

PLANNING REVIEW COMMITTEE

Wednesday 26 June 2013

COUNCILLORS PRESENT: Councillors Baxter (Chair), Fooks (Vice-Chair), Armitage, Kennedy, Lygo, Sinclair, Turner, Wolff and Tanner.

OFFICERS PRESENT: Matthew Parry (City Development), Michael Crofton-Briggs (Head of City Development), David Groves (Oxfordshire County Council), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

1. ELECTION OF CHAIR FOR COUNCIL YEAR 2013/2014

The Committee resolved that Cllr Laurence Baxter be elected Chair for the Council Year 2013/14

2. ELECTION OF VICE CHAIR FOR COUNCIL YEAR 2013/2014

The Committee resolved that Cllr Jean Fooks be elected Vice Chair for the Council Year 2013/14

3. APOLOGIES FOR ABSENCE AND LATENESS

Apologies from Cllr Shah Khan substitute Cllr John Tanner.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made.

5. FORMER COWLEY COMMUNITY CENTRE, BARNES ROAD - 12/03278/FUL

The Head of City Development submitted a report which detailed a planning application to erect a 4 storey building comprising community centre (215 sq.m), retail and workshop unit (Emmaus) on ground floor together with 40 "car-free" residential flats (19 x 1-bed, 21 x 2-bed). Provision of 3 x customer car parking spaces and 3 x delivery spaces to serve Emmaus, 2 x car club parking spaces and 3 x disabled car parking spaces. Includes 100 cycle parking spaces, bin storage and associated landscaping works.

This application was called in from the East Area Planning Committee that met on 5 June 2013 by Councillors Cook, Fry, Turner, Sanders, Khan, Rowley, Kennedy, Curran, Canning, Sinclair, Tanner and Lygo.

In accordance with the criteria for public speaking Robert Wakefield, Daniel Lordon and Judith Harley spoke against the application and Marita Ford

(GreenSquare Group), Wyon Stansfeld (Emmaus Oxford) and Paul Ruff (AHMM) spoke in favour of it.

The Committee asked that neighbouring residents be consulted on the types of trees to be planted before landscaping plan agreed.

Having taken all written and oral submissions into account, the Committee resolved to GRANT planning permission subject to conditions, but to defer the issuing of the decision notice and delegate it to the Head of City Development following the satisfactory completion of the associated Section 106 legal agreement.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples Materials
- 4 Archaeology – mitigation
- 5 Suspected contamination – Phased risk assessment
- 6 Variation of road traffic order - Car Club Spaces
- 7 Car and cycle parking to be laid out prior to use of building in accordance with details to be agreed in writing by the Council beforehand
- 8 Bin storage facilities
- 9 Wheelchair accessible spaces allocated and retained
- 10 No development to commence until signage erected on Knolles Road and in application site dissuading parking by residents and visitors
- 11 Real time passenger information points to be installed in all flats
- 12 Drainage details required
- 13 Balcony details required
- 14 Pedestrian Link required at all times between Barns Road and Knolles Road
- 15 Landscape plan required
- 16 Landscape to be carried out by completion
- 17 SuDS Compliant Hardsurfacing
- 18 Details of boundary treatment required
- 19 Details of layout of community centre required prior to commencement
- 20 Construction Traffic Management Plan required prior to commencement
- 21 Travel Plan required
- 22 Environmental Management Plan required prior to work commencing
- 23 Public Art - Scheme Details & timetable
- 24 Details of sound proofing of workshop
- 25 Vision Splays required
- 26 Compensatory landscaping along Barns Road to be agreed with Council and Highway Authority prior to commencement of development
- 27 Wheel Washing Facilities to be agreed to prevent mud on highway
- 28 To be undertaken in accordance with the Natural Resource Impact Analysis document
- 29 Furniture construction, repair, treatment, demolition to take place only within fully sound attenuated building
- 30 Personal permission for use of retail/workshop unit restricted to Emmaus only unless the Council agrees otherwise in writing
- 31 Details of cycle parking required prior to commencement of development

- 32 No development to take place until a replacement freestanding bus shelter on Barns Road has been erected to the County Council's standards and specifications
- 33 Prior to first occupation of the development the existing dropped kerbs allowing vehicular access to the site from Barns Road shall be reinstated to the County Council's standards and specifications
- 34 Deliveries and servicing management plan to be submitted and approved and implemented prior to first occupation
- 35 Low level lighting in cycle store
- 36 Electric charging points for cars and bicycles in car club bays

Legal Agreement

A total of £395,000 in Section 106 contributions over the 3 application sites [Northway Centre, Westlands Drive and Barns Road] will be secured as follows:

- £250,000 towards primary and secondary education;
- £100,000 towards highway improvements, £37,500 of which will be safeguarded for a possible CPZ or other traffic enforcement measures in the Barns Road area, otherwise to be used for other highway infrastructure such as cycle safety;
- £45,000 towards a variety of Oxford City infrastructure (e.g. indoor and outdoor sports provision, libraries and environmental improvements).

A number of other matters would need to be secured by legal agreement including the following:

- Arrangement for temporary changes to the TRO governing Barns Road (£3,600 to be paid to the County Council to cover the cost of this);
- £3000 to the County Council to cover the cost of a number of parking/traffic surveys on roads in the vicinity of the Barns Road site;
- Developer to meet the costs of the replacement bus shelter along Barns Road which must be to Oxfordshire County Council's standards and specifications;
- Car club provision at the Barns Road site with all new occupiers eligible for free membership of the car club scheme for a minimum of 12 months funded by the developer;
- Replacement landscaping required on either side of Barns Road to mitigate loss of existing on-site trees to be implemented by the County Council with the full costs met by the developer;
- All marketing information for the flats to clearly specify that no car parking is provided and that occupiers are expected not to own or keep a car at or close to the Barns Road site;
- Long-term maintenance of biodiversity measures including newt pond at Dora Carr Close;
- Provision of off-street parking for servicing and delivery vehicles with prior arrangement at the rear car park of the adjoining Greensquare Cowley offices and at the Emmaus service yard.
- Details of designated children's play area and associated play equipment required to be submitted to and approved in writing by the Council prior to commencement of development and provided from point of first occupation and maintained thereafter.

6. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 28 September 2012 as a true and accurate record.

7. DATES AND START TIME OF FUTURE MEETINGS

The Committee resolved to NOTE the meeting dates for the forthcoming year and AGREE to all future meetings beginning at 6pm.

The meeting started at 7.00 pm and ended at 8.50 pm