

Agenda

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East Area Planning Committee

Date: **Wednesday 18 June 2014**

Time: **6.00 pm**

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

For any further information please contact:

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East Area Planning Committee

Membership

Chair

Vice-Chair

Councillor Mary Clarkson	Marston;
Councillor Van Coulter	Barton and Sandhills;
Councillor Roy Darke	Headington Hill and Northway;
Councillor Ben Lloyd-Shogbesan	Lye Valley;
Councillor Michele Paule	Rose Hill and Iffley;
Councillor Farida Anwar	Headington Hill and Northway;
Councillor Mohammed Altaf-Khan	Headington;
Councillor Ruth Wilkinson	Headington;
Councillor Ruthi Brandt	Carfax;

The quorum for this Committee is 5 members.

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

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AGENDA

Pages

- 1 ELECTION OF CHAIR FOR THE COUNCIL YEAR 2014/15
- 2 ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2014/15
- 3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS
- 4 DECLARATIONS OF INTEREST

- 5 4 COURTLAND ROAD - 14/00532/FUL, 14/00554/FUL AND 14/00555/ADV

11 - 22

The Head of City Development has submitted a report which details planning applications as follows:

- (1) 14/00532/FUL Change of use from A1 (Shops) to A2 (Financial and Professional Services)
- (2) 14/00554/FUL Erection of single storey extension. Installation of a new shop front, installation of two air conditioning units and erection of two satellite dishes.
- (3) 14/00555/ADV Display 1no. internally illuminated fascia sign and 1no. internally illuminated hanging sign

Officer recommendation:

Application 14/00532/FUL – Approve subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Opening hours

Application 14/00554/FUL – Approve subject to the follows conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials

Application 14/00555/ADV – Approve subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Level of illumination/hours

- 6 THE BUNGALOW, 35 BARTON ROAD, OXFORD - 13/03221/VAR

23 - 32

The Head of City Development has submitted a report which details a planning application for the 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 Description) (Amended Plans)

Officer recommendation: To approve subject to the following conditions:

- (1) Development begun with time limit
- (2) Develop in accordance with approved plans
- (3) Samples
- (4) Boundary details before commencement
- (5) Landscape plan required
- (6) Landscape carry out by completion
- (7) Variation of Road Traffic Order, Barton Road
- (8) Construction Travel Plan
- (9) Sustainability design/construction
- (10) Parking to be SUDS compliant
- (11) Vision splays
- (12) Obscure glazing to bathroom windows
- (13) Bin and cycle stores
- (14) Design – no additions to dwelling
- (15) C3 Family dwelling only
- (16) Revised 2nd floor window design

7 BLACKBIRD LEYS COMMUNITY CENTRE, BLACKBIRD LEYS ROAD, OXFORD - 14/01080/CT3

33 - 38

The Head of City Development has submitted a report which details a planning application for the display of 2 free standing non-illuminated panel signs and 4 non-illuminated fascia signs.

Officer recommendation: Approve subject to the following conditions:

- (1) Five year time limit
- (2) Advert – Statutory conditions

8 JUBILEE 77 COMMUNITY CENTRE, 46 SORREL ROAD, OXFORD - 14/01081/CT3

39 - 42

The Head of City Development has submitted a report which details a planning application for the display of 1No non-illuminated fascia sign.

Officer recommendation: Approve subject to the following conditions:

- (3) Five year time limit
- (4) Advert – Statutory conditions

9 PUBLIC CONVENIENCES SITE REAR OF 4-7 MARLBOROUGH CLOSE, COWLEY ROAD, LITTLEMORE, OXFORD - 14/00773/CT3

43 - 48

The Head of City Development has submitted a report which details a planning application for the alteration of existing toilets, provision of storage area.

Officer recommendation: Approve subject to the following conditions:

- (1) Development begun within time limit
- (2) Materials to Match existing except where specified in approved details
- (3) Develop in accordance with approve plans

10 4 FAIRFAX AVENUE, MARSTON, OXFORD - 14/01065/CT4

49 - 54

The Head of City Development has submitted a report which details a planning application for the erection of single storey extension to rear elevation.

Officer recommendation: Approve subject to the following conditions:

- (1) Development begun within time limit
- (2) Materials to match existing
- (3) Amenity no balcony

11 PLANNING APPEALS

55 - 66

To receive information on planning appeals received and determined during April and May 2014.

The Committee is asked to note this information.

12 MINUTES

67 - 70

Minutes of the meeting held on 8th May 2014.

13 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.

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.

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.

14/00983/FUL – 1 Pullens Lane - Demolition of existing house and flat. Erection of 55-bedroom care home facility on three levels, together with 17 car parking spaces, landscaping and associated 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 off 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)

14/00884/FUL – 142-144 Oxford Road, Cowley - Erection of a single storey rear extension to form a larger mortuary and formation of new ramped access to rear.

14/01282/FUL - Cheney School, Cheney Lane - Erection of two-storey science building, together with accompanying works including bridge link to Russell Building, remodelled entrance to Wainwright Building, amended pedestrian access to Gypsy Lane, replacement perimeter railings and marking out of car parking spaces. Erection of temporary classroom for period of construction.

14/01273/OUT - Part of Former Travis Perkins Site, Collins Street- Demolition of existing building. Outline application (seeking approval of access, appearance, layout and scale) for the erection of new building on 4 levels consisting of Class B1 offices on ground floor and 17 x 1-bed and 14 x 2-bed flats at upper levels. Provision of cycle and bin stores plus communal garden area.

14/01322/FUL – 35 Courtland Road - Demolition of existing garage. Erection of 2 x 1-bed dwellings (Use Class C3). Provision of private amenity space, car parking and bin and cycle storage

14 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

2014

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)

Wednesday 3rd September (Thursday 11th September if necessary)

Wednesday 1st October (Thursday 9th October if necessary)

Wednesday 5th November (Thursday 13th November if necessary)

Wednesday 3rd December (Thursday 11th December if necessary)

2015

Wednesday 7th January (Thursday 15th January if necessary)
Wednesday 4th February (Thursday 12th February if necessary)
Wednesday 4th March (Thursday 19th March if necessary)
Wednesday 8th April (Thursday 16th April if necessary)
Wednesday 6th May (Thursday 14th May 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.

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;
 - (d) 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;
 - (e) 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 Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.

4. Preparation of Planning Policy documents – Public Meetings

At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.

5. Public requests to speak

Members of the public wishing to speak must notify the Chair or the Democratic Services Officer before the beginning of the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

6. Written statements from the public

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated up to 24 hours before the start of the meeting.

Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.

7. Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

8. Recording meetings

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.

9. Meeting Etiquette

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.

10. 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.

East Area Planning Committee

-18th June 2014

Application Number: 1) 14/00532/FUL
2) 14/00554/FUL
3) 14/00555/ADV

Decision Due by: 23rd April 2014

Proposal: 1) 14/00532/FUL Change of use from A1 (Shops) to A2 (Financial and Professional Services)
2) 14/00554/FUL Erection of single storey extension. Installation of a new shop front, installation of two air conditioning units and erection of two satellite dishes.
3) 14/00555/ADV Display 1no. internally illuminated fascia sign and 1no. internally illuminated hanging sign

Site Address: 4 Courtland Road Oxford Oxfordshire OX4 4JA

Ward: Rose Hill And Iffley Ward

Agent: Mr Chris Hickey

Applicant: Coral Racing Ltd

Application Called in –

By Councillor – Councillor Turner

For the following reasons –

Concerned about the loss of a further shop on the parade to a different function; I am concerned about the impact of the satellite dishes on the appearance of the parade; I am concerned about the impact of the advertising and specifically hope that if the committee approves it the hours of illumination be restricted by condition.

Recommendations:

1 14/00532/FUL Change of use from A1 (Shops) to A2 (Financial and Professional Services)

APPLICATION BE APPROVED

For the following reasons:

The proposed change of use from retail Class A1 to a Class A2 financial and professional services use is considered to comply with policy RC8 of the Oxford Local Plan in that the mix of uses in the Rosehill Neighbourhood

Shopping Centre would still remain above the 50% policy threshold, which would maintain the viability of the shopping centre. Objections have been received but they do not amount to reasons for the refusal of this application. The proposal is considered to be in accordance with policy RC8 of the Oxford Local Plan and CS31 of the Core Strategy.

Subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Opening hours

2 14/00554/FUL- Erection of single storey extension. Installation of a new shop front, installation of two air conditioning units and erection of two satellite dishes

APPLICATION BE APPROVED

For the following reasons:

The proposal would not have a harmful impact on the character and appearance of the street scene and would not cause harm to the living conditions of neighbouring properties. Objections have been raised but they do not amount to reasons for refusal. The proposals therefore accords with policies CP1, CP6 and CP8 of the Oxford Local Plan, MP1, HP9, and HP14 of the Sites and Housing Plan and CS18 of the Core Strategy.

Subject to the following conditions:

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

3 14/00555/ADV - Display 1no. internally illuminated fascia sign and 1no. internally illuminated hanging sign –

APPLICATION BE APPROVED

For the following reasons:

The proposed new internally illuminated fascia and projecting signs are considered to form an appropriate visual relationship with the existing building and the surrounding area, and would not appear out of keeping with the character of the street scene. Objections have been received but they do not amount to a refusal, conditions have been applied to restrict levels of luminance, and hours of illumination. The proposal therefore complies with policies CP1 and RC14 of the Oxford Local Plan.

