

# 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**

Telephone: 01865 252275

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

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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.

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East Area Planning Committee

7<sup>th</sup> January 2015

**Application Number:** 14/02951/ADV

**Decision Due by:** 30th December 2014

**Proposal:** 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.

**Site Address:** Blackbird Leys Leisure Centre Pegasus Road (**site plan: appendix 1**)

**Ward:** Blackbird Leys Ward

**Agent:** Mr David Bamforth

**Applicant:** Mr Ian Brooke

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## Recommendation:

APPROVE

## Reasons for Approval

- 1 The proposed advertisements suit their visual setting, forming an appropriate visual relationship with the existing leisure centre whilst also not detracting from the character and appearance of Pegasus Road or creating any highway safety issues. The proposal complies with adopted policies contained in the Oxford Local Plan and the Oxford Core Strategy. No third party representations have been received
- 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.

## Conditions:-

- 1 Five year time limit
- 2 Advert - Statutory conditions
- 3 Fascia Sign Illumination Levels
- 4 Illumination only during opening hours

## **Main Local Plan Policies:**

### **Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**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

Planning Practice Guidance

### **Relevant Site History:**

11/00242/CT3 - Extension to existing Blackbird Leys Leisure Centre to provide 25m swimming pool, learner and fun pools and ancillary facilities. Alterations to existing leisure centre including new entrance, plus external works including landscaping and alterations to existing car parking to provide 121 spaces and 50 cycle spaces. (Additional Information): Approved

### **Representations Received:**

None

### **Statutory Consultees:**

Oxfordshire County Council: No objection subject to conditions

### **Officers Assessment:**

### **Site Location and Description:**

1. The site is located on the northern side of Pegasus Road, and is bordered by the Oxford and Cherwell Valley College to the north-west, playing fields and Blackbird Leys Park to the north and east, and Evenlode Tower to the west. The site is within a predominately residential area with properties on the southern side of Pegasus Road facing the site (**site plan: appendix 1**).
2. The site comprises the Blackbird Leys Leisure Centre which includes a multi-use sports hall, gym, exercise studios, spin studio, crèche, and café. The centre has undergone various refurbishment works in recent years and an extant planning permission for the provision of a new 25m swimming pool, learner and fun pools and ancillary facilities which is currently being implemented.
3. The site is accessed via Pegasus Road with a car park located to the west of the multi-use sports hall which has 89 spaces including a small area for disabled parking. There is also cycle parking of 30 spaces and pedestrian access to the facility along the frontage.

## Proposal

4. Advertisement consent is sought for the display of the following advertisements

- 1 x externally-illuminated fascia sign,
- 2 x non-illuminated monolith signs,
- 15 x non-illuminated plate fixed parking signs,
- 3 x lamp banner parking signs and
- 3 x post mounted parking signs,
- 2 x non-illuminated building banners,
- 5 x non-illuminated lamp banners,
- 2 x non-illuminated wall signs,
- 10 x non-illuminated art panels and
- 2 x non-illuminated manifestations

5. Officers consider that the principle determining issues in this case would be the visual impact of the advertisements upon the building and surrounding area and also any highway impacts that may arise.

## Visual Impact

6. In considering proposals involving outdoor advertisements, Policy RC14 makes clear that consent will only be granted where they 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.

7. The advertisements form part of the rebranding of the leisure centre to include the new pool which was granted planning permission under 11/00242/CT3 and also the sports pavilion approved under 13/01397/CT3. These would be as follows:

8. A fascia sign for the leisure centre which will rebrand the existing leisure centre as the 'Leys Pools and Leisure Centre' and have fretcut lettering and the City Council logo which will be illuminated by an uplighter fitted to the external face of the building:

9. A totem at the entrance to the pool which would be typical of the types of signage associated with a leisure centre, and provides a legible guide towards the entrance to the centre.

10. A non-illuminated sign mounted on the wall of the existing centre at the main entrance to the leisure centre, and providing a list of the facilities available within the centre. The glazing to the main entrance and windows in the side elevation of the pool extension will have graphics and text sandblasted onto them with 'welcome' lettering, the name of the centre, and images of swimmers.

11. There will also be a number of signage banners around the building and lamp posts to advertise the pool, the Blackbird Leys Football Club and act as wayfinding signage around the building. A set of art panels depicting individual

sports on the existing leisure centre is also proposed.

