

Agenda

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East Area Planning Committee

Date: **Wednesday 4 December 2013**

Time: **6.00 pm**

Place: **Old Library, Town Hall**

For any further information please contact:

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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 Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Helen O'Hara	Cowley;
	Councillor Michele Paule	Rose Hill and Iffley;

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

HOW TO OBTAIN AGENDA

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **SPORTS FIELD, WILLIAM MORRIS CLOSE: 13/02500/OUT**

1 - 26

The Head of City Development has submitted a report which details an 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.

Officer recommendation: That the Committee REFUSE the planning application because:

- 1 The residential element of this proposal is contrary to Policy CS2 of the Core Strategy in that it is a green field site which is not allocated for development nor is it needed to meet the NPPF 5 or 10 year housing land availability requirements. It is not essential that the proposed housing development should take place on this particular site which it is preferable to retain as open space for the well-being of the community it serves. There are no other balancing reasons or mitigating circumstances why housing should be allowed on this site.
- 2 The application site has been in use for formal and informal sport and recreation until recently. Although the site is now fenced off, it has not been clearly shown that the site is surplus to requirements for sport or recreation. The site retains the potential to provide for types of open air sport and recreation for which there is a need in the City. The proposed replacement recreation facilities and financial contribution are not equal to, or better than, retaining the potential of the site to provide for open air sport and recreation. For these reasons the proposal does not accord with the NPPF, Policy CS21 of the Core Strategy, or Policy SR2 of the Oxford Local Plan.

4 **LAND NORTH OF LITTLEMORE HEALTHCARE TRUST,
SANDFORD ROAD: 12/02848/OUT**

27 - 50

The Head of City Development has submitted a report which details an outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space.

Officer recommendation: That the Committee GRANT outline planning permission, 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. Subject to the following conditions and legal agreement:

Conditions

- 1 Reserved Matters within time limit
- 2 Commencement 5/2 years detailed approval
- 4 Approved Plans and Documents
- 5 Reserved Matters Applications
- 6 Scheme of enabling infrastructure works
- 7 Phasing of development
- 8 Materials
- 9 Landscaping and Public Realm Plan
- 10 Landscape Implementation
- 11 Tree Protection Plan
- 12 Landscape Management Plan
- 13 The provision of rail crossing area
- 14 Lifetime Homes Standards
- 15 Car Parking Standards
- 16 Cycle Parking Standards
- 17 Sustainability and Energy Strategy
- 18 Site Wide Surface Water Drainage
- 19 Foul Water Drainage Scheme
- 20 Archaeology - Preservation of Banjo enclosure
- 21 Biodiversity enhancements Habitat creation / grassland mitigation
- 22 Ground Contamination and Remediation
- 23 Details of all external lighting
- 24 Noise attenuation
- 25 Protection of the SSSI and SLINC through construction phase
- 26 Secure by Design Principles
- 27 Construction Environment Management Plan
- 28 Highways: Travel Plan
- 29 Details of access roads
- 30 Removal of PD Rights
- 31 Public Art

Legal Agreement:

A legal agreement will be required with the outline planning permission to secure the following:

Affordable housing

- A minimum of 0.5 hectares (or approximately 25 dwellings) should be developed for key worker housing which could be provided as market housing or affordable housing. If the key worker housing is provided as affordable housing, as defined in the glossary, it will contribute towards the general provision of 50% affordable housing on the site.
- A minimum of 50% affordable units (80% social rent / 20% intermediate housing) as defined by the Sites and Housing Plan and AHPOSPD
- The mix of dwelling sizes within those tenures to be Social Rent – 1 bed (0-10%), 2 bed (15-25%), 3 Bed (35-45%), 4 bed (10-20%) and Intermediate Housing - 1 bed (0-10%), 2 bed (15-15%), 3 Bed (0-10%), 4 bed (0%) in accordance with the Sites and Housing Plan and AHPOSPD
- The minimum floor space for the on-site affordable homes within the proposed development to accord with the Sites and Housing Plan and the AHPOSPD

- The phasing and distribution of the affordable housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)]

Highway Mitigation Measures

- The development is not commenced until the S278 agreement for highway works has been secured

5 69 ST NICHOLAS ROAD: 13/02898/VAR

51 - 58

The Head of City Development has submitted a report which details a planning application to vary condition 3 (non-residential education only) of planning permission 11/01906/FUL (Change of use from office (Class A2) to non-residential institution) to allow all D1 uses.

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

- 1 Development begun within time limit

6 PLANNING APPEALS

59 - 64

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

The Committee is asked to note this information.

7 MINUTES

65 - 74

Minutes from 24 September and 6 November 2013

Recommendation: That the minutes of the meeting held on 24 September 2013 be APPROVED as a true and accurate record.

Recommendation: That the minutes of the meeting held on 6 November 2013 be APPROVED as a true and accurate record.

8 FORTHCOMING APPLICATIONS

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

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.

13/02410/FUL – 7 Sheepway Court - Demolition of part of existing rear boundary wall and installation of gate to create new vehicular access from Tree Lane and associated landscaping.

13/02946/CT3 – 9 Knights Road - Change of use from tattoo parlour (Sui Generis) to Use Class A1 (retail).

13/02630/FUL – land rear of 2 – 14 Jack Straw's Lane - Erection of 2 x detached, two-storey, 5-bed dwellinghouses (Use Class C3). Provision of car parking, access and private amenity space. (Call-in withdrawn?)

13/02762/FUL – The Chequers PH, Beaumont Road - Demolition of existing flat roofed porch and erection of new pitched roof porch. Erection of raised decking area over beer garden at rear of public house with provision of new access to restaurant. (Call-in withdrawn?)

9 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Thursday 12 December (if necessary)

Wednesday 8 January and (Thursday 9 January if necessary)

Wednesday 5 February and (Thursday 13 February if necessary)

Wednesday 5 March and (Thursday 13 March if necessary)

Wednesday 2 April and (Thursday 10 April 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**](mailto: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.