Subject to the following conditions:

- 1 Development begun within time limit

- 2 Develop in accordance with approved plans
- 3 Level of illumination/hours

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP13** - Accessibility
- RC4** - District Shopping Frontage
- RC13** - Shop Fronts
- RC14** - Advertisements

Core Strategy

- CS18_** - Urban design, town character, historic environment
- CS31** - Retail

Sites and Housing Plan

- MP1** - Model Policy
 - HP9_** - Design, Character and Context
 - HP14_** - Privacy and Daylight
- Other Material Considerations:**
National Planning Policy Framework

Relevant Site History:

67/01559/P_H - Rose Hill Shopping Parade Rose Hill - Fascia signs. PER 10th January 1967.

69/01862/P_H - Internally illuminated fascia sign. PER 11th November 1969.

69/22180/A_H - Installation of shop front.. PER 11th November 1969.

90/00941/NF - Retention of timber shed for storage and preparation of floral displays (Retrospective). REF 15th December 1990.

Representations Received:

Change of use:

83 Rose Hill – objects – this is a considerably residential neighbourhood. There are already considerably more betting shops in OX4 than in other areas of Oxford.

74 Courtland Road – objects – The residents group in Courtland road, Ellesmere and Annesley Roads would like to object to this proposal. We feel it would have a

devastating effect on our area, and on many peoples lives. There are many vulnerable families living in this area and we need to consider their welfare. We feel it would lead to a rise in crime, parking problems, loitering, smoking, etc, around our parade of shops and homes. There is already a small Ladbrokes outlet here. We are aware of FOBTs (fixed-odds betting terminals) which enable people to loose hundreds of pounds in a few minutes. This is already a serious problem in many areas, and there is a major campaign to get them banned. This is a large eye-catching site and we do not want it out to such use. Rose Hill is considered one of the five most deprived areas in the country and this is the very last thing we need. Please think of peoples lives. We do not want or need it here. Thank you for taking these points into consideration.

Andrew Smith MP – objects – I am writing on behalf of my constituent and a group of residents on Courtland Road, there are concerns that a betting shop will escalate crime in the area, cause difficulties to vulnerable members of the Rose Hill community, and add to the Ladbrokes in the parade of shops in Rose Hill. I would appreciate it if you could consider my constituents concerns as part of the consultation.

2 Courtland Road – supports – We support a new business at 4 Courtland Road – it is essential for the neighbourhood that all empty shops are occupied. Instead of appearing as a run-down area this new business will uplift the surroundings.

18 Villiers Land – objects – Rose Hill parade is a small local shopping parade that already includes one betting shop. I cannot see the need for a second such premise which might benefit just a small minority of people. The wider local community would be far better served by the retention of the property as a retail unit.

81 Rose Hill – objects – In the small number of premises we have 2 Funeral Parlours. Do we really need another bookmakers providing customers for them? The subject proposal which involves the loss of a retail unit will by definition harm the shopping provision in Rose Hill. This is a small neighbourhood centre of 19 units which is already adequately served by an existing betting office use. People in the area have better things to do with their money for entertainment. The subject proposal may only attract footfall from the existing betting shop rather than generate new footfall to the area.

RRplanning – Objects – Our client wishes to object to the above proposed betting office use on the grounds of direct-noncompliance with adopted development plan policy. The Oxford Core Strategy Development Plan Document was adopted in March 2011 and together with the saved Oxford Local Plan of 2006 forms part of the development plan for the city. The subject property is located in the Rose Hill Neighbourhood Shopping Centre. The City council considers that neighbourhood centres fulfil an important retailing function and are compatible with the residential areas in which they are normally found. As such, supporting paragraph 12.3.8 of the saved local plan confirms that “*The City Council will protect neighbourhood shopping centres and individual small shops outside the main shopping frontages*”. The subject proposal which involves the loss of a retail unit will by definition harm shopping provision in Rose Hill.We do not believe that the subject proposal complies with Parts A and C of Policy RC.8 and should therefore be refused.

66 Rose Hill – objects – I feel this would have a bad impact on the area, and on many people. We already have one betting shop just a few yards away. Rose Hill and the surrounding area is known to have many vulnerable families living here and we need to consider them.

There are FOBTs (fixed-odds betting terminals) which enable people to lose hundreds of pounds in a few minutes. This is already a serious problem in many areas, and there is a major campaign to get them banned. The premises are large and prominently positioned and could attract people resulting in parking problems, loitering, smoking, etc. and possibly a rise in crime around our parade of shops and homes. Rose Hill is considered one of the five most deprived areas in the country. We need to offer the people in this area something other than a betting shop, especially as there is already one just down the road. Please think of people's lives. We do not need it or want it.

Advertisements:

83 Rose Hill – objects – Because of the close proximity of the houses and flats which face the shops, local people rely on planners to take into account the impact and intrusion of internally illuminated signage. Specifically I object to the proposal for a protruding hanging sign. There is the issue of precedent; if other shops/premises decided that they wanted illuminated hanging signs, the whole visual character of the parade would be altered for the worse. I also ask that any planning consent for internally illuminated advertising should be conditional on a requirement to turn it off when the premises are not open to the public for trading.

81 Rose Hill – objects – The character of the area is that of domestic dwellings and domestic-style and scale shops. Intrusive illuminated advertising is unwelcome. You, the planners, must judge how visually intrusive the proposals for lighting will be, both for the neighbourhood itself and for the people who live in the flats above the shops and in the houses nearby. Specifically I object to the proposal for a protruding hanging sign. There is the issue of precedent; if other shops/premises (e.g. the existing betting shop, the take-away food shops) decided that they wanted illuminated hanging signs, the whole visual character of the parade would be altered for the worse. I also ask that any planning consent for internally illuminated advertising should be conditioned on a requirement to turn it off when the premises are not open to the public for trading. Please refuse this application, surely we can do better in filling a vacant premises.

66 Rose Hill – objects – Furthermore, there are plans for a hanging illuminated sign which would break with the character of the other shops and frontages and cause unnecessary light pollution. Thank you for taking these points into consideration.

Single storey rear extension:

83 Rose Hill – objects – Enlarging the premises with an added extension will only serve to increase the problems.

Parking:

2 Courtland Road – My only concern is about parking. There is only a limited amount of parking made available by the council and taking into account that Corals will be

employing 5 people and the number of their customers who will also need to park from 7am to 10pm – what additional parking is to be provided to cope with the added strain on existing space for residents and other businesses likewise.

Statutory and Internal Consultees:

none

Issues:

Viability of the neighbourhood shopping centre

Design

Other matters

Sustainability:

Officers Assessment:

Site Location and Description:

1. The site is located on the northern side of Courtland Road and is within the Rose Hill Neighbourhood Shopping Centre RC8. The site comprises a two storey building, the current lawful use for the ground floor unit is for A1 retail use.

Proposal:

2. Coral Racing Ltd are seeking permission to change the use from A1 retail to A2 financial and professional services, to make alterations to the front elevation, the shop frontage, to fix 2 satellite dishes to the rear elevation, to erect a single storey rear extension and to provide two air conditioning units.

Viability of the neighbourhood shopping centre:

3. Policy RC 8 of the Oxford Local Plan relates to neighbourhood shopping centres and states that planning permission will only be granted for the loss of class A1 retail units when :
 - Evidence of a lack of viability is demonstrated
 - The proportion of units at ground floor level in A1 retail use does not fall below 50% of the total units in the neighbourhood shopping centre

Viability

4. The application unit was previously occupied by Oxford Beds until they vacated in March 2012. Marketing for the unit formally started in February 2013 and consisted of a marketing board erected on site and a brochure sent to those who enquired. Cluttons have confirmed that there were a number of viewings; however interest from A1 applicants was very limited. One formal offer was received but was significantly below the market rent, which was deemed to not be acceptable. On this basis evidence of non-viability is considered to have been demonstrated.

Proportion of units

5. The current survey figures for the Rosehill neighbourhood shopping centre show that the number of A1 (retail) uses was 11 of the total 19 Class A uses;

which represented 57.8%. This proposal would result in a reduction to 10 units, which would reduce the percentage down to 52.6%. This is however still above the policy threshold of 50%.

6. The current survey results show there to be 5 units unoccupied. The proposed development would bring back in to use a prominent unoccupied unit within the shopping area; which will enhance the offer and vitality within the neighbourhood centre. Support has been received from a neighbouring property, stating that 'it is essential for the neighbourhood that all empty shops are occupied. Instead of appearing as a run-down area this new business will uplift the surroundings.
7. The applicant has provided information confirming that there has been very limited interest in the unit for A1 use and that the unit has been vacant since early 2012. Consequently the proposed change of use is considered to comply with two parts policy RC8 of the Oxford Local Plan,

Design and street scene

8. Policies CP1, CP8 and CP9 of the Oxford Local Plan 2001-2016 state that development proposals should show a high quality of design that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, its site context and surroundings. Policy CP10 furthers this by stating developments must be sited to ensure the street frontage and streetscape is maintained, enhanced or created.
9. Policy RC13 states that permission will only be granted for new shop fronts whose design and materials respect the style, proportions, and character of the existing building and enhance the street scene. Policy CS18 of the Oxford Core Strategy states that planning permission will only be granted for development that demonstrates high quality urban design.

New shop front:

10. The new shop front will consist of a new access to the left hand side of the unit, with the remaining to be glazed at full height, which is all to be powder coated blue; with ceramic blue tiles below the glazing. The materials to be used are modern and of good quality, which will assist in the improvement of the currently run down shop unit.
11. In visual terms the alterations would have no detrimental impact upon the appearance of the shop front within the existing Courtland Road, and pose no harm to the street scene. The changes as proposed will enhance what is an existing run-down shop front which is in a prominent location with the shopping area. The proposed design is therefore considered to be acceptable.

