

# **EAST AREA PLANNING COMMITTEE**

**Wednesday 2 October 2013**

**COUNCILLORS PRESENT:** Councillors Altaf-Khan, Clarkson, Coulter, Gotch, Lloyd-Shogbesan, O'Hara, Paule and Williams.

**OFFICERS PRESENT:** Lois Stock (Democratic and Electoral Services Officer), Martin Armstrong (City Development) and Michael Morgan (Law and Governance)

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

The following apologies were given:-

Councillor Rundle – Councillor Gotch substituted;  
Councillor Curran – Councillor O'Hara substituted;  
Councillor Hollick – Councillor Williams substituted  
Councillor Darke – apologies.

In the absence of both the Chair and the Vice Chair, it was resolved that Councillor Van Coulter be elected as Chair for this meeting.

## **74. DECLARATIONS OF INTEREST**

None made.

## **75. ROSE HILL SPORTS GROUND, ASHHURST WAY: 13/01940/CT3**

The Head of City Development submitted a report (previously circulated now appended) concerning a planning application to demolish the existing sports pavilion, and the erection of 2 storey community centre involving replacement sports pavilion, car and cycle parking, entrance square, multi-use games area and children's play area.

Having taken all submissions into account, both written and oral, the Committee resolved to APPROVE the application as detailed in the officer's report (and shown below); and that the Head of City Development be authorised to issue the notice of permission.

Conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of exterior materials
- 4 Development to adopt Secure by Design Principles
- 5 Management Plan
- 6 Hours of operation
- 7 Details of external lighting
- 8 Provision of refuse storage
- 9 Provision of cycle storage

- 10 Landscape Plan
- 11 Landscape carried out on completion
- 12 Details of access road and parking area
- 13 Details of mechanical plant and ventilation
- 14 Scheme for treatment of cooking odours
- 15 Sustainable Urban Drainage Scheme
- 16 Provision of NRIA recommendations
- 17 Provision of Biodiversity Report recommendations
- 18 Noise impact assessment required.

#### **76. 43 GLADSTONE ROAD: 13/01643/FUL**

The Head of City Development submitted a report (previously circulated now appended) concerning a planning application for a change of use from a residential dwelling house (use class C3) to a House of Multiple Occupation (use class C4).

Martin Armstrong (Planning Officer) presented the report to the Committee. There were no speakers for or against the application.

Having taken all submissions into account, both written and oral, the Committee resolved to APPROVE the application as detailed in the officer's report (and shown below); and that the Head of City Development be authorised to issue the notice of permission.

Conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Specific exclusion approved plans
- 4 Details excluded submit revised plans, the cycle and refuse bin stores, 001 and 004,
- 5 Variation of road traffic order

#### **77. 65 ASQUITH ROAD: 13/02146/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish an existing conservatory and the erection of part single storey, part two storey, side and rear extension including balcony to rear.

Martin Armstrong (Planning Officer) presented the report to the Committee.

In accordance with the criteria for public speaking Ed Turner spoke clarifying the reasons why he called in the application, and Gavin Lovatt (Applicant) spoke in favour of it.

Having taken all submissions into account, both written and oral, the Committee resolved to APPROVE the planning application with standard conditions listed below, and that the Head of City Development be authorised to issue the notice of permission.

Conditions.

- 1 Commence within 3 years;
- 2 Use of matching materials;
- 3 Removal of permitted development rights.

Should officers consider further conditions to be necessary, these will be agreed in consultation with Councillor Coulter (Acting Chair at the meeting)

#### **78. 81 EDGEWAY ROAD: 13/01929/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing bungalow and garages and the erection of 1 x 4-bed dwelling (use class C3).

Martin Armstrong (Planning Officer) presented the report to the Committee.

In accordance with the criteria for public speaking, Jill Northover, Amanda Jeffries, Mark Arnold and Charles Parrack spoke against the application and Garry Tan (Applicant) spoke in favour of it.

