

EAST AREA PLANNING COMMITTEE

Wednesday 6 November 2013

COUNCILLORS PRESENT: Councillors Darke (Chair), Clarkson, Coulter, Hollick, Lloyd-Shogbesan, O'Hara, Paule, Gotch and Fooks.

OFFICERS PRESENT: Martin Armstrong (City Development), Rona Knott (Planning Officer), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

84. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Rundle (substitute Councillor Fooks) and Councillor Altaf-Khan (substitute Councillor Gotch).

85. DECLARATIONS OF INTEREST

28 Abberbury Road 13/01792/FUL

Councillor Paule declared she had visited the site and spoken to the applicant but was approaching the application with an open mind.

34 Mill Lane 13/01796/FUL

Councillors Clarkson and Hollick both declared they had been in contact with the applicant but were approaching the application with an open mind.

86. 23 NOWELL ROAD: 13/01792/FUL

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

In accordance with the criteria for public speaking, the Committee noted that no one spoke against the application and Shamsia Hoque and Syed Hoque spoke in favour of it.

The Committee resolved to 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 be 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 and windows 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.

87. 28 ABBEBURY ROAD: 13/02419/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a 3-bedroom detached dwellinghouse (Use Class C3) to rear of existing house.

In accordance with the criteria for public speaking, the Committee noted that Simon Sharp spoke against the application and Christine Noble and Nicholas Kidwell spoke in favour of it.

The Committee resolved to 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.

88. LAND FRONTING 33 TO 61 BLACKBIRD LEYS ROAD: 13/02285/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to provide 18 residents' parking spaces on existing grass verges.

The Committee resolved to 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

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to provide 19 residents' parking spaces on existing grass verges.

The Committee resolved to 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

90. LAND AT NORMANDY CRESCENT: 13/02287/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to provide 30 residents' parking spaces on existing grass verges.

The Committee resolved to 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
- 7 Details of boundary hedging including integral fence

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to provide 16 residents' parking spaces on existing grass verges.

The Committee resolved to 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

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to provide 13 residents' parking spaces on existing grass verges.

The Committee resolved to 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

93. 34 MILL LANE: 13/01796/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a retrospective planning application for a change of use from dwellinghouse (use class C3) to HMO (use class C4).

In accordance with the criteria for public speaking, the Committee noted that no one spoke against the application and Nigel Cowell spoke in favour of it.

The Committee resolved to 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.

94. OXFORD CITY COUNCIL DEPOT: 13/02281/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to insert a new roller shutter door, relocation of fire exit, and installation of 2 new extraction flues.

The Committee resolved to APPROVE the planning application subject to the following conditions:

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

95. 255 MARSTON ROAD: 13/01502/FUL

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

In accordance with the criteria for public speaking, the Committee noted that no one spoke against the application and Neil Parry spoke in favour of it.

The Committee resolved to 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

96. 72 ROSE HILL: 13/02549/ADV

The Head of City Development submitted a report (previously circulated now appended) which detailed an application for a display of 1 x internally illuminated fascia sign, 2 x non-illuminated fascia signs and 1 x non-illuminated totem sign.

In accordance with the criteria for public speaking, the Committee noted that Michael Goldacre spoke against the application and no one spoke in favour of it.

The Committee resolved to APPROVE the application for advertisement consent for 1 x internally illuminated fascia sign and 2 x non-illuminated fascia signs subject to the following conditions

- 1 Develop in accordance with approved plans
- 2 Illumination levels - fascia sign 200cd/m,
- 3 Five year time limit
- 4 Advert - Statutory conditions
- 5 Times of illumination: Trading hours only
- 6 Removal of existing advertisements and illumination

But to REFUSE the application for 1 x non-illuminated totem sign because it would clutter the residential environment.

97. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during September 2013

98. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 2 October 2013 as a true and accurate record.

99. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

100. DATES OF FUTURE MEETINGS

The Committee NOTED the next meeting would be held on Wednesday 4 December 2013.

The meeting started at 6.30 pm and ended at 8.45 pm