Advertisements:

12. The applicant is seeking planning permission for 2 advertisement signs:
 - 1 fascia sign, which will be 0.80 in height, 5.975 metres in width and 0.125 metres in depth. The sign will be made of aluminium with acrylic lettering

consisting of a blue panel with white lettering and red, yellow and green detailing. The luminance levels will be 800cd/m, and static in nature.

- The other sign is to be a hanging sign, which will project out from the building by a maximum of 0.800 metres, and be 2.425 metres from the ground to the base of the advertisement. The sign will be made of descaled stainless steel with acrylic and vinyl lettering. Luminance levels will be 800 cd/m², and static in nature.
13. Legislation requires that applications for advertisement consent are determined on the grounds of visual amenity and highway safety. The application site is centrally located in the Rose Hill Shopping centre and surrounded by other shops with various signage, both illuminated and non-illuminated. The signs would refer to Coral and the associated logo.
14. Officers do not consider that the proposed advertisements will have any adverse impact on the street scene. However it is recognised that the levels of light and hours of illumination could cause harm to residents in close proximity to the application site, and as such a condition has been applied to cap the intensity of illumination to 800 cd/m² for both signs, and to restrict the hours of illumination; signs are to be switched off out of opening times, i.e. Signs are not to be on during the hours of 22.00 and 08.00.
15. Oxfordshire County Council as Local Highway Authority have not raised any objections to the application. The signs would not distract drivers as the shop unit is set well back from the road and the signs would contain a minimal amount of information.
16. The proposed advertisements are therefore considered to comply with policies CP1 and RC14 of the Oxford Local Plan, policy CS18 of the Core Strategy and policy HP9 of the Sites and Housing Plan.

Single storey rear extension:

17. To the rear of 4 Courtland Road is an area of land used for access and storage, which appears to be unused and unmanaged. The extension proposed will be 6.2 metres in width; and will extend by 2.6 metres from the rear wall, the height of the extension will be 3.3 metres; with a flat roof. The development will have a rendered finished.
18. There will be no negative impacts on the neighbouring properties, in terms of overlooking, overbearing, sunlight, daylight, or privacy. It is therefore considered that the development is acceptable in design terms and residential amenity.

Satellite dishes:

19. The applicant is seeking permission for the installation of two satellite dishes to the rear of the proposed rear extension. It is proposed that a new 840mm SIS dish, and 450 mm sky dish fixed to a pole on the building to a specialist design and installation. The satellite dishes will not be seen from the street scene and as such will have no material impact on the visual appearance of the area.

Conclusion

20. The proposed changes to the shop unit will not have a harmful impact on the character and appearance of the street scene and would not cause harm to the neighbouring properties. The re-occupation of the unit will enhance the area by reducing the number of vacated units.

Other matters:

21. A concern has been raised about parking issues in the area, however the unit already exists within an established shopping area which has parking facilities. Oxfordshire County Council have been consulted as the Local Highway Authority, and have not raised any objections or concerns for the proposed change of use.

22. There have been a number of objections to the proposed change of use to a 'betting shop' and the lack of need for one in the area. These concerns shared by a number of people, have been considered and noted, as has the concern about the impact such a use will have on the local community and vulnerable people. Officers understand the depth of worry which has been expressed in the objectors correspondences, and have taken these comments on board, and where appropriate have applied conditions, conditions which restrict opening hours, restrict the hours when the signs can be illuminated, and levels of luminance. However the application for the change of use needs to be assessed and considered in line with national and local planning policies. Officers have considered the application and assessed its merits based on the Use Classes, i.e. the change of use from Class A1 (retail) to Class A2 (financial and professional services). The policy test is clear that the acceptability of a change of use will be assessed based on the numbers of units in each use class in each area and on that basis it is not appropriate to assess the individual uses within the different classes. This application has been considered in the same way as if it were a bank or a building society, and as such the change of use from class A1 to class A2 is considered to be an appropriate use within the neighbourhood shopping centre RC8.

23. The proposed development will bring back into use a unit which has been vacant for some time. Concern has been raised about the potential increase in crime as a result of the proposal. However the unit being brought back into use, with staff on site from through-out, coupled with customer movement, will result in surveillance of the area being vastly improved.

Conclusion: approve

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers

of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

- 1) 14/00532/FUL
- 2) 14/00554/FUL
- 3) 14/00555/ADV

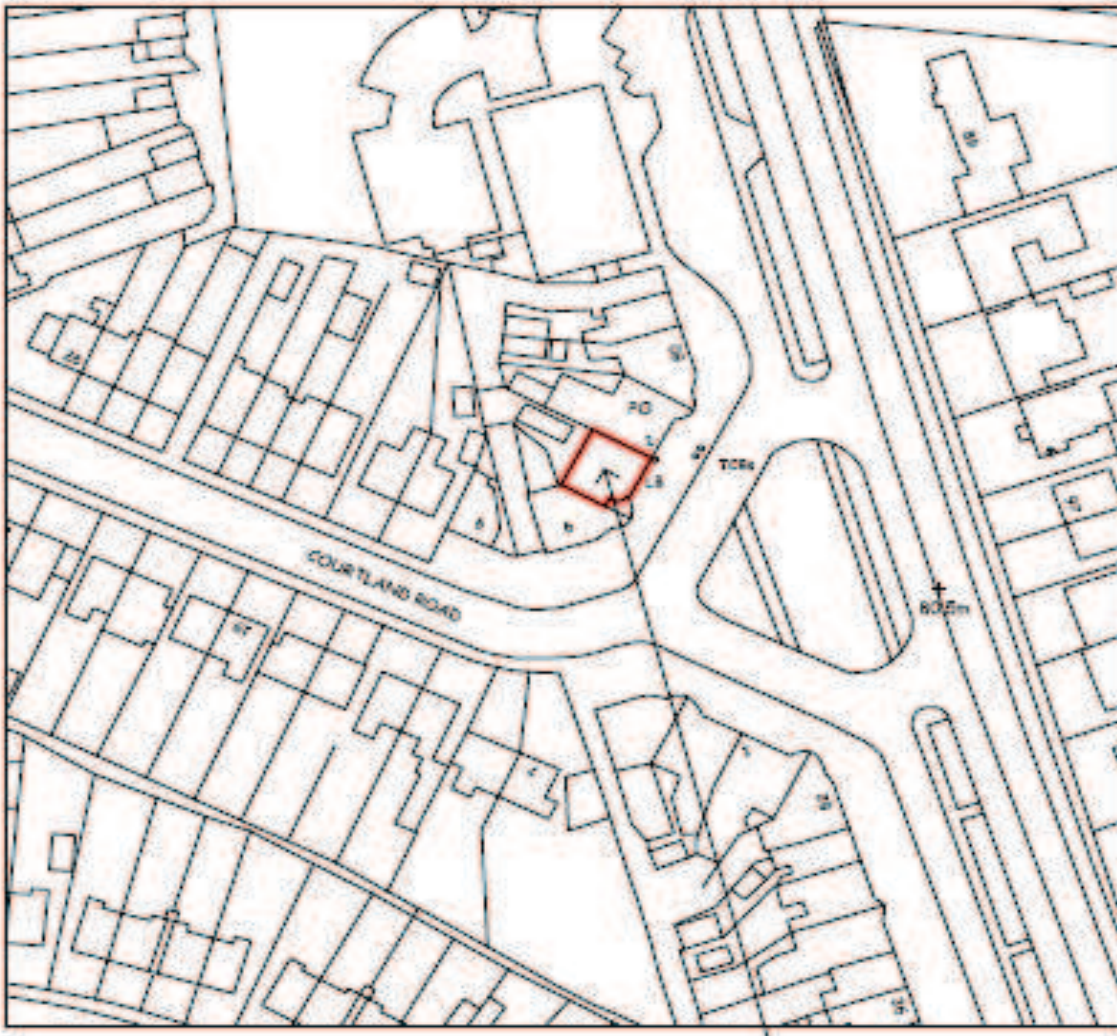
Contact Officer: Kerrie Gaughan

Extension:

Date: 28th May 2014

Appendix 1

14/00554/FUL - 4 Courtland Road



N



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East Area Planning Committee

18th June 2014

Application Number: 13/03221/VAR

Decision Due by: 28th January 2014

Proposal: 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 Description) (Amended Plans)

Site Address: The Bungalow 35 Barton Road (site plan at **Appendix 1 of Officers report**)

Ward: Barton And Sandhills Ward

Agent: N/A

Applicant: S Khanam

Application Called in – by Councillors -Cllr Rowley and supported by Cllrs Price, Fry and Kennedy for the following reasons - revised application does not address the problems identified in the previously refused application; there are also parking problems in the area and an extra bedroom will lead to extra pressures

This application was heard at East Area Planning Committee on 5th March where Members resolved to defer the application to allow officers to seek revised plans of the second floor bedroom and bathroom showing appropriate head heights. The officers report from the 5th March can be found at **Appendix 1**.

The revised plans show the removal of the en-suite shower room and the floor area of headroom 1.9m and above along with a cross section showing the headroom available.

The removal of the shower room overcomes the issue of the inability to enter and exit the shower room without the need to bend. The amount of floor space available at a height of 1.9m and above is considered acceptable for use as a bedroom along with storage in the eaves.

The application therefore remains recommended for approval as set out in the officers report attached at **Appendix 1**.

