

# Agenda

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## East Area Planning Committee

Date: **Wednesday 7 January 2015**

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Time: **6.00 pm**

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

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For any further information please contact:

**Jennifer Thompson, Committee and Member Services Officer**

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Email: [democraticservices@oxford.gov.uk](mailto:democraticservices@oxford.gov.uk)

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As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

# East Area Planning Committee

## Membership

<b>Chair</b>	Councillor Roy Darke	Headington Hill and Northway;
<b>Vice-Chair</b>	Councillor Van Coulter	Barton and Sandhills;
	Councillor Mohammed Altaf-Khan	Headington;
	Councillor Farida Anwar	Headington Hill and Northway;
	Councillor Ruthi Brandt	Carfax;
	Councillor Mary Clarkson	Marston;
	Councillor Andrew Gant	Summertown;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Michele Paule	Rose Hill and Iffley;
	Councillor Ruth Wilkinson	Headington;

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

### **HOW TO OBTAIN A COPY OF THE AGENDA**

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

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# AGENDA

	<b>Pages</b>
<b>1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
<b>2 DECLARATIONS OF INTEREST</b>	
<b>3 BLACKBIRD LEYS LEISURE CENTRE: 14/02951/ADV</b>	11 - 18
<b>Site:</b> Blackbird Leys Leisure Centre, Pegasus Road	
<b>Proposal:</b> Display of 1x externally-illuminated fascia sign, 2x non-illuminated monolith signs, 15x non-illuminated plate fixed parking signs, 3x lamp banner parking signs and 3x post mounted parking signs, 2x non-illuminated building banners, 5x non-illuminated lamp banners, 2x non-illuminated wall signs, 10x non-illuminated art panels and 2x non-illuminated manifestations.	
<b>Officer recommendation:</b> to grant advertisement consent subject to conditions:	
<ol style="list-style-type: none"><li>1. Five year time limit.</li><li>2. Advert - Statutory conditions.</li><li>3. Fascia Sign Illumination Levels.</li><li>4. Illumination only during opening hours.</li></ol>	
<b>4 BLACKBIRD LEYS LEISURE CENTRE: 14/03177/CT3</b>	19 - 24
<b>Site Address:</b> Blackbird Leys Leisure Centre, Pegasus Road.	
<b>Proposal:</b> Installation of photovoltaic panels to the lower half of the roof to the rear.	
<b>Officer recommendation:</b> to approve subject to one condition: To develop in accordance with approved plans.	
<b>5 64-106 PEGASUS ROAD: 14/03089/CT3</b>	25 - 32
<b>Site Address:</b> 64 to 106 Pegasus Road	
<b>Proposal:</b> Provision of 23 residents' parking spaces on existing grass verges.	
<b>Officer recommendation:</b> to approve subject to conditions:	
<ol style="list-style-type: none"><li>1. Development begun within time limit.</li><li>2. Develop in accordance with approved plans.</li><li>3. Ground resurfacing to be SUDS compliant.</li><li>4. Development to be carried out in accordance with the submitted Tree Protection Plan.</li><li>5. The development to be carried out in accordance with the construction</li></ol>	

- measures set out in the submitted Arboricultural Method Statement.
6. Prior to the car parking areas being brought into use, a landscaping scheme is required to be submitted to and approved in writing by the local planning authority.
  7. Management plan required to restrict parking to local residents only.
  8. Petrol/oil filters to be installed.

## 6 **3 ANNE GREENWOOD CLOSE: 14/02524/FUL**

33 - 42

**Site Address:** 3 Anne Greenwood Close, Oxford, OX4 4DN.

**Proposal:** Erection of a single storey rear extension. (Amended plans).

**Officer recommendation:** to approve with conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Amenity - No windows to side.
5. Sustainable drainage.
6. Tree Protection Plan (TPP) 1.

This application was previously considered by the committee on 3 December and the reasons for its re-referral are contained in the officer's report.

