

EAST AREA PLANNING COMMITTEE

Wednesday 5 March 2014

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

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

120. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Rundle (substitute Councillor Goddard)

121. DECLARATIONS OF INTEREST

No declarations of interest were made.

122. THE BUNGALOW, 35 BARTON ROAD: 13/03221/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed a variation of condition 2 (approved plans) of planning permission 13/00469/FUL to raise the roof height in order to relocate bedroom 3 into the loft space.

The Committee resolved to DEFER the application to allow officers to seek revised plans of the second floor bedroom and bathroom showing appropriate head heights.

123. SITE OF VERGE OPPOSITE 69 TO 103 MASONS ROAD: 14/00052/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to provide 9 residents' parking spaces on existing disused drying area.

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

- 1 In accordance with approved plans
- 2 Time limit of implementation – June start
- 3 Reasonable Avoidance Measures to protect Great Crested Newts
- 4 Protection measures in place for Oak trees
- 5 Car parking spaces to meet size standards
- 6 Ground resurfacing - SUDS compliant

124. LAND TO THE REAR OF 6-7 COLLINWOOD CLOSE: 13/02542/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed a variation of conditions 11 (Parking Areas), 12 (part) (Bin and Cycle Stores), 13 (part) (Boundary Treatment), 16 (Management Plan for Common Areas) and 21 (Approved Plans) of planning permission 09/02329/FUL (Erection of two detached dwellings. Access, parking and landscaping (Land to rear of 6 and 7 Collinwood Close)) to allow discharge of conditions 11 and 16 post occupation of development and minor alterations to the siting of the two dwellings.

In accordance with the criteria for public speaking, the Committee noted that Paul Keating spoke against the application and Chic McMahon 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 Landscape carried out by completion
- 5 No felling lopping cutting
- 6 Tree protection measures
- 7 Landscape hard surface design - tree roots
- 8 Sustainable drainage scheme
- 9 Drainage Strategy
- 10 Parking Areas
- 11 Cycle and Bin Stores
- 12 Boundary Details
- 13 Bollards
- 14 Sustainable construction methods
- 15 Management plan for common areas
- 16 Biodiversity enhancement
- 17 Design - no additions to dwelling
- 18 Amenity no additional windows side,
- 19 Obscure glazing

125. CONFIRMATION OF TREE PRESERVATION ORDER - 392 LONDON ROAD

The Head of City Development submitted a report (previously circulated now appended) which detailed a tree preservation order to replace the individual trees standing in the rear garden of 392 London Road.

The Committee resolved to CONFIRM the Oxford City Council – London Road (No.1) Tree Preservation Order, 2013 with the First Schedule and Map modified to replace the area A.1 with 3 individual trees standing in the rear garden of 392 London Road, including; T.1, pine; T.2, sycamore; and, T.3, silver birch.

126. DIRECT ACTION AT 73 DENE ROAD

The Head of City Development submitted a report (previously circulated now appended) that sought support for a decision that it is expedient to take direct action to secure the requirements of an outstanding enforcement notice. This required the demolition of a building in the rear garden of 73 Dene Road. It followed the expiry of the compliance periods of 23rd November 2013 for the demolition of the building and 23rd December 2013 for the removal of the resultant materials from the site in relation to an Enforcement Notice (reference 12/00635/ENF) issued on 30th January 2013

In accordance with the criteria for public speaking, the Committee noted that Sunjive Corpaul spoke against the direct action and no one spoke in favour of it.

The Committee resolved to SUPPORT officers' intention to take direct action to secure the demolition of the unauthorised outbuilding at the rear of 73 Dene Road. In the event that the requirements of the enforcement notice (12/00635/ENF) are not complied with imminently following a final warning to the owner and occupier of the property.

127. PLANNING APPEALS

The Committee resolved to NOTE the reports on planning appeals received and determined during December 2013 and January 2014.

128. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 8 January 2014 as a true and accurate record.

129. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

130. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on Wednesday 2 April 2014.

The meeting started at 6.00 pm and ended at 7.30 pm