Appendix 1

East Area Planning Committee

5th March 2014

Application Number: 13/03221/VAR

Decision Due by: 28th January 2014

Proposal: 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 Description)

Site Address: The Bungalow 35 Barton Road (site plan at **Appendix 1**)

Ward: Barton And Sandhills Ward

Agent: N/A

Applicant: S Khanam

Application Called in – by Councillors - Cllr Rowley and supported by Cllrs Price, Fry and Kennedy for the following reasons – revised application does not address the problems identified in the previously refused application; there are also parking problems in the area and an extra bedroom will lead to extra pressures

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit

- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Boundary details before commencement
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Variation of Road Traffic Order Barton Road,
- 8 Construction Travel Plan
- 9 Sustainability design/construction
- 10 Parking to be SUDS compliant
- 11 Vision Splays
- 12 Obscure glazing to bathroom windows
- 13 Bin and cycle stores
- 14 Design - no additions to dwelling
- 15 C3 family dwelling only
- 16 Revised 2nd floor window design

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS2_ - Previously developed and greenfield land

CS9_ - Energy and natural resources

CS10_ - Waste and recycling

CS11_ - Flooding

CS18_ - Urban design, town character, historic env

West End Area Action Plan

Barton AAP – Submission Document

Sites and Housing Plan

HP9_ - Design, Character and Context

HP12_ - Indoor Space

HP13_ - Outdoor Space

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

77/00211/A_H - Election of garage and provision of access. PER 21st April 1977.

07/01030/FUL - Demolition of existing bungalow and erection of 2x3 bed semi-detached dwellings. WDN 2nd July 2007.

07/01693/FUL - Demolition of existing bungalow and erection of 2x3 bed semi-detached dwellings. PER 13th September 2007.

09/00536/FUL - Demolition of existing bungalow. Erection of two storey building to provide 1x3 bed dwelling house, 1x2 bed flat and 1x1 bed flat. PER 6th May 2009.

12/02139/FUL - Demolition of existing bungalow and erection of 1 x 3 bed dwelling house, 1 x 2 bed flat and 1 x bed flat.. PER 15th October 2012.

13/00469/FUL - Demolition of existing bungalow. Erection of 2x3 bed dwelling houses (Class C3).Provision of vehicle and cycle parking, bin storage and amenity space.PER 17th April 2013.

13/01870/VAR - Variation of condition 2 (approved plans) of planning permission 13/00469/FUL to alter the roof space in order to accommodate 1 x additional bedroom in each dwelling. REF 27th August 2013.

Also of relevance:

Cricket Ground, Barton Road

13/00631/FUL - Erection of 30 residential units (8 x 4 bed houses, 17 x 3 bed houses, 2 x 2 bed flats and 3 x1 bed flats) together with access road, 51 car parking spaces, 60 cycle parking spaces, public open space and landscaping. (Amended Plans).PER 18th October 2013.

Representations Received:

37 Barton Road: do not agree with the increase in height; all windows at the rear

of the property were required to be frosted/opaque so that they could not overlook neighbours this should be adhered to.

Statutory and Internal Consultees:

No comments received.

Issues:

Impact on neighbours/Residential Amenity

Officers Assessment:

Site Description

1. The application site comprises a detached, brick built bungalow which is located on a prominent corner plot at the junction of Barton Road and Blackthorne Close. The bungalow is a single storey, 2 bedroom dwelling which has front and rear gardens, a brick/stone boundary wall and access off Blackthorne Close which leads to a detached garage building.
2. The nearest neighbouring property is number 1a Blackthorne Close which is also a bungalow which was built on part of the original site area of the application site. The remaining dwellings in the vicinity of the site, apart from the bungalow opposite the site at number 37 Barton Road, are generally two storey dwellings.

Proposal

3. The application seeks permission for a two storey building to provide 2 x 3 bedroom houses. The building footprint would be identical to the 2013 extant planning permission (13/00469/FUL) for the erection of 2 x 3 bedroom houses. However the applicant now wishes to incorporate the third bedroom of each unit in the loft space making it a more spacious bedroom. As a result the height of the building will rise from 7.6m [approved] to 8.4m [proposed] an increase in height of 800mm. A total of 4 rooflights are proposed to serve these two bedrooms and these would all be located on the rear elevation along with a new window in each gable end.
4. In all other respects the proposal is the same as the approved scheme with two car parking spaces serving each dwelling (this meets the maximum requirements), cycle parking and bin storage for each dwelling and private rear gardens. All of which remain acceptable.
5. A similar application has recently been refused for the raising of the roof (13/01870/VAR) to allow for a fourth bedroom, for each unit, in the roof space. It was proposed to raise the roof to 9m an increase in height of 1.4m. This application was refused for two reasons:
 1. Having regard to the height and bulk of the proposed building and to its

proximity to the boundary with number 1a Blackthorne Close which is a detached bungalow, the proposal would appear unacceptably overbearing in the outlook from the house and garden at number 1a and in this way would detract from the standard of residential amenities enjoyed by its occupiers. The proposal would therefore be contrary to policy HP14 of the adopted Sites and Housing Plan 2012.

2. The proposal is for the erection of 2 x 4 bedroom dwellings which would have rear gardens that are considered to be too small to serve for the outdoor needs of a family [8 x 6 metres]. In this way the proposal would be contrary to policy HP13 of the adopted Sites and Housing Plan which states that private gardens serving new family dwellings should at least be proportionate to the original building footprint.
6. This current application differs in that there remain three bedrooms and not four and the height will be 8.4m and not 9m

Assessment

Impact on Neighbours/Residential Amenity

7. Policy HP14 of the adopted Sites and Housing Plan seeks to ensure that new development does not unacceptably impact on the standard of residential amenities enjoyed by the occupiers of neighbouring residential properties. In this case the only property potentially affected by the proposal is number 1a Blackthorne Close which is a detached bungalow that sides onto the application site.
8. The new building would be located 6 metres from the joint boundary with number 1a. Whilst it is unlikely that the proposed building would affect the amount of sunlight and daylight entering the windows of this adjacent bungalow, officers did have concerns over the increase in height to 9m and its proximity to the garden boundary, in that the new building would appear unacceptably overbearing in the outlook from the bungalow and its private garden area.
9. The reduction in proposed height to 8.4m (an increase of 800mm on the approved scheme) is considered to be more acceptable and will have minimal impact on 1a. The now proposed height is the same as the development approved on the land adjoining the site (the cricket ground) and therefore will be in keeping with the new street scene.
10. The rear garden of 1a faces directly south and therefore, whilst there may be some degree of overshadowing of the garden area in the morning, it is considered to be minimal and the property will receive adequate sunlight/daylight.
11. The conditions placed on the approved scheme will be carried forward onto this scheme including that requiring the rear first floor bathroom windows to be obscure to prevent overlooking.

12. The size of the proposed rear gardens are the same as those approved in the extant permission [3 bedrooms]. The officer report for the extant permission states that the gardens would be smaller than the house footprint and therefore contrary to the Sites and Housing Plan but goes on to say that the dwellings are modest and that there is a recreation ground close by. As a result of this current application this situation will not change as the houses remain as three beds.
13. Policy HP12 of the Sites and Housing Plan requires rooms to receive adequate natural light to allow proper use and enjoyment of rooms within each dwelling. The bedroom created in the loft spaces are served by a rooflight and a small window in the gable end. This is not considered adequate enough for these rooms therefore a condition can be added to seek an increase in the size of the windows. An increase in the size of the windows is not considered to have a detrimental impact on the neighbouring properties – the north gable will face over the cricket ground development where the house closest will have a blank gable wall and the south gable will face onto Blackthorn Close

Conclusion:

14. Officers are minded to recommend committee approve the application subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

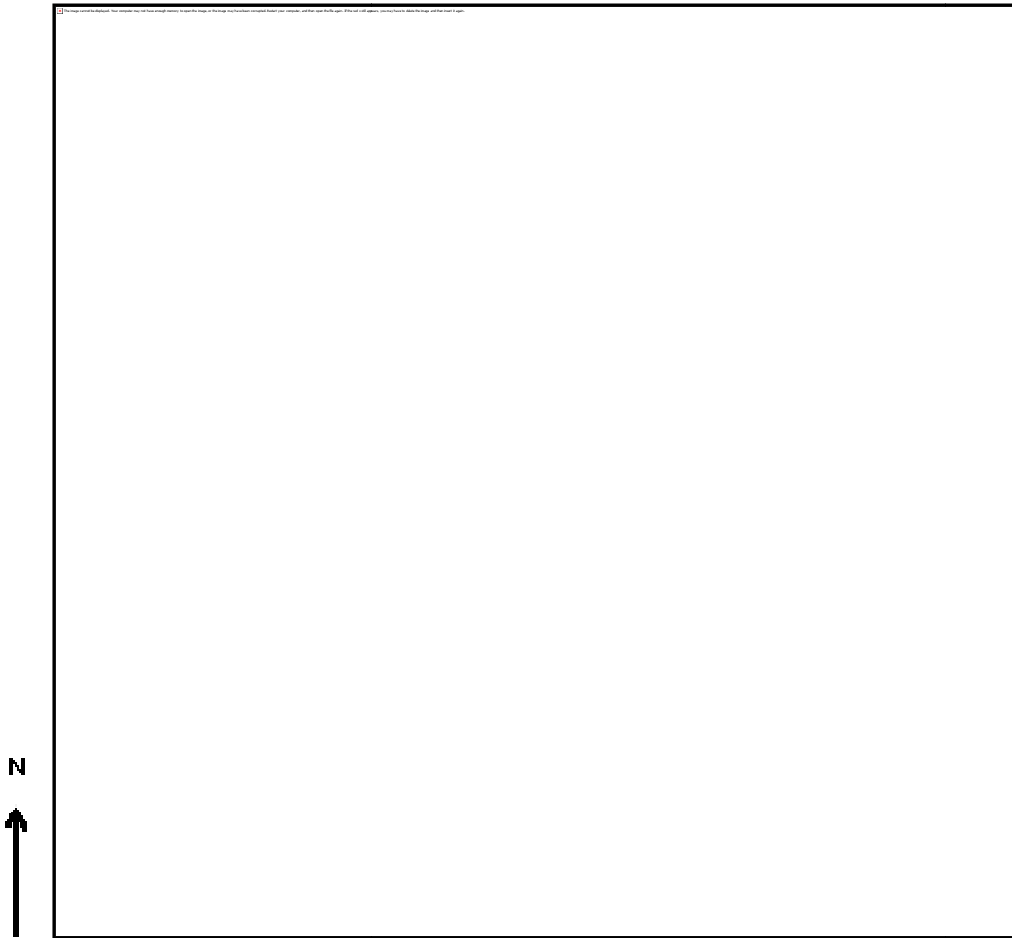
Contact Officer: Lisa Green

Extension: 2614

Date: 21st January 2014

Appendix 1

13/03221/VAR - The Bungalow



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EAST AREA PLANNING COMMITTEE