## 7 **VIEW CONES**

The Head of City Development has submitted a report presenting the completed study of the 10 protected view cones and seeking the Committees' comments and endorsement of the findings of the study.

The study and appendices are published as a supplement to the agenda because of their size.

West Area Planning Committee considered this item on 10 December 2014.

**Officer recommendations:**

That the Committee

1. supports the conclusions of the study and agrees with the assessments of each of the views;
2. agrees the actions and suggested changes in the consultation report, which reflect consultation responses; and
3. endorses the view cones assessment, which will be used as background evidence and will be a material consideration in the determination of relevant applications.

## 8 **PLANNING APPEALS**

43 - 48

Summary information on planning appeals received and determined to mid-December 2014.

The Committee is asked to note this information.

## 9 MINUTES

49 - 52

Minutes from the previous meeting.

**Recommendation:** That the minutes of the meeting held on 3 December 2014 are approved as a true and accurate record.

## 10 FORTHCOMING APPLICATIONS

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

14/03204/OUT - Rivera House and Adams House Reliance Way

14/03331/FUL - 228 London Road

14/03049/FUL - 23 Spring Lane, Littlemore

14/02850/FUL - 19 Between Towns Road

14/02781/FUL – 5 & 7 Marshall Road

14/02550/FUL – Beenhams Cottage, Railway Lane

14/02182/FUL – 159 Windmill Road

14/02093/FUL – 62 Dashwood Road

14/02103/FUL – Ashlar House adjacent 2 Glanville Road

14/01332/FUL – 51 Sandfield Road

14/01770/FUL - Marywood House, Leiden Road

13/03411/FUL – John Radcliffe Hospital, Headley Way

14/02456/FUL - Land within Former DHL Site, Sandy Lane West

14/02940/OUT - Littlemore Park Armstrong Road

14/02650/FUL - Former DHL Site, Sandy Lane West

13/01553/CT3 - Eastern House, Eastern Avenue

13/01555/CT3 - Land East of Warren Crescent

14/03201/RES - Land West of Barton North of A40 and South of Bayswater Brook Northern By-Pass Road:

Details of reserved matters (layout, scale, appearance and landscaping) for a scheme of Enabling Infrastructure Works (such as utility services, earthworks, drainage/attenuation and roadworks), pursuant to conditions 3 and 4 of the outline planning permission for the mainly residential development of the site (13/01383/OUT). More specifically these works comprise:-

- a) the primary street, street furniture, on-street parking, street lighting, surface water drainage swales, associated landscaping and surface finishes;
- b) green infrastructure, the linear park, greenways, hard and soft landscaping, footpaths, cycle paths and ecological improvements;

c) landscaping details for the approved A40 junction;  
d) buried services and utilities, foul and surface water drainage, water channels, ponds, sustainable urban drainage systems and underground storage tanks.

This reserved matters application (14/03201/RES) is accompanied by the following additional submissions in relation to conditions and non-material amendments to the above mentioned outline permission:-

- i) condition 11 - tree protection (13/01383/CND2);
  - ii) conditions 24 - site-wide surface water drainage scheme (13/01383/CND3);
  - iii) condition 25 - enabling infrastructure phase surface water drainage system (13/01383/CND2);
  - iv) condition 26 - site-wide foul water drainage strategy (13/01383/CND3);
- and,
- v) non-material amendments to approved A40 junction e.g. omission of splitter island (13/01383/NMA). FBB

## **11 DATES OF FUTURE MEETINGS**

The Committee will meet at 6.00pm on the following dates:

4 February 2015  
4 March 2015  
8 April 2015  
6 May 2015

## **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.

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.

### 4. 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.

### 5. 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.

### 6. 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.



## 7. Recording meetings

Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best plan to record. You are not allowed to disturb the meeting and the Chair will stop the meeting if they feel a recording is disruptive.

The Council asks those recording the meeting:

- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
- To avoid recording members of the public present unless they are addressing the meeting.

For more information on recording at meetings please refer to the Council's [Protocol for Recording at Public Meetings](#)

## 8. 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.

9. 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.