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.