18th June 2014

Application Number: 14/01080/CT3

Decision Due by: 10th June 2014

Proposal: Display of 2 free standing non-illuminated panels sign and 4 non-illuminated fascia signs.

Site Address: Blackbird Leys Community Centre, Blackbird Leys Road
Appendix 1

Ward: Blackbird Leys Ward

Agent: Oxford City Council

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Five year time limit
- 2 Advert - Statutory conditions

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- RC14** - Advertisements

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

62/12092/A_H - Erection of new community centre and youth club. PERMITTED 8th May 1962.

Representations Received

None

Statutory and Internal Consultees

Highways Authority – no objection

Issues

Design, amenity and highways

Sustainability

This proposal aims to improve and update the information available to the public about the facilities in the Centre and ways to gain access to it. In that way it contributes to economic and social sustainability.

Officers Assessment

Site Description

The application relates to the Blackbird Leys Community Centre on Blackbird Leys Road.

Proposal

The Council is proposing to rationalise and update the signage at the Blackbird Leys Community Centre in line with schemes carried out at other community centres. This application is seeking permission for:

- 2 free standing non illuminated monolith signs measuring 2.5 metres high x 1 metre wide, internally mounted on steel posts. One is to be located on a tarmac area in front of the Centre near the main entrance facing Blackbird Leys Road; the other also on the frontage but further into the site on a grassed area. They are to be powder coated aluminium in dark blue with applied vinyl graphics in white and gold

incorporating the Council's corporate logo and giving directional information to the facilities at the Community Centre, also including a community noticeboard; and,

- 2 wall-mounted non-illuminated signs, each 800mm x 800mm. These are also to be powder coated aluminium in dark blue with applied vinyl graphics in white and gold incorporating the Council's corporate logo and giving directional information to the facilities at the Community Centre. These are to be located on walls adjacent to the entrance to the Glow Hall Venue and Jack Argent Room.
- 2 glass-applied non-illuminated signs, measuring 700mm x 900mm, and 400mm x 400mm and located on the main entrance door and an emergency escape door to the Computer Centre.

Assessment

Policy RC14 of the Oxford Local Plan 2001-2016 (OLP) states that advertisement consent will be granted for outdoor advertisement design proposals that suit their visual setting in terms of scale, design, appearance and materials; preserve or enhance the visual amenity of the building and do not significantly prejudice highway safety or residential amenity.

The signs proposed in this application are relatively simple in form. Although they have a modern and quite striking appearance, they will not detract from the building near which or on which they are located: indeed in association with the removal of some existing signs and the rationalisation of the information into these forms the proposals will significantly improve and update the appearance of the Centre. The post-mounted monolith signs are a new feature for the area but are considered to be of an appropriate scale for the building and its setting. The proposed signs are not illuminated and will not prejudice any residential or other amenity. The Highway Authority has raised no objections on the basis of highway safety.

Conclusion: approve subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant advertisement consent, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 14/01080/CT3

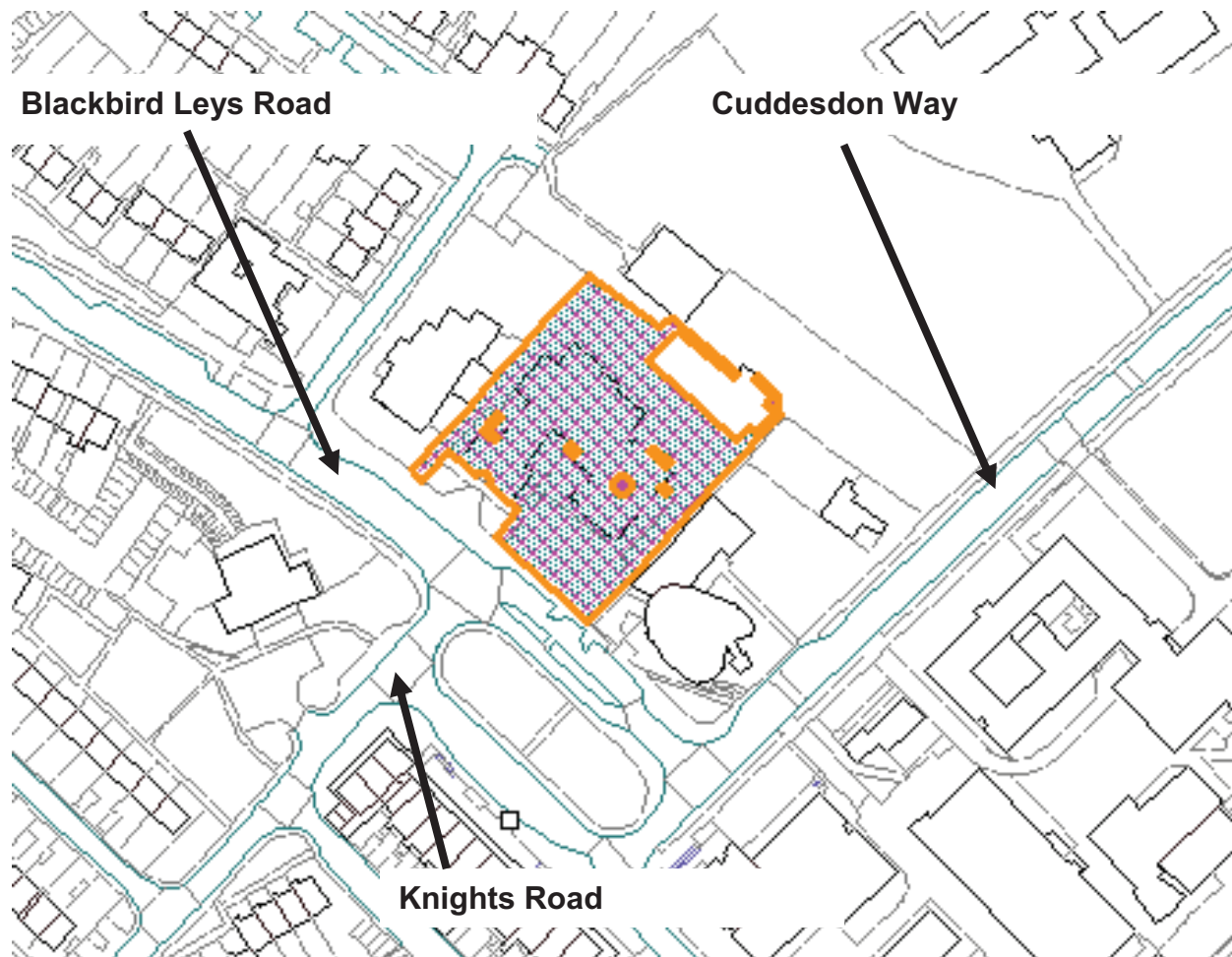
Contact Officer: Fiona Bartholomew

Extension: 2774

Date: 10th June 2014

Appendix 1

14/01080/CT3 - Blackbird Leys Community Centre



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EAST AREA PLANNING COMMITTEE

18th June 2014

Application Number: 14/01081/CT3

Decision Due by: 10th June 2014

Proposal: Display of 1No non-illuminated fascia sign.

Site Address: Jubilee 77 Community Centre, 46 Sorrel Road **Appendix 1**

Ward: Blackbird Leys Ward

Agent: Oxford City Council

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Five year time limit
- 2 Advert - Statutory conditions

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
RC14 - Advertisements

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations

National Planning Policy Framework

Relevant Site History

78/00056/A_H - Land adjacent to Sorrel Road - Outline application for erection of single storey club house and play area.. PERMITTED 1st March 1978.

88/00798/VF - Variation of condition 6 on Planning Permission ref.: A56/78 to extend hours to opening from 10.30pm to midnight.. PERMITTED 13th October 1988.

91/00498/GF - Alterations and front extension. DEEMED CONSENT 11th July 1991.

97/00255/GF - Erection of storage shed.. PERMITTED 14th April 1997.

02/00382/CT3 - External alterations including creation of new ramped entrances.. PERMITTED 17th April 2002.

Representations Received

None

Statutory and Internal Consultees

Highways Authority – no objections

Issues:

Design, amenity and highways

Sustainability:

This proposal aims to improve the appearance of this sign and thereby improve the information available to the public about the Centre and ways to gain access to it. In that way it contributes to economic and social sustainability.