12. The parking area would have a totem at the main entrance which advertises the parking area, and includes wayfinding signage and parking display information at specific points throughout the car park
13. In terms of visual amenity, the signage would suit the visual setting of the leisure centre in terms of scale, design and appearance. The signage would strike an appropriate balance between providing awareness of the available facilities within the centre, suitable wayfinding information to the respective parts of the building, and also relevant information for site management. Officers consider that the advertisements would form an appropriate visual relationship with the site and would not detract from the character and appearance of the street scene in accordance with Policy RC14.

### **Highway Matters**

14. The proposed signage would be visible from Pegasus Road but would not compromise highway safety. The signage would provide suitable wayfinding information at specific points for all highway users such as pedestrians, cyclists, or those in vehicles.
15. The Local Highways Authority has raised no objections to the proposal on highway safety grounds subject to conditions which set the level of illumination for the external fascia sign, and that the illumination should only be illuminated during the opening hours of the business.

### **Conclusion:**

16. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, and the Oxford Local Plan 2001-2016, and therefore officer's recommendation is to approve the development.

### Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant advertisement consent, 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.

**Contact Officer:** Andrew Murdoch

**Extension:** 2228

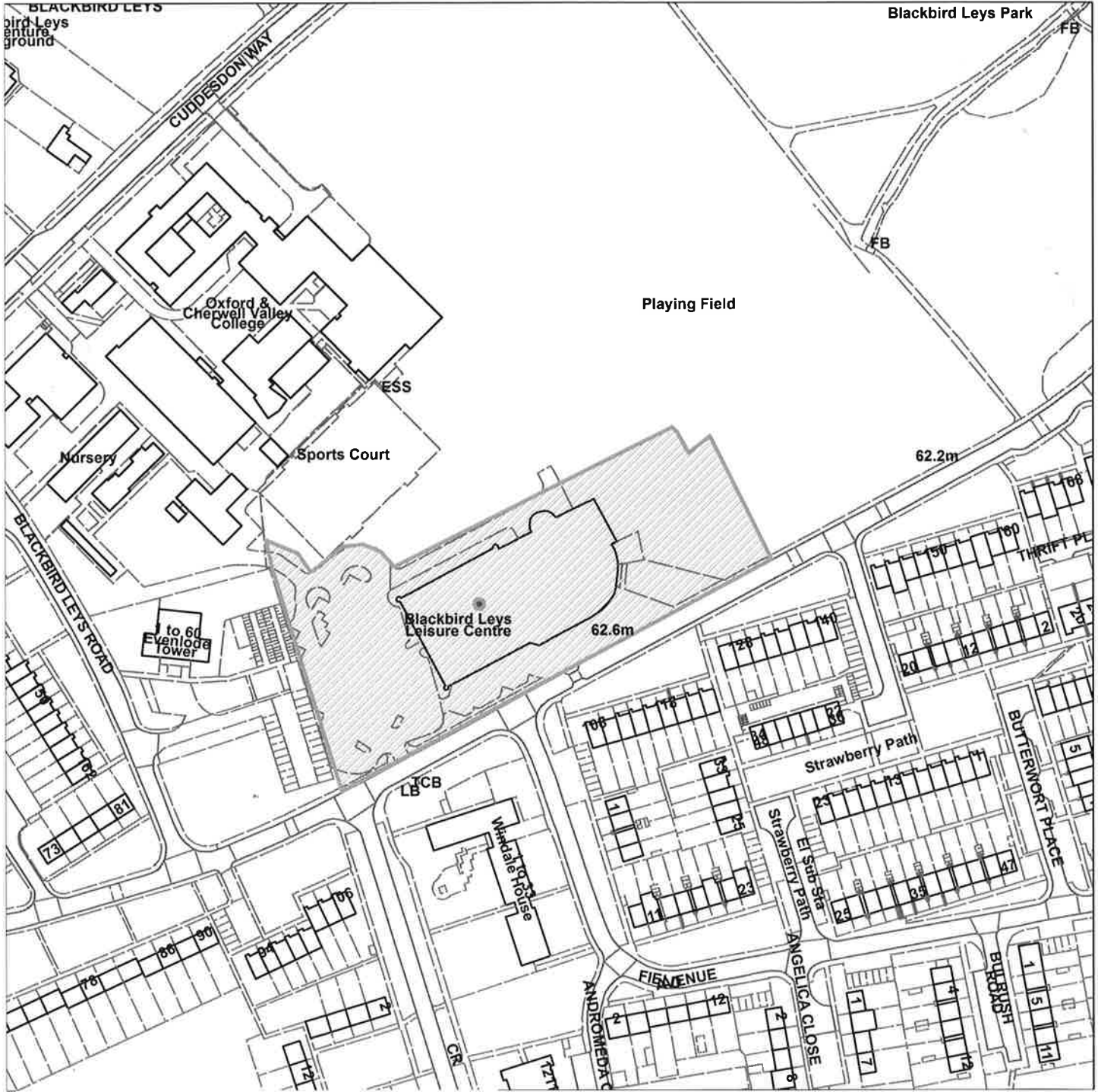
**Date:** 22<sup>nd</sup> December 2014

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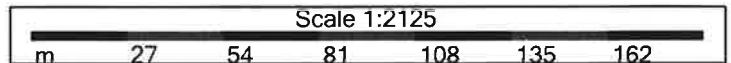


# Appendix 1

## Blackbird Leys Leisure Centre (14/02951/ADV)



1:2124



<b>Organisation</b>	Oxford City Council
<b>Department</b>	City Development
<b>Comments</b>	
<b>Date</b>	17 December 2014
<b>SLA Number</b>	100019348

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**East Area Planning Committee**

7<sup>th</sup> January 2015

**Application Number:** 14/03177/CT3

**Decision Due by:** 15th January 2015

**Proposal:** Installation of PV panels to the lower half of the roof to the rear.

**Site Address:** Blackbird Leys Leisure Centre, Pegasus Road (**site plan: appendix 1**)

**Ward:** Blackbird Leys Ward

**Agent:** David Bamforth

**Applicant:** Mr Ian Brooke

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## **Recommendation:**

APPROVE

## **Reasons for Approval**

- 1 The Photovoltaic Panels create an appropriate visual relationship with the built form of the existing building and are sited in a manner to minimise their effect on the external appearance of the building and on views of the building from the surrounding area. The photovoltaic tiles in combination with the other technologies employed on site will help optimise the energy efficiency of the building. The proposal would accord with the policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016 referred to in the report. No third party representations have been received
- 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.

## Conditions:

- 1 Develop in accordance with approved plans

