

# Agenda

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## East Area Planning Committee

Date: **Wednesday 2 April 2014**

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Time: **6.00 pm**

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Place: **The Old Library, Town Hall**

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For any further information please contact:

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# East Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Roy Darke</b>	Headington Hill and Northway;
<b>Vice-Chair</b>	<b>Councillor David Rundle</b>	Headington;
	<b>Councillor Mohammed Altaf-Khan</b>	Headington Hill and Northway;
	<b>Councillor Mary Clarkson</b>	Marston;
	<b>Councillor Van Coulter</b>	Barton and Sandhills;
	<b>Councillor Sam Hollick</b>	Holywell;
	<b>Councillor Ben Lloyd-Shogbesan</b>	Lye Valley;
	<b>Councillor Helen O'Hara</b>	Cowley;
	<b>Councillor Michele Paule</b>	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](http://mycouncil.oxford.gov.uk)
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# AGENDA

## Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD:  
13/03192/CT3**

9 - 18

The Head of City Development has submitted a report which details a variation of condition 2 (developed in accordance with approved plans) of planning permission 11/00242/CT3 - Extension to existing Blackbird Leys Leisure Centre, to provide 25m swimming pool, learner and fun pools and ancillary facilities. Alterations to existing leisure centre including new entrance, plus external works including landscaping and alterations to existing car parking to provide 121 spaces and 50 cycle spaces, to allow replacement of escape ramp with stairs, increase in floor level by 250mm and removal of an additional tree.

**Officer recommendation:** That the Committee APPROVE the application subject to the conditions from the original permission 11/00242/CT3:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Landscaping Plan and Schedule
- 5 Tree - Details of hard surfaces
- 6 Trees - Underground Services
- 7 Tree Protection Plan
- 8 Arboricultural Method Statement
- 9 Ecological Mitigation Measures
- 10 Archaeological mitigation
- 11 Full Travel Plan
- 12 Construction Traffic Management Plan
- 13 Details of parking area
- 14 Details of Cycle Storage
- 15 Widening of Vehicular Access
- 16 Noise Limits
- 17 Scheme for treatment of cooking fumes
- 18 NRIA
- 19 FRA
- 20 Surface Water Drainage Scheme
- 21 No infiltration of surface water drains
- 22 Contamination Remediation
- 23 Details of Public Art
- 24 Operational Management Plan
- 25 Details of Sub Station

**4 BLACKBIRD LEYS PARK, PEGASUS ROAD: 13/03301/CT3**

19 - 26

The Head of City Development has submitted a report which details a planning application to create new landscaping to include mounds and new tree planting. Formation of new habitat area along existing brook, picnic area, fitness trail and a new pathway.

**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. Construction Traffic Management Plan
4. Phased contaminated land assessment
5. Confirmation that material is suitable for use

**5 56 MARSH LANE: 14/00137/FUL**

27 - 38

The Head of City Development has submitted a report which details a planning application to demolish the existing garage. Erection of 1 x 3 bed dwelling house (Use Class C3). Provision of private amenity space, car parking, refuse and cycle stores. Provision of new vehicle access from Marsh Lane.

**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. Material samples to be approved
4. Ground resurfacing - SUDS compliant
5. Removal of Class A and E PD rights (extensions and garden buildings)
6. Parking laid out pre-occupation
7. Details of bin and cycle storage
8. Existing extensions to be removed
9. Boundary treatment implemented before occupation
10. Landscaping plan to be approved and implemented
11. Energy statement to be approved

**6 PUBLIC CONVENIENCES, KNIGHTS ROAD: 14/00519/CT3**

39 - 44

The Head of City Development has submitted a report which details a planning application to alter existing front elevation including insertion of new door to provide disabled WC.

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

1. Development must be begun within three years of the date of the decision
2. The Materials used in the external elevations should match that if the existing.

**7 PLANNING SERVICES IMPROVEMENT PLAN 45 - 60**

The Head of City Development has submitted a report which contains an action plan flowing from the Roger Dudman Way Review. The action plan lists changes to the Council's planning service and is relevant to both Area Committees.

**Officer recommendation:** That the Committee NOTE the action plan.

**8 PLANNING APPEALS 61 - 66**

To receive information on planning appeals received and determined during February 2014

The Committee is asked to note this information.

**9 MINUTES 67 - 70**

Minutes from 5 March 2014

**Recommendation:** That the minutes of the meeting held on 5 March 2014 be APPROVED as a true and accurate record.

**10 FORTHCOMING APPLICATIONS**

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

13/03411/FUL: John Radcliffe Hospital, Headley Way Erection of roof based plant and louvred enclosure.

13/02818/FUL: 11 Crescent Road Conversion of existing 1 x 5-bedroom house into 1 x 3-bedroom house and 1 x 2-bedroom house –(possibly to be refused under delegated powers)

14/00532/FUL: 4 Courtland Road Change of use from A1 (Shops) to A2 (Financial and Professional Services)

14/00554/FUL: 4 Courtland Road Erection of a single storey extension. Installation of a new shopfront, installation of two air con units and erection of two satellite dishes.

14/00555/ADV: 4 Courtland Road Display 1 internally illuminated fascia sign and 1 internally illuminated hanging sign.

14/00464/FUL: Land adjacent St George's 31 Cowley Road Erection of 1 x 2-bed dwellinghouse (Use Class C3). Provision of car parking and private amenity space.

13/02629/FUL: 157 Green Ridges Erection of boundary fence and change of use of amenity land to private garden land (retrospective).

13/03221/VAR: The Bungalow, 35 Barton Road 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. (Amended plans)

14/00641/FUL: 6 Trafford Road Conversion of existing garage into 1 x 1-bed dwelling (Use Class C3). Erection of a single storey rear extension

13/03410/FUL: Iffley Residential and Nursing Home, Anne Greenwood Close Installation of 3 no. roof mounted ventilation ducts and cowls and 2 no. wall mounted louvres. Erection of 1.8 metre close boarded fence to form new bin storage area

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. (Deferred from EAPC meeting of 4th September 2013)

## **11 DATES OF FUTURE MEETINGS**

The Committee NOTES the following future meeting dates:

Thursday 10 April if necessary

Thursday 8 May and (Friday 9 May if necessary)

Wednesday 18 June and (Wednesday 25 June if necessary)

Wednesday 16 July and (Wednesday 23 July if necessary)

Wednesday 6 August and (Thursday 14 August 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.