Officers Assessment:

Site Description

The application relates to the Jubilee 77 Community Centre in Sorrell Road in Blackbird Leys.

Proposal

The Council is proposing to improve the main entrance sign at the Jubilee 77 Community Centre in line with schemes carried out at other community centres. This application is seeking permission for a wall-mounted non-illuminated sign, 1200mm x 1400mm in powder coated aluminium in dark blue with applied vinyl graphics in white

and gold incorporating the Council's corporate logo. It announces the site of the Centre and how to make bookings, and is to be located on the boundary wall fronting Sorrell Road adjacent to the main entrance gates.

Assessment

Policy RC14 of the Oxford Local Plan 2001-2016 states that advertisement consent will be granted for outdoor advertisement design proposals that suit their visual setting in terms of scale, design, appearance and materials; preserve or enhance the visual amenity of the building and do not significantly prejudice highway safety or residential amenity.

The sign proposed in this application is relatively simple in form. Although it has a modern and quite striking appearance, it will not detract from the building near to which it is located, or the nearby residential properties: it will help to improve and update the appearance of the Centre. The proposed sign is not illuminated and will not prejudice any residential or other amenity. The Highway Authority has raised no objections on the basis of highway safety.

Conclusion: approve subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant advertisement consent, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Fiona Bartholomew

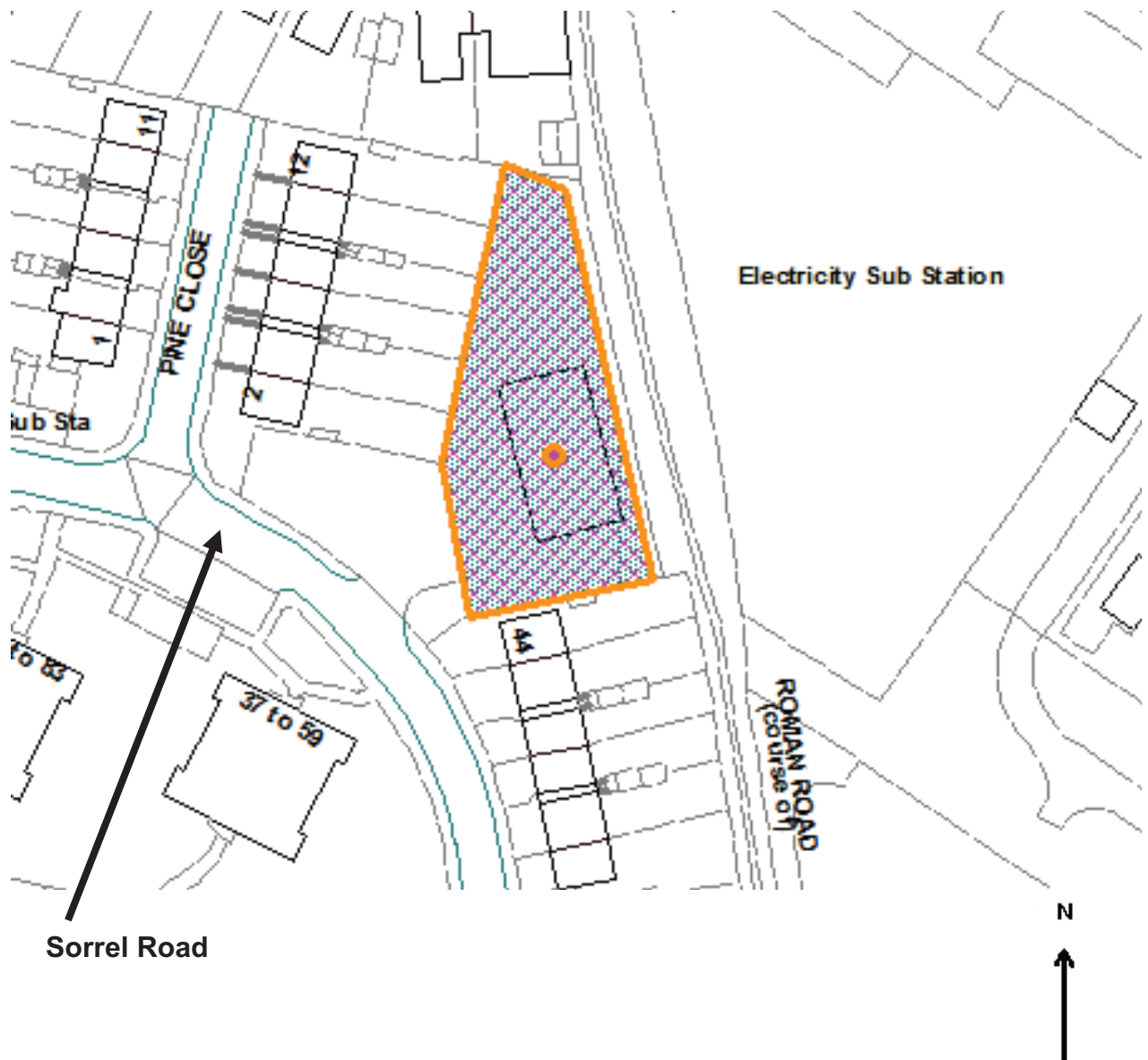
Extension: 2774

Date: 10th June 2014

Appendix 1

14/01081/CT3 - Jubilee 77 Community Centre

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COMMITTEE REPORT

EAST AREA PLANNING COMMITTEE

18th June 2014

Application Number: 14/00773/CT3

Decision Due by: 13th May 2014

Proposal: Alteration of existing toilets, provision of storage area.

Site Address: Public Conveniences Site Rear Of 4-7 Marlborough Close
Cowley Road Littlemore Oxford

Ward: Littlemore Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

For the following reasons:

- 1 The proposal is considered to maintain the appearance of the site and visual amenities of the streetscene in accordance with Policies CP1 and CP8 of the Local Plan and CS18 of the Core Strategy. It also accords with policies CP1 and CP13 and both with Council Policy and the Disability Discrimination Act / Equality Act 2010 by providing fully accessible public conveniences in this location and accords with Policy CS19 of the Core Strategy by providing a safer environment.
2. The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Materials to match existing except where specified in approved details.
- 3 Develop in accordance with approved plans

Main Local Plan Policies:

COMMITTEE REPORT

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

CP13 - Accessibility

Core Strategy

CS18_ - Urban design, town character, historic environment

CS19 - Community safety

Sites and Housing Plan

MP1 – Model Policy

HP9 – Design, Character and Context

Other Material Considerations:

1. National Planning Policy Framework

Relevant Site History:

59/00242/M_H “Public Conveniences with access” PER 11.03.1959

Representations Received:

No third party comments have been received.

Statutory and Internal Consultees:

Littlemore Parish Council, No Comments

Officers Assessment

Application Site and Locality:

1. The application site comprises of a brick built single storey building with a pitched roof and hard standing to the front. The building is set back from the road. It contains both male and female public conveniences accessed by two doors fronting Cowley Road.
2. Oxford City Council owns and operates a number of public toilets across the city and is in the process of refurbishing and upgrading a number of them. This proposal involves a re-design to provide a standard and a fully accessible disabled person’s toilet facility. Both will be unisex cubicles. The facilities will accord with Council Policy and the Disability Discrimination Act / Equality Act 2010. The service area to the rear of the facility allows concealment of the cisterns and storage of materials for the street scene cleaners. Existing windows will be bricked in and timber doors provided to the front, with sheet metal facing – colour to be Oxford blue.

Design:

COMMITTEE REPORT

3. Policies CP1 and CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan require new buildings to relate to their setting to enhance and protect local character. It further adds that planning permission will only be granted where the appearance of a proposed development creates an appropriate visual relationship with the surrounding area.
4. This modest proposal to what is a fairly utilitarian building involves the bricking up of windows and doors to three elevations with materials to match existing. There will be provision of three easy to maintain, vandal proof timber doors with sheet metal facing, to be Oxford blue colour. It is considered that this will provide a simple frontage in keeping with the local surroundings whilst maintaining low maintenance and anti-vandal properties, according with design policies.

Access and Safety:

5. Policy CP13 states that planning permission will only be granted for development which makes reasonable provision for access by all members of the community, including people with children, elderly people and people with disabilities. The City Council requires proposals to ensure that the particular needs of different groups are incorporated into the design of new buildings, facilities and the layout of sites. Policy CP1 also states that buildings and spaces should have suitable access arrangements for use by all members of the community with special access needs.
6. These facilities do not presently accord with Council policies or the Disability Discrimination/ Equality Act 2010. This proposal accords with Policies CP1, CP13 and CS19 of the Oxford Local Plan, by retro-fitting the existing facilities to modern accessible standards. Whereas the number of toilets has been reduced, the refurbished facilities will be accessible to a greater proportion of the general public and they will be easier to maintain both as a result of the internal layout, concealment of cisterns to the rear and the provision of storage for cleaning staff.
7. Policy CS19 of the Core Strategy relates to community safety and states that developments are expected to promote safe and attractive environments. Removal of communal areas will mitigate against the risk of rough sleeping, loitering and antisocial behavior and alterations to the external façade with concealment of the cisterns will reduce the risk of vandalism.

Conclusion:

8. The proposal is considered to maintain the appearance of the site and visual amenities of the streetscene in accordance with Policies CP1 and CP8 of the Local Plan and CS18 of the Core Strategy. It also accords with policies CP1 and CP13 and both with Council Policy and the Disability Discrimination Act / Equality Act 2010 by providing fully accessible public conveniences in this location and accords with Policy CS19 of the Core Strategy by providing a safer environment. Consequently officers find that the proposals accord with

COMMITTEE REPORT

all relevant policies of the development plan and can be supported subject to the conditions listed at the beginning of this report.

