

Agenda

www.oxford.gov.uk



East Area Planning Committee

Date: **Wednesday 6 November 2013**

Time: **6.30 pm**

Place: **Council Chamber**

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 Michele Paule	Rose Hill and Iffley;

The quorum for this meeting is five members. Substitutes are permitted.

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	
3	23 NOWELL ROAD: 13/01792/FUL	1 - 10

The Head of City Development has submitted a report which details a planning application to erect a two storey side and rear extension. Creation of 2 bed dwelling house to the side (use class C3) with associated parking and self-contained garden. (Amended Plans)

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

- 1 The proposed two-storey side extension would be of a size, scale and design that would create an inappropriate visual relationship with the built form of the existing dwelling creating a discordant feature that would not be successful in terms of providing a subservient extension to the main dwelling, nor in creating a terraced row across the three properties. As such it would have a detrimental impact upon the character and appearance of the street scene and be detrimental to the visual amenities of the surrounding residential area. This would be contrary to Policy CP1, CP6, CP8 and CP9 of the Oxford Local Plan 2001-2016 and Policy HP9 of the Sites and Housing Plan 2011-2026
- 2 That by reason of its overall size, scale, and proximity to the common boundary with nos.2, 2a, 4, and 6 Wynbush Road, the proposed two-storey extension would create a sense of enclosure that would have an overbearing impact and loss of light to the rear gardens of these adjoining properties. Furthermore the provision of a first floor bathroom window in the side elevation would create a loss of privacy within the rear gardens of these properties. As a result, the proposed extension has not been designed in a manner that would safeguard the residential amenities of these adjoining properties which would be contrary to Policies CP10 of the Oxford Local Plan 2001-2016, and Policy HP14 of the Sites and Housing Plan 2011-2026.
- 3 That the proposed development would fail to provide good quality living accommodation for a single family dwelling of this size given its internal floor area would fall below the minimum 75sqm threshold and therefore would not make adequate provision for the future occupants of this dwellinghouse. As such the proposal would be contrary to Policies HP2 and HP12 of the Sites and Housing Plan which seek to ensure the provision of good quality housing which is accessible to all.

4 28 ABBEBURY ROAD: 13/02419/FUL

11 - 22

The Head of City Development has submitted a report which details a planning application to erection 1 x 3-bedroom detached dwellinghouse (Use Class C3) to rear of existing house.

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

- 1 As a result of its inappropriate siting within established spacious rear gardens of houses that exhibit a strong building line, the proposals represent a backland form of development that is, in principle, unacceptable. Furthermore the proposals would set a precedent for similar development that would result in the long term fundamental loss of the open, verdant and semi-rural character of the area contrary to the requirements of policies CP1 and CP8 of the Oxford Local Plan 2001-2016 as well as policies HP9 and HP10 of the Sites and Housing Plan 2011-2026.
- 2 As a result of its diminutive height, awkward combination of flat and mono-pitched roof forms as well as contrived design detailing, the proposed dwelling represents a building of alien appearance that contrasts with the established traditional scale, form and style of housing within the immediate locality to the detriment of the character and appearance of the area. The proposals therefore fail to accord with the requirements of policies CP1 and CP8 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policy HP9 of the Sites and Housing Plan 2011-2026.

**5 LAND FRONTING 33 TO 61 BLACKBIRD LEYS ROAD:
13/02285/CT3**

23 - 30

The Head of City Development has submitted a report which details a planning application to provide 18 residents' parking spaces on existing grass verges.

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 Tree Protection Plan to be approved
- 4 Ground resurfacing - SUDS compliant
- 5 Landscaping shall be carried out in accordance with the details shown on plan
- 6 Details of verge protection measures to be approved

6 LAND FRONTING 1 TO 21 MONKS CLOSE: 13/02286/CT3

31 - 38

The Head of City Development has submitted a report which details a planning application to provide 19 residents' parking spaces on existing grass verges.

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 Ground resurfacing - SUDS compliant
- 4 Details of verge protection measures to be approved

7 LAND AT NORMANDY CRESCENT: 13/02287/CT3

39 - 46

The Head of City Development has submitted a report which details a planning application to provide 30 residents' parking spaces on existing grass verges.

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 Ground resurfacing - SUDS compliant
- 4 Tree Protection Plan to be approved
- 5 No dig technique to be used within Root Protection Areas
- 6 Details of verge protection measures to be approved

**8 SITES OF VERGES AT 34 TO 56 AND 106 TO 128
CHILLINGWORTH CRESCENT: 13/02508/CT3**

47 - 54

The Head of City Development has submitted a report which details a planning application to provide 16 residents' parking spaces on existing grass verges.

