

Agenda

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East Area Planning Committee

Date: **Thursday 13 June 2013**

Time: **6.00 pm**

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

For any further information please contact:

Sarah Claridge, Democratic Services Officer

Telephone: 01865 252402

Email: sclaridge@oxford.gov.uk

East Area Planning Committee

Membership

Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
Councillor Mary Clarkson	Marston;
Councillor Van Coulter	Barton and Sandhills;
Councillor Steven Curran	Northfield Brook;
Councillor Roy Darke	Headington Hill and Northway;
Councillor Sam Hollick	Holywell;
Councillor Ben Lloyd-Shogbesan	Lye Valley;
Councillor Michele Paule	Rose Hill and Iffley;
Councillor David Rundle	Headington;

The quoram 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:-

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **LAND TO THE REAR OF 82, 84, AND 86 WINDMILL ROAD
:13/00820/FUL**

1 - 18

The Head of City Development has submitted a report which details a planning application to erect 2x3 bed dwellings and 1x2 bed dwelling (Class C3) in terraced block with associated bin and cycle stores.

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 Amenity no additional windows north, south, west or east,
- 4 Design - no additions to dwelling
- 5 Samples
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Cycle parking details required
- 9 Variation of Road Traffic Order - Norton Close/Windmill Road
- 10 Sustainability design/construction
- 11 Bin stores
- 12 Suspected contamination - Risk assess
- 13 Link use of garages to new houses
- 14 Class C3 use only
- 15 Construction Travel Plan

4 **29 OLD HIGH STREET: 13/00880/FUL & 13/00881/CAC**

19 - 32

The Head of City Development has submitted a report which details a planning application and conservation area consent for the partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street.

Officer recommendation: That the Committee REFUSE the planning application and conservation area consent because:

Planning Application (12/01765/FUL)

- 1 Having regard to the excessive size and bulk of the proposed extensions and to the proximity of the two storey side extension to the boundary of the site with 33 Old High Street, the proposal would appear prominent and intrusive in the street scene, would not appear subservient to the

existing, historic building and would result in the loss of an important visual gap between Numbers 29 and 33 Old High Street. In this way the proposal would unacceptably detract from the character of the existing building and would neither preserve nor enhance the special character and appearance of the Old Headington Conservation Area in which the site lies contrary to policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 – 2016 and policy CS18 of the adopted Core Strategy 2026.

Conservation Area Consent (12/01766/CAC)

1. The site lies in the Old Headington Conservation Area and the proposal to part demolish the existing dwelling and the boundary wall and to fully demolish the existing garages and outbuildings would not be justified in the absence of an appropriate scheme to extend the property and would be contrary to government guidance contained in the National Planning Policy Framework.

5 2 MANDELBROTE DRIVE: 13/00378/FUL

33 - 40

The Head of City Development has submitted a report which details a planning application to convert an existing integral garage into habitable accommodation including replacement of existing garage door with facing brickwork.

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 - matching

6 38 QUARRY ROAD : 13/00598/FUL

41 - 52

The Head of City Development has submitted a report which details a planning application to erect a 1 x 4 bedroom dwelling with detached garage which includes ancillary accommodation.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Tree Protection Plan
- 5 Construction plan to indicate siting of all construction features
- 6 Services Plan to show location of underground services and soakaways
- 7 Landscape plan
- 8 Details of hard surface design
- 9 Accommodation over garage to be ancillary only
- 10 Removal of PD rights
- 11 Eaves detail
- 12 Working method statement for protection of great crested newts

- 13 No removal of hedgerows, trees or shrubs to take place between 1st March - 31st August for bird protection
- 14 Ivy covered trees to be soft felled
- 15 Native species only to be used in planting
- 16 Bird boxes to be incorporated
- 17 Phased risk assessment to assess contamination of land
- 18 Boundary details before commencement
- 19 Re-siting of pond
- 20 Bin and cycle storage details
- 21 Details of sustainability

7 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

- Wednesday 3 July 2013 (and Thursday 11 July if necessary)
- Wednesday 7 August 2013 (and Thursday 15 August if necessary)
- Wednesday 4 September 2013 (and Thursday 12 September if necessary)
- Wednesday 2 October 2013 (and Thursday 10 October if necessary)
- Wednesday 6 November 2013 (and 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 planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting 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 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.