## **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

**Core Strategy**

**CS18\_** - Urban design, town character, historic environment

**CS9\_** - Energy and natural resources

**Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

**Relevant Site History:**

11/00242/CT3 - Extension to existing Blackbird Leys Leisure Centre to provide 25m swimming pool, learner and fun pools and ancillary facilities. Alterations to existing leisure centre including new entrance, plus external works including landscaping and alterations to existing car parking to provide 121 spaces and 50 cycle spaces. (Additional Information): Approved

**Representations Received:**

No comments from third parties or statutory consultees have been received at the time of preparing this report. Any additional comments will be reported to the committee verbally at the meeting.

**Officers Assessment:**

**Site Location and Description:**

1. The site is located on the northern side of Pegasus Road, and is bordered by the Oxford and Cherwell Valley College to the north-west, playing fields and Blackbird Leys Park to the north and east, and Evenlode Tower to the west. The site is within a predominately residential area with properties on the southern side of Pegasus Road facing the site (**site plan: appendix 1**).
2. The site comprises the Blackbird Leys Leisure Centre which includes a multi-use sports hall, gym, exercise studios, spin studio, crèche, and café. The centre has undergone various refurbishment works in recent years and planning permission for the provision of a new 25m swimming pool, learner and fun pools and ancillary facilities is currently being implemented.
3. The site is accessed via Pegasus Road with a car park located to the west of the multi-use sports hall which has 89 spaces including a small area for disabled parking. There is also cycle parking of 30 spaces and pedestrian access to the facility along the frontage.

**Proposal**

4. Planning permission is sought retrospectively for the installation of an array of photovoltaic panels to the lower half of the rear roof slope of the swimming pool extension.

5. Officers consider that the principle determining issues in this case would be the visual impact of the panels and their benefits to the energy efficiency of the centre.

### **Visual Impact**

6. The Oxford Core Strategy 2026, through Policy CS18 encourages development to demonstrate high-quality urban design by responding to the site and its surroundings; creating a strong sense of place; contributing to an attractive public realm and providing high quality architecture. The Local Plan supports these aims through Policy CP1 which requires new development to enhance the overall quality of the environment, and CP8 which states that the siting, size, scale, and massing of development should be integrated with the built form and grain of the area in which it is sited.
7. The photovoltaic panels are sited on the lower half of the rear roof slope of the swimming pool across the full width of the building. The panels are laid flat on the roof slope fixed and clipped to the standing seams in order to follow the shallow pitch. The northern elevation of the pool extension faces towards the Blackbird Leys Park, and so would be visible from parts of the public realm. The panels have been installed on site and so the visual impact can be readily assessed. In this case their location on the lower half of the roof and the fact that they are laid flat on the standing seam of the roof help to integrate them into the built fabric of the building.
8. As a result officers consider that the array of panels would create an appropriate visual relationship with the built form of the existing building and has been sited in a manner to minimise their effect on the external appearance of the building and also on views of the building from the surrounding area. The proposal would accord with the above-mentioned policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016.