Having taken all submissions into account, both written and oral, the Committee resolved to REFUSE the planning application for the following reasons:-

- 1 Height, bulk and massing out of keeping with surrounding area and having a detrimental effect on the street;
- 2 Overlooking of neighbouring properties in Ferry Road

#### **79. JR HOSPITAL, HEADLEY WAY: 13/01803/FUL, NUFFIELD ORTHOPAEDIC CENTRE, WINDMILL ROAD: 13/01807/FUL & CHURCHILL HOSPITAL, OLD ROAD: 13/01806/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for three planning applications for smoking shelters at the John Radcliffe, Nuffield and Churchill Hospitals, as follows:-

Planning application 13/01803/FUL is for provision of 5 free-standing proprietary smoking shelters across the John Radcliffe Hospital site for use by patients and visitors.

Planning application 13/01806/FUL is for provision of 3 proprietary smoking shelters on the Churchill hospital site

Planning application 13/01807/FUL is for provision of 1 smoking shelter on the Nuffield hospital site

Martin Armstrong (Planning Officer) presented the report to the Committee.

In accordance with the criteria for public speaking, Ruth Wilkinson spoke in favour of the application. No-one spoke against it.

Having taken all submissions into account, both written and oral, the Committee resolved to APPROVE planning applications 13/01803/FUL, 13/013806/FUL and 13/013807/FUL with conditions as laid out in the planning officer's report (and shown below) and that the Head of City Development be authorised to issue the three notices of permission

Conditions (for each application):-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified

#### **80. 312 LONDON ROAD: 13/01395/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing dental surgery and garage, and the erection of three-storey building to provide 9 flats (3 x 3-bed, 4 x 2-bed and 2 x 1-bed) (Use class C3). Provision of private and shared amenity space, 19 cycle parking spaces, 12 car parking spaces and a communal bin store and access off the London Road (amended plans).

Martin Armstrong (Planning Officer) presented the report to the Committee.

In accordance with the criteria for public speaking, Mark Chenery (Agent for the Applicant) spoke in favour of the application. No-one spoke against it.

Having taken all submissions into account, both written and oral, the Committee resolved to APPROVE the planning application, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the notice of permission upon its completion.

Should however the Community Infrastructure Levy [CIL] charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a notice of refusal to the Head of City Development on the grounds that the development has failed to adequately mitigate its impacts.

Conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Sustainability design/construction
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Tree Protection Plan (TPP) 1
- 8 Boundary details before commencement
- 9 Privacy screens
- 10 Landscape management plan
- 11 Permeable parking area

- 12 SUDS drainage
- 13 Suspected contamination - Risk assess
- 14 Bin stores and cycle parking
- 15 Construction Travel Plan
- 16 Landscape hard surface design - tree roots
- 17 Landscape underground services - tree roots
- 18 Vision splays
- 19 Levels details
- 20 Retain trees/shrubs along southern boundary
- 21 Side windows obscure glazed
- 22 Arboricultural Method Statement
- 23 No use of flat roof – use of patios and balconies only.

Legal Agreement.

Contribution towards affordable housing as required by policy HP4 of the sites and Housing Plan for all new development of between 4 – 9 units

(During consideration of this item, Councillor David Williams explained that he lived nearby but that he did not consider this to be a disclosable pecuniary interest).

## **81. PLANNING APPEALS**

Resolved to note the report on planning appeals received and determined during August 2013

## **82. FORTHCOMING APPLICATIONS**

Resolved to note the forthcoming applications as listed on the agenda, with the addition of a report for 34 Mill Lane, Marston.

## **83. DATES OF FUTURE MEETINGS**

Resolved to note the following forthcoming meetings:-

Wednesday 6<sup>th</sup> November 2013 (and Thursday 14<sup>th</sup> November is necessary);  
Wednesday 4<sup>th</sup> December 2013 (and Thursday 12<sup>th</sup> December if necessary)

**The meeting started at 6.00 pm and ended at 8.30 pm**