Recommendation: Approve

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 14/00773/CT3

Contact Officer: Phil Ridley

Extension: 2069

Date: 27th May 2014

Appendix 1



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14/00773/CT3

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Date: 10/06/2014

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COMMITTEE REPORT

EAST AREA PLANNING COMMITTEE

18th June 2014

Application Number: 14/01065/CT4

Decision Due by: 11th June 2014

Proposal: Erection of single storey extension to rear elevation.

Site Address: 4 Fairfax Avenue Marston Oxford OX3 0RP

Ward: Marston Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 2 The proposal is considered to form an appropriate visual relationship with the main dwelling and adjacent properties and does not cause harm to the street scene. It does not cause harm to the residential amenities of adjoining occupiers. The proposal is therefore considered to comply with policies CP1, CP8 and CP10 of the Oxford Local Plan, CS18 of the Core Strategy and policies HP9 and HP14 of the Sites and Housing Plan and should therefore be granted.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Materials to match existing
- 3 Amenity no balcony

Main Local Plan Policies:

Oxford Local Plan 2001-2016

COMMITTEE REPORT

CP1 - Development Proposals

CP8 - Design Developmt to Relate to its Context

CP10 - Siting Developmnt to Meet Functionl Needs

Core Strategy

CS18_ - Urb design, town character, historic env

Sites and Housing Plan

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

14/00182/H42 - Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.40m, for which the maximum height would be 2.70m, and for which the height of the eaves would be 2.70m (additional information) – Prior Approval Required 18.02.2014

Representations Received:

2 Fairfax Avenue: Objects to building in the back garden due to adverse impact on residential amenity and cumulative impact of other development in the area.

Statutory and Internal Consultees:

Old Marston Parish Council: There were concerns over the plans submitted. The ground floor plan looks like two properties which give the impression that it is a HMO.

Environment Agency: No comment

Issues:

Design

Impact on neighbouring amenities

Officers Assessment:

Site:

1. The application site is comprised of a two storey terraced house with an existing lean-to single storey conservatory that would be demolished in connection with this application.

Proposal:

2. This application is seeking planning permission for a new single storey rear extension (6.2m wide, 4m deep, 2.6m tall with a flat roof. The proposal

COMMITTEE REPORT

includes a 1m deep canopy set 1m from the boundary.

Design:

3. Policy CP1 of the Oxford Local Plan 2001-2016 states that planning permission will only be granted for proposals that show a high standard of design and use materials appropriate to the nature of the development.
4. Policy CS18 of the Core Strategy states that permission will only be granted for development that demonstrates high quality urban design throughout. Development should respond appropriately to the site and its surroundings, create a strong sense of place, be easy to understand and move through, be adaptable, contribute to an attractive public realm and be of high quality architecture.
5. Policy HP9 of the Sites and Housing Plan states that permission will only be granted for residential development which responds to the overall character of the area including both built and natural features. The layout and density of the scheme must also respect the site context.
6. Whereas the proposal is 1m longer than that permitted under permitted development rights, the height at 2.6m would arguably cause less impact than a 3m deep permitted development extension that was 3m tall at the boundary. In addition, the canopy, being set 1m from the boundary will have marginal effect.
7. The extension is subservient to the main dwelling house and appropriate in terms of design in relation to the existing building.
8. As such, it is deemed that the proposal will not cause material harm to the visual amenities of the locality and the residential character of the neighbourhood.
9. The proposal is therefore considered to form an appropriate visual relationship with the main dwelling and adjoining. It is not visible from the street scene and does not cause harm to the visual amenities or residential character of the neighborhood. It is therefore considered to comply with policies CP1 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy and HP9 and HP14 of the Sites and Housing Plan.

Impact on neighbouring amenity

10. HP14 of the Sites and Housing Plan states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. HP14 also states that planning permission will not be granted for any development that has an overbearing effect on existing homes.
11. The extension complies with the guidance as set out in Appendix 7 of the Sites and Housing Plan in terms of daylight/sunlight in terms of the impact

COMMITTEE REPORT

of the windows of adjoining properties.

12. A condition will be imposed preventing the flat roof of the extension being used as a terrace or balcony area.

13. It is therefore considered that the impact of the proposal on the amenity of the neighbouring properties will be acceptable.

Conclusion: Approve

14. The proposal is considered to form an appropriate visual relationship with the main dwelling and adjacent properties and does not cause harm to the street scene. It preserves the residential character of the area. It does not cause harm to the residential amenities of adjoining occupiers. The proposal is therefore considered to comply with policies CP1, CP8 and CP10 of the Oxford Local Plan, CS18 of the Core Strategy and policies HP9 and HP 14 of the Sites and Housing Plan and should therefore be granted.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

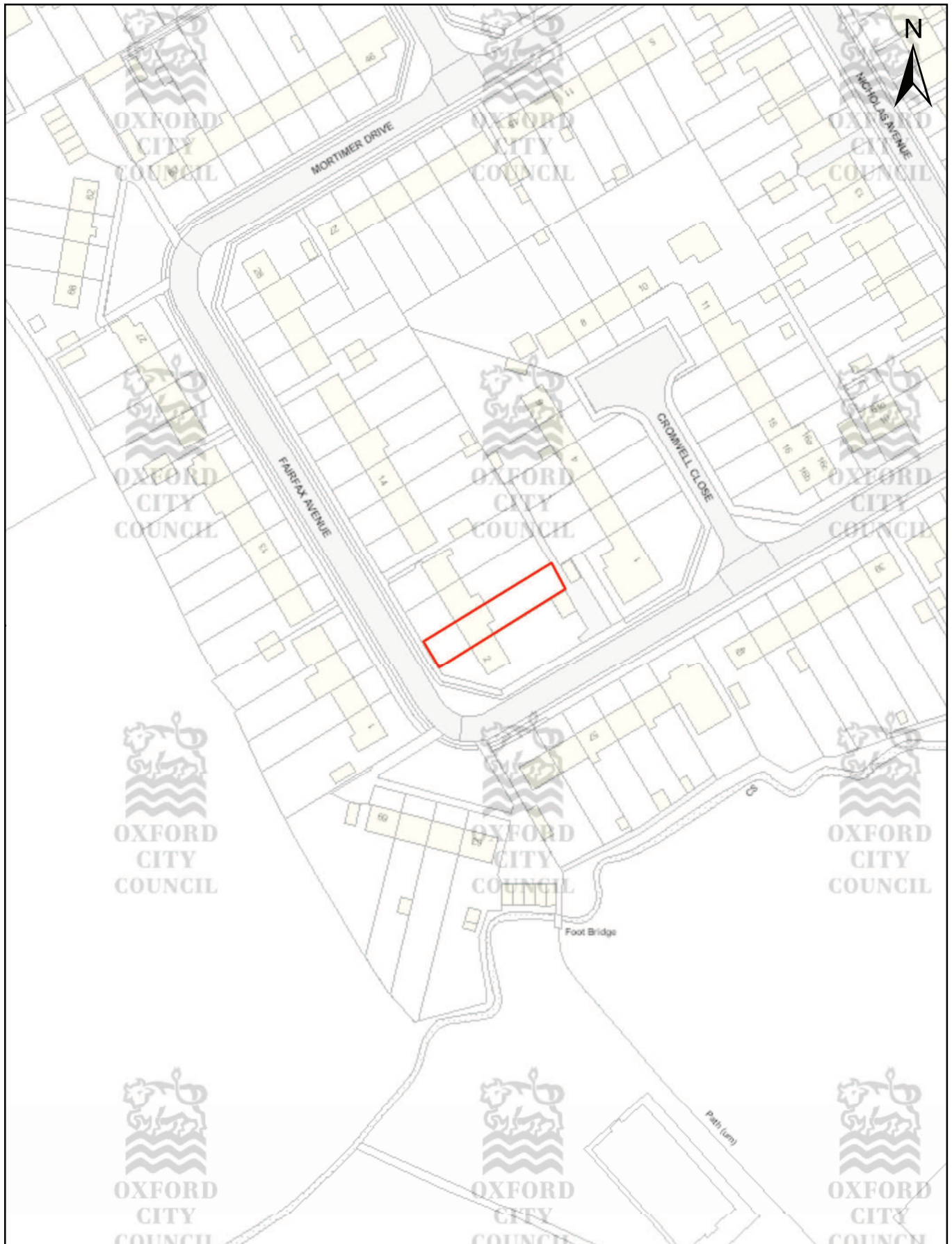
Background Papers: 14/01065/CT4

Contact Officer: Phil Ridley

Extension: 2069

Date: 14th May 2014

Appendix 1



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14/01065/CT4

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Date: 10/06/2014

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Monthly Planning Appeals Performance Update – April 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 30 April 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 30 April 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	27.8	4 (44.4%)	11 (24.4%)
Dismissed	39	72.2	5 (55.6%)	34 (75.6%)
Total BV204 appeals	54	100.0	9 (100%)	45 (100%)

**Table A. BV204 Rolling annual performance
(1 May 2013 to 30 April 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	1	33.3	0 (0.0%)	1 (50.0%)
Dismissed	2	66.6	1 (100%)	1 (50.0%)
Total BV204 appeals	3	100	1 (100%)	2 (100%)