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 Tree Protection Plan to be approved
- 4 Ground resurfacing - SUDS compliant
- 5 Landscaping to be carried out in accordance with plans
- 6 Amendment to Traffic Regulation Order required
- 7 Details of verge protection measures to be approved

9 SITE OF VERGE AT 1 TO 15 REDMOOR CLOSE: 13/02507/CT3

55 - 60

The Head of City Development has submitted a report which details a planning application to provide 13 residents' parking spaces on existing grass verges.

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 Tree Protection Plan to be approved
- 4 Landscaping to be carried out in accordance with plan
- 5 No dig technique to be used within Root Protection Areas
- 6 Details of verge protection measures to be approved

10 34 MILL LANE: 13/01796/FUL

61 - 68

The Head of City Development has submitted a report which details a retrospective planning application for a change of use from dwellinghouse (use class C3) to HMO (use class C4).

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

1. The use of the property as two self-contained flats would be unacceptable by virtue of the loss of a family dwelling. In addition the existing dwelling is below the threshold of 110 square metres in area which is the minimum permissible for subdivisions. As such the proposal is contrary to Policy CS23 of the adopted Core Strategy and the Balance of Dwellings Supplementary Planning Document.
2. The development does not provide an adequate level of private amenity space for use by the occupiers of the first floor unit, which would have a detrimental impact upon the living conditions of the current and future occupiers of this dwelling. This is contrary to policy HP13 of the Sites and Housing Plan 2013.
3. The ground and first floor flats do not provide an adequate level of good quality living accommodation which would have a detrimental impact upon the living conditions of the current and future occupiers of this dwelling. This is contrary to Policy HP12 of the Sites and Housing Plan 2013.

11 OXFORD CITY COUNCIL DEPOT: 13/02281/CT3

69 - 76

The Head of City Development has submitted a report which details a planning application to insert a new roller shutter door, relocation of fire exit, and installation of 2 new extraction flues.

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

12 255 MARSTON ROAD: 13/01502/FUL

77 - 86

The Head of City Development has submitted a report which details a planning application to demolish the existing three storey building and redevelop the site to create a retail unit on the ground floor (use class A1) and 1 x 2 bed maisonette above (use class C3) and erection of 2 x 2 storey,

2 bed flats (use class C3). (Amended description). (Amended plans)

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
- 4 Bins and Cycle Stores
- 5 Reinstate dropped kerb
- 6 Contaminated Land
- 7 Variation of Road Traffic Order Marston South CPZ,
- 8 Sustainability design/construction

13 PLANNING APPEALS

87 - 90

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

The Committee is asked to note this information.

14 MINUTES

91 - 96

Minutes from 2 October 2013

Recommendation: That the minutes of the meeting held on 2 October 2013 be APPROVED as a true and accurate record.

15 FORTHCOMING APPLICATIONS

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

- 13/02500/OUT - Sports Field, William Morris Close - Outline application (seeking access, appearance, layout and scale) for residential development consisting of 6 x 1-bed, 15 x 2-bed, 15 x 3-bed and 4 x 4-bed residential units, together with 55 car parking spaces, access road and informal recreation area.
- 13/02607/FUL- BMW UK Manufacturing Ltd, Garsington Road - To construct in two phases a single storey Test Track weather resistant enclosure adjacent the existing railway lines.
- 13/02697/FUL - Headington School, Headington Road - Removal of existing portacabin and temporary buildings. Extension to existing sports hall to provide dance studio and fitness suite. Provision of replacement car parking and external works.
- 13/00302/FUL – Oxford Stadium, Sandy Lane - Demolition of existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.
- 13/01553/CT3 - Eastern House, Eastern Avenue - Demolition of Eastern House and erection of 7 x 3-bed and 2 x 2-bed dwellings (use class C3).

Provision of associated car parking, landscaping, private amenity space and bin and cycle stores.

- 13/01555/CT3 - Land East of Warren Crescent - Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath.
- 13/01811/FUL – 98 London Road - Installation of two aluminium louvres to rear elevation in association with internal plant machinery. (Amended plan and Additional Information)
- 13/02559/FUL – 8 Marshall Road - Erection of single storey front extension and part single, part two storey rear extensions.
- 13/02549/ADV - 72 Rose Hill - Display of 1 x internally illuminated fascia sign, 2 x non-illuminated fascia signs and 1 x non-illuminated totem sign.

16 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Thursday 14 November if necessary

Wednesday 4 December 2013 (and Thursday 12 December 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 sclaridge@oxford.gov.uk 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 of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair.
7. 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.