### **Sustainability**

9. Oxford Core Strategy Policy CS9 states that all development should optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials.
10. The Competition Pool is a flagship project for Oxford City Council. The pool extension to the leisure centre has surpassed the minimum requirements of the Natural Resource Impact Assessment to achieve 20% on-site renewable energy production. The heating demand for the building is dealt with through the use of a biomass boiler and a Combined Heat and Power System. The Photovoltaic Installation will take the project beyond the minimum requirements of the NRA by enabling part of the electrical demand to be met through solar energy.
11. The Council has a corporate target of reducing carbon by 5% per year - the Solar PV installation at BBL Pool will contribute to progress against this target. There is also a city-wide carbon reduction target of 40% by 2020. The council has a key

leadership role in encouraging the rest of Oxford to adopt low carbon technologies to deliver progress against this. The benefits of the Solar PV will be that an additional ca45tonnes of CO2 emissions per year can be improving the BREEAM score and overall low carbon credentials of the building.

12. Overall officers consider that the provision of the photovoltaic tiles and the benefits that they will provide towards the energy demands of the building would accord with the aims of Oxford Core Strategy Policy CS9.

**Conclusion:**

13. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, and the Oxford Local Plan 2001-2016, and therefore officer's recommendation is to approve the development.

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.

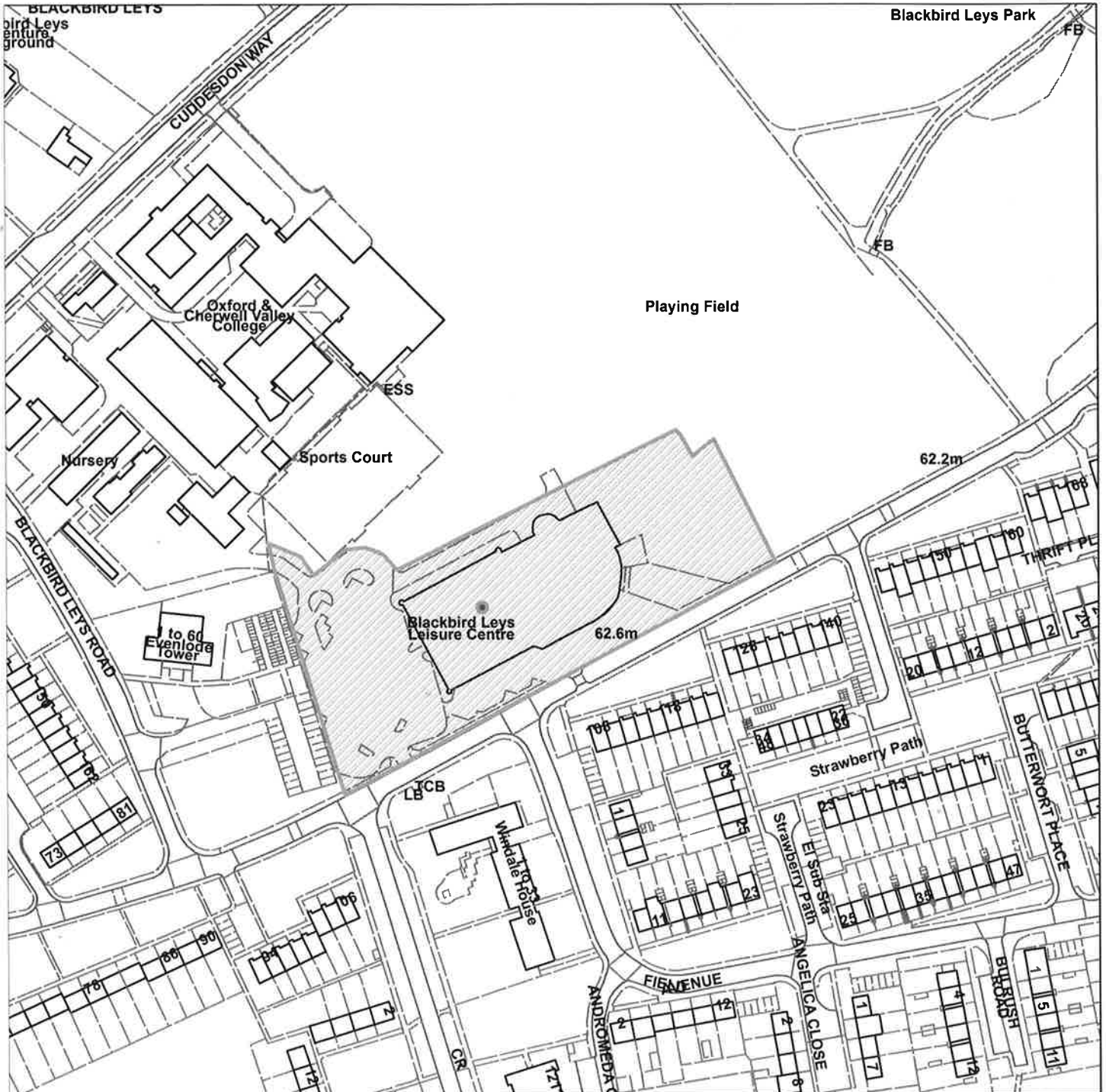
**Contact Officer:** Andrew Murdoch

**Extension:** 2228

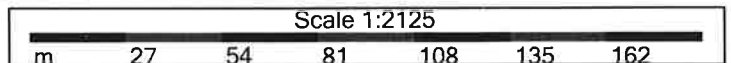
**Date:** 22nd December 2014

# Appendix 1

## Blackbird Leys Leisure Centre (14/03177/CT3)



1:2124



<b>Organisation</b>	Oxford City Council
<b>Department</b>	City Development
<b>Comments</b>	
<b>Date</b>	17 December 2014
<b>SLA Number</b>	100019348

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**EAST AREA PLANNING COMMITTEE**

7th January 2015

**Application Number:** 14/03089/CT3

**Decision Due by:** 2nd January 2015

**Proposal:** Provision of 23No. residents' parking spaces on existing grass verges.

**Site Address:** 64 To 106 Pegasus Road – **Appendix 1**

**Ward:** Northfield Brook Ward

**Agent:** N/A

**Applicant:** Oxford City Council

---

**Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development is considered to make a meaningful contribution towards the provision of much needed car parking facilities for local residents to help alleviate existing on-street parking pressure. Subject to a satisfactory scheme of planting, the proposals would not have a significant adverse impact on the character and appearance of the streetscene. Consequently, the proposals would adequately preserve the streetscape and any harm to landscaping features would be more than outweighed by the benefits to the streetscene and local residential amenity as a result of reduced on-street car parking pressure. The proposals are therefore considered to accord with the requirements of all relevant policies of the development plan.
- 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:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Ground resurfacing to be SUDS compliant

- 4 Development to be carried out in accordance with the submitted Tree Protection Plan
- 5 The development to be carried out in accordance with the construction 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

**Main Local Plan Policies:**

**Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**CP9** - Creating Successful New Places

**CP10** - Siting Development to Meet Functional Needs

**CP11** - Landscape Design

**NE15** - Loss of Trees and Hedgerows

**Core Strategy**

**CS18** - Urb design, town character, historic environment

**Sites and Housing Plan**

**HP16** - Residential car parking

**Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

**Relevant Site History:**

None

**Representations Received:**

None

**Statutory and Internal Consultees:**

Local Highway Authority (Oxfordshire County Council) -

## **Officers' Assessment:**

### Application Site and Locality

1. The site comprises three parcels of grass covered highway verge to the front of three terraces of houses in Pegasus Road in Blackbird Leys opposite the site of the Leisure Centre. The houses to the south side of this part of Pegasus Road are separated from the road by generous verges which give the streetscene a lower-density character than other residential roads within the Blackbird Leys estate. As a result of parking pressure some of the verges have been used for indiscriminate car parking during evenings and weekends. In the past 1-2 years some of these verges have been converted to form off-street residents' parking areas as part of a wider City Council scheme to reduce on-street parking pressure in the locality.

### Description of Proposed Development

2. The application seeks consent for the creation of three separate car parking areas within highway verges together with associated access and turning areas. Nine parking spaces are proposed to the front of Nos. 96-104 Pegasus Road, three parking spaces adjacent to existing garages at the front of Nos. 92 and 94 Pegasus Road, and eleven parking spaces to the front of Nos. 72 and 74 Pegasus Road. All hardsurfacing is proposed to be porous red brick paving.

3. Officers' consider the following to be the principal determining issues in this case:

- Need for Car Parking;
- Impact on the Streetscene.

### Need for Car Parking

4. Many of the roads within the Blackbird Leys estate are subject to significant parking pressure which, in part, stems from the lack of off-street car parking for its houses. When the estate was constructed in the 1950's, levels of car ownership were far lower than they are today and so little off-street car parking was provided for the houses. However, increased car ownership has led to cars being forced to park on the streets with the result that some of the roads are often congested which leaves local residents frequently unable to park near their homes.

5. In response to this parking pressure the City Council has entered into a strategy to try to provide areas for car parking for local residents on land that it owns within the Blackbird Leys estate. This application forms part of this wider strategy and follows a number of other recently approved similar schemes in Blackbird Leys.

6. The three verges lie to the front of terraces of houses that benefit from no dedicated off-street car parking with the exception of a row of six garages. This results in cars being indiscriminately and haphazardly parked on the verges to the detriment of the amenity of local residents as well as the quality of the streetscene. The Blackbird Leys estate lies outside of a designated district area with a consequent reduction in opportunity for convenient and sustainable access to services, amenities and employment opportunities. For this reason car ownership is higher than the city average and there is inadequate space available to park such cars. Officers therefore support the proposals to provide additional car parking providing that such car parking areas are restricted solely for use by local residents. A condition is consequently recommended that requires the submission and

agreement of a management and monitoring plan that would need to set out how the car parking would be controlled and enforced.

#### Impact on the Streetscene

7. The Blackbird Leys estate was designed to feature wider and greener verges to soften the appearance of the houses and provide a balance between the built and natural environment. Such spaces were able to be provided because the level of car parking provision was low which reflected levels of car ownership at that time. Pegasus Road provides one of the main roads through the Blackbird Leys estate and is therefore well trafficked such that alterations to the streetscene could have a significant impact. Policies CP9 and CP10 of the Local Plan are material to the consideration of the merits of these applications and the policies, inter alia, require street frontages and streetscapes to be maintained or enhanced. Policies CP11 and NE15 of the Local Plan are also of relevance and require existing features of landscape importance to be retained and incorporated alongside new planting so that it is appropriate to the function and character of the surrounding area.

8. The green verges and their trees currently make a positive contribution to the street which balances successfully against the housing terraces. The loss of some of this green space to provide off-street parking is therefore disappointing. However, the three parking areas have been carefully designed to ensure that relatively generous proportions of the green verges remain as well as the majority of the existing trees. Whilst the proposals would result in the loss of two small trees (an Acer and a Tree of Heaven) to facilitate the laying out of the nine parking spaces outside Nos. 96-104, they are not of significant public amenity value and, in any event, are proposed to be replaced with more appropriate species. In addition, hedging and shrubbery is proposed around the car parking areas to soften their appearance. Conditions are recommended to be imposed to secure this replacement planting as well as to require the relevant tree protection measures to be in place to prevent harm to any other trees. As a result, the overall net impact on the character and appearance of the streetscape will not be significant and, when balanced against the substantial need for additional car parking, officers consider the limited adverse impact on the streetscene to be outweighed by the overall benefits of the scheme to the local community.

#### Other Matters

9. Each of the car parking spaces is of a size and layout that accords with that expected by the Local Highway Authority and there is sufficient space for adequate manoeuvring within the site to enable safe access and egress. In this respect the proposals are considered to accord with the requirements of policies CP1 of the Local Plan and HP16 of the Sites and Housing Plan. The car parking spaces are laid out so that they are perpendicular to the orientation of the houses they serve which would generally prevent any prolonged disturbance for the occupiers of the adjacent houses caused by car headlights inadvertently shining into ground floor front facing windows. However, to soften the appearance of the proposed car parking from both the street and neighbouring houses, shrubbery is proposed alongside the boundaries with the houses which should also act as something of a screen to alleviate any limited car headlight disturbance. Officers are therefore satisfied that the car parking proposed is of an acceptable standard and that it would not have an undue impact on the living conditions experienced by occupants of neighbouring houses. The Local

Highway Authority also does not object to the proposals subject to the proposed parking spaces being restricted to local residents only so that they do not act as overspill parking for the nearby leisure centre.

10. Thames Water has recommended that the parking areas be fitted with petrol/oil interceptors to prevent possible contamination of the surrounding environment and a condition has been recommended to reflect this.

**Conclusion:**

11. For the reasons set out above, the proposals would provide much needed car parking facilities for local residents which is considered to outweigh any limited harm caused to the character and appearance of the area. Committee is therefore recommended to resolve to grant planning permission subject to the conditions set out at the beginning of this report.

**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:**

14/03089/CT3

**Contact Officer:** Matthew Parry

**Extension:** 2160

**Date:** 18th December 2014

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# Site Location Plan



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# Agenda Item 6

East Area Planning Committee

7<sup>th</sup> January 2015

**Application Number:** 14/02524/FUL

**Decision Due by:** 3rd November 2014

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

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

**Ward:** Rose Hill And Iffley Ward

**Agent:** Mr Roger Watkins

**Applicant:** Mrs Georgina Wood

**Application Called in –** by Councillors - Turner, van Nooijen, Seamons and Price.

for the following reasons – Size and impact on neighbours

---

This application was reported to the East Area Planning Committee at its last meeting on 3rd December 2014 where the committee resolved to grant planning permission subject to conditions. Unfortunately, the status and important dates section of the Council's website was not correctly updated prior to the last meeting which resulted in third parties who had been following the application not being aware that the application would be determined at that meeting and not having the opportunity to address the committee with their concerns. The decision notice has not yet been issued. In these circumstances, officers considered that it was appropriate to report the application to committee to be considered afresh. The website has been correctly updated and the applicant and objectors advised of the meeting and the reasons why the application is being heard again at this meeting. The recommendation is contained within the report attached as **Appendix 1**.

Background Papers: 14/02524/FUL

Contact Officer: Tim Hunter

Extension: 2154

Date: 22<sup>nd</sup> December 2014

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**Application Number:** 14/02524/FUL

**Decision Due by:** 3rd November 2014

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

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

**Ward:** Rose Hill And Iffley Ward

**Agent:** Mr Roger Watkins

**Applicant:** Mrs Georgina Wood

**Application Called in –** by Councillors - Turner, van Nooijen, Seamons and Price.  
for the following reasons – Size and impact on neighbours

---

**Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The development will form an acceptable visual relationship with the existing building and local area and will not have an unacceptable effect on the current and future occupants of adjacent properties. Concerns over flooding and overlooking can be dealt with by condition and the proposals therefore comply with Policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 - 2016, Policies CS11 and CS18 of the Core Strategy and Policies HP9 and HP14 of the Sites and Housing Plan.
- 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.
- 3 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 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Amenity - No windows to side
- 5 Sustainable drainage
- 6 Tree Protection Plan (TPP) 1

**Main Local Plan Policies:**

**Oxford Local Plan 2001-2016 (OLP)**

**CP1** - Development Proposals

**CP8** - Design Development to Relate to its Context

**CP10** - Siting Development to Meet Functional Needs

**HE7** - Conservation Areas

**Core Strategy**

**CS11\_** - Flooding

**CS18\_** - Urban design, town character, historic environment

**Sites and Housing Plan**

**MP1** - Model Policy

**HP9\_** - Design, Character and Context

**HP14\_** - Privacy and Daylight

**HP16\_** - Residential car parking

**Other Material Considerations:**

- National Planning Policy Framework
- This application is in or affecting the Iffley Village Conservation Area.
- Planning Practice Guidance
- The Town and Country Planning (General Permitted Development) Order 1995. As amended. (GPDO).

**Relevant Site History:**

None relevant

**Representations Received:**

Comments and objections have been received from the following addresses:

2 Anne Greenwood Close

4 Anne Greenwood Close

5 Anne Greenwood Close  
17 Anne Greenwood Close  
3 Denton House, Anne Greenwood Close  
28 Tree Lane  
9 Rothwell Street, London

Issues raised can be summarised as follows: Loss of light, tunnelling effect, loss of outlook, risk of flooding, light pollution, out of character with area.

### **Statutory and Internal Consultees:**

Natural England: No objection.

12 Bay Tree Close for Friends of Iffley Village: Loss of light, increase in tunnelling effect Light pollution, increase in risk of flooding. Suggests that roof should reflect the approach used at number 1 Green wood Close.

### **Issues:**

Visual impact in a conservation area  
Effect on adjacent occupiers  
Flooding

### **Officers Assessment:**

#### Site description and proposal

1. 3 Anne Greenwood Close is a terraced house on a close of mainly modern dwellings, within Iffley [Village] Conservation Area. The terrace is somewhat staggered between number 3 and 4, with the rear wall of number 3 being placed some 1.5 metres further back in the plot than number 4.
2. Permission is sought to erect a single storey extension that would project 2 metres beyond the existing rear wall. The current proposal is an amended version of the original submission that has been developed in an attempt to reduce the effect on adjoining occupants.

#### Visual impact in a conservation area

3. Oxford City Council requires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. The Local Development Plan provides policies to support this aim and CP1, CP8, CS18 and HP9 are key in this regard, whilst policy HE7 of the OLP states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation area or its setting.
4. The proposed development would have an asymmetric roof profile and an arrangement of glazing that is not typical of the surrounding dwellings or wider

conservation area. However, it would not appear prominent when viewed from the public domain and subject to a condition of planning permission to control the appearance of materials used in the build, is not considered to be materially out of character with the existing house or local area, preserves the special character and appearance of the conservation area and complies with Policies CP1, CP8 and HE7 of the OLP, Policy CS18 of the Core Strategy and Policy HP9 of the SHP.

#### Effect on adjacent occupiers

5. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1 and CP10 of the OLP and Policy HS14 of the SHP support this aim. Appendix 7 of the SHP sets out the 45/25 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
6. When viewed from number 2 Anne Greenwood Close, the extension would extend 2 metres behind the rear walls. Number 2 is to the north of the application site and particular regard has been given to any loss of light or direct sunlight. The proposal does comply with the 45/25 degree guidance. Furthermore, the current plans show a height on the boundary of 2 metres and officers are mindful of the fact that a boundary treatment could be erected to the same height for the full depth of the garden. The pitch of the roof, at less than 30 degrees, is modest. Officers are of the opinion that the low height at the eaves and modest pitch to the proposed roof would mean any loss of light and direct sunlight would be little more than the result of what could be erected under remaining Permitted Development rights granted by the GPDO.
7. The extension would appear deeper in relation to number 4, because of the staggered nature of the existing terrace. However the extension does still comply with the 45/25 degree guidance, because the 25 degree element of the guidance would pass above the eaves and roof of the extension. The orientation of the properties means that there will be no material loss of direct sunlight to number 4 and the low height at the eaves and modest pitch to the proposed roof would further reduce any loss of light or outlook to number 4 to a level that would be little more than the effect of a 2 metre boundary treatment that could be erected under Permitted Development rights granted by the GPDO.
8. There is some potential for light pollution from the proposed skylights, however this is the case with all windows, whether fitted with blinds or not and the impact of any light escaping from the proposed skylights is not sufficient to reasonably justify refusal of the proposal, either in whole or in part
9. Overall, the extension will not have an unacceptable effect on adjacent occupiers, and subject to a condition to prevent overlooking by the formation of side facing windows, there is no conflict with Policies CP1 and CP10 of the OLP, Policy HP14 of the SHP or the 45/25 degree guidance of Appendix 7 of the SHP.

## Flooding

10. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk and expects all developments to incorporate sustainable drainage systems or techniques to limit or reduce surface water run-off.
11. The majority of the rear garden is already hard surfaced and any increase in surface water run-off will be marginal. Nevertheless, the opportunity exists to secure a reduction in this run-off, through a condition requiring the use of sustainable drainage. Such a condition would be both a reasonable condition of any grant of permission, and in accordance with Policy CS11.

## Other matters

12. The remaining rear garden would measure 7m in depth and whilst relatively small would remain sufficient for a two bedroom house in this area.
13. The number of bedrooms would not change and there would be no material effect on parking pressures in the area.
14. There is a path to the rear of the garden and whilst public access is not physically prevented, the path appears to be used for only for access to the rear gardens in the terrace and is not a public byway.
15. Whilst the area is characterised by a high level of mature trees, some of which may be within falling height of the proposed development, there are no nearby trees that are subject to a Tree Preservation Order and subject to a condition requiring tree protection measures if materials are to be brought in from the rear path, the proposed development is not considered likely to result in harm to surrounding trees.

## **Conclusion:**

16. The development will form an acceptable visual relationship with the existing building and local area and will not have an unacceptable effect on the current and future occupants of adjacent properties. Concerns over flooding and overlooking can be dealt with by condition and the proposals therefore comply with Policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 – 2016, Policies CS11 and CS18 of the Core Strategy and Policies HP9 and HP14 of the Sites and Housing Plan.

## 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: 14/02524/FUL**

**Contact Officer:** Tim Hunter