**Table B. BV204: Current business plan year performance
(1 April 2014 to 30 April 2014)**

All Appeal Types

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C	Appeals	Performance
Allowed	19	28.4%
Dismissed	48	71.6%
All appeals decided	67	100%
Withdrawn	4	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 May 2013 to 30 April 2014**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during April 2014.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during April 2014. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 1/04/2014 And 30/04/2014

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
13/03096/VAR	14/00008/NONDET			AWD	03/04/2014	RHIFF	57 Dashwood Road Oxford Oxfordshire OX4 4SH	Variation of condition 2 (Develop in accordance with approved plans) of planning permission 03/02433/FUL (Alterations and extensions to existing dwellinghouse and conversion to two dwellinghouses. Erection of a pair of semi-detached houses on land adjacent to 57 Dashwood Road and erection of two storey building at rear to be used as 2 flats with cycle- and bin storage) to allow minor changes to the position of the rear extension and to newpost commencement of development.
13/01205/FUL	13/00067/REFUSE	DEL	REF	DIS	11/04/2014	BARTSD	23 Bernwood Road Oxford Oxfordshire OX3 9LG	Erection of 2 x 2 bed dwelling houses (class C3). Provision of cycle parking, bin storage and amenity space.
13/00881/CAC	13/00053/REFUSE	DELCOM	REF	DIS	16/04/2014	HEAD	29 Old High Street Oxford Oxfordshire OX3 9HP	Partial demolition of existing house, boundary wall and complete demolition of existing garages and outbuildings.
13/00880/FUL	13/00052/REFUSE	DELCOM	REF	DIS	16/04/2014	HEAD	29 Old High Street Oxford Oxfordshire OX3 9HP	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.
13/00317/CPU	13/00034/REFUSE	DEL	REF	DIS	16/04/2014	HEAD	29 Old High Street Oxford Oxfordshire OX3 9HP	Application to certify that proposed conversion and extension of existing house to form 2x2 bed flats (Class C3) and erection of 3 new buildings to form 2x2 bed and 1x1 bed dwellings (Class C3) is lawful development.

13/02591/FUL	14/00011/REFUSE	DEL	REF	ALC	16/04/2014	LYEVAL	315 Hollow Way Oxford Oxfordshire OX3 7JE	Erection of two storey rear extension. (Amended Plans)
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Total decided: 6

Enforcement Appeals Decided Between 1/04/2014 And 30/04/2014

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
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Total Decided: 0

Table E

Appeals Received Between 1/04/2014 And 30/04/2014

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; **RECMND KEY:** PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; **TYPE KEY:** W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
13/02745/FUL	14/00023/REFUSE	DELCOM	PER	W	7 Middle Way Oxford Oxfordshire OX2 7LH	SUMMT	Demolition of lock up garage and erection of 2 storeys, 2-bed dwellinghouse (Use Class C3). Erection of garden office to rear and provision of private amenity space and bins store. (amended plans)
13/03211/FUL	14/00019/REFUSE	DEL	REF	W	1 Dodgson Road Oxford Oxfordshire OX4 3QS	COWLE	Erection of a single storey side extension.
13/03212/FUL	14/00020/REFUSE	DEL	REF	W	Store Adjacent 79 St Leonard's Road Oxford Oxfordshire	HEAD	Demolition of garage/store building. Erection of 1 x 3-bed dwellinghouse (Use Class C3).
14/00147/FUL	14/00022/REFUSE	DEL	REF	W	35 Sunderland Avenue Oxford Oxfordshire OX2 8DT	WOLVE	Demolition of existing detached dwelling and garage. Erection of 1 x 3 bedroom house (Use Class C3) and 2 x 2-bedroom flats (Use Class C3). Provision of private amenity space, bin and cycle stores.

Total Received: 4

Monthly Planning Appeals Performance Update – May 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 31 May 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 31 May 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	18	34.0	7 (63.6%)	11 (26.2 %)
Dismissed	35	66.0	4 (36.4%)	31 (73.8%)
Total BV204 appeals	53	100.0	11 (100%)	42 (100%)

**Table A. BV204 Rolling annual performance
(1 June 2013 to 31 May 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	4	66.7	3 (75.0%)	1 (50.0%)
Dismissed	2	33.3	1 (25.0%)	1 (50.0%)
Total BV204 appeals	6	100	4 (100%)	2 (100%)

**Table B. BV204: Current business plan year performance
(1 April 2014 to 31 May 2014)**

All Appeal Types

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C	Appeals	Performance
Allowed	22	33.3%
Dismissed	44	67.7%
All appeals decided	66	100%
Withdrawn	4	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 June 2013 to 31 May 2014**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during April 2014.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during April 2014. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 1/5/14 And 31/5/14

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/03121/EXT	13/00066/REFUSE	COMM	PER	ALW	01/05/2014	IFFLDS	190 Iffley Road Oxford Oxfordshire OX4 1SD	Application to extend time limit for implementation of planning permission 09/01036/FUL (Rehabilitation of 190 Iffley Road and erection of 3 storey side and rear extensions. Conversion of extended building to form student hall of residence with 27 study bedrooms, re-landscaping of forecourt. Cycle parking and refuse storage to rear).
12/03122/EXT	13/00069/REFUSE	COMM	PER	ALW	01/05/2014	IFFLDS	190 Iffley Road Oxford Oxfordshire OX4 1SD	Application to extend time limit for implementation of conservation area consent 09/01035/CAC (Demolition of 190A Iffley Road, service wing attached to 190 Iffley Road and garden building).
13/00302/FUL	14/00007/NONDET	COMM	REF	AWD	09/05/2014	BBLEYS	Oxford Stadium Sandy Lane Oxford Oxfordshire OX4 6LJ	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.
12/03279/FUL	13/00072/REFUSE	COMM	REF	ALW	13/05/2014	HINKPK	UK Bathroom Warehouse Abingdon Road Oxford Oxfordshire OX1 4XJ	Demolition of existing building on site. Erection of 83 bedroom hotel on 3 floors accessed from Abingdon Road. Provision of 45 car parking spaces and bin and cycle storage (Amended and additional plans)(Amended Plan)

Total Decided: 4

Enforcement Appeals Decided Between 1/05/2014 And 31/05/2014

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
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Total Decided: 0

Table E

Appeals Received Between 1/5/14 And 31/5/14

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; **TYPE KEY:** W - Written representation, I - Informal hearing, P - Public Inquiry, H – Householder

DC CASE	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
13/02419/FUL	14/00027/REFUSE	DELCOM	REF	W	28 Abberbury Road Oxford Oxfordshire OX4 4ES	RHIFF	Erection of 1 x 3-bedroom detached dwellinghouse (Use Class C3) to rear of existing house.

Total Received: 1

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EAST AREA PLANNING COMMITTEE

Thursday 8 May 2014

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Clarkson, Hollick, O'Hara, Clack and Cook.

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

142. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Coulter (substitute Councillor Cook), Councillor Paule (substitute Councillor Clack), Councillor Altaf-Khan and Councillor Lloyd-Shogbesan.

Apologies for lateness were received from Councillor Rundle.

143. DECLARATIONS OF INTEREST

There were no declarations of interest made.

144. 83 - 85 LONDON ROAD: 14/00445/FUL,

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

- 1) 14/00445/FUL - Installation of an ATM cash machine to front elevation
- 2) 14/00447/FUL - Installation of new shop front
- 3) 14/00446/FUL - Erection of rooftop plant
- 4) 14/00448/ADV - Display of 1 internally illuminated fascia sign, 1no non-illuminated fascia sign and 1 internally illuminated hanging sign

In accordance with the criteria for public speaking, the Committee noted that Beth Greenhouse and James Dempster spoke in favour of it.

The following issues were raised during the debate:

- Council cannot do anything about illegal parking as this is a highways matter.
- Application (14/00446/FUL) condition 3 was described as being in two parts; firstly relating to details needing to be approved by the Council so that the equipment is designed to restrict the noise levels likely to be generated to 10 decibels less than background noise during the daytime and 14 decibels less than background noise during the night and secondly relating to the on-going running of the equipment so that it was no louder than the existing background noise.

The Committee resolved to APPROVE the planning application 14/00445/FUL subject to the following conditions and informative:

Conditions

- 1 Development begun within time limit
- 2 Materials as specified

Informative

That the ATM be provided and managed in adherence to the ATM Securing Working Group current guidelines.

The Committee resolved to APPROVE the planning application 14/00447/FUL subject to the following conditions:

- 1 Development begun within time limit
- 2 Materials as specified

The Committee resolved to APPROVE the planning application 14/00446/FUL subject to the following conditions and informative:

- 1 Development begun within time limit
- 2 Materials as specified
- 3 Noise – ensuring that existing noise level is not increased.

The Committee resolved to APPROVE the planning application 14/00448/ADV subject to the following conditions:

- 1 Development begun within time limit
- 2 Materials as specified
- 3 Illumination levels – fascia sign
- 4 Illumination levels – projecting sign

145. 157 GREEN RIDGES: 13/02629/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a boundary fence and change of use of amenity land to private garden land (retrospective).

In accordance with the criteria for public speaking, the Committee noted that Evelene Everett (Director - Green Ridges Management Company and Green Ridges Freehold Company) spoke against the application and David Moore spoke in favour of it.

The Committee resolved to REFUSE the planning application because the relocation of the boundary fence and loss of some of the open amenity land to form enclosed garden land has led to unacceptable visual harm to the locality.

146. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during March 2014

147. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 2 April 2014 as a true and accurate record.

148. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

149. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on Wednesday 18 June.

The meeting started at 6.00 pm and ended at 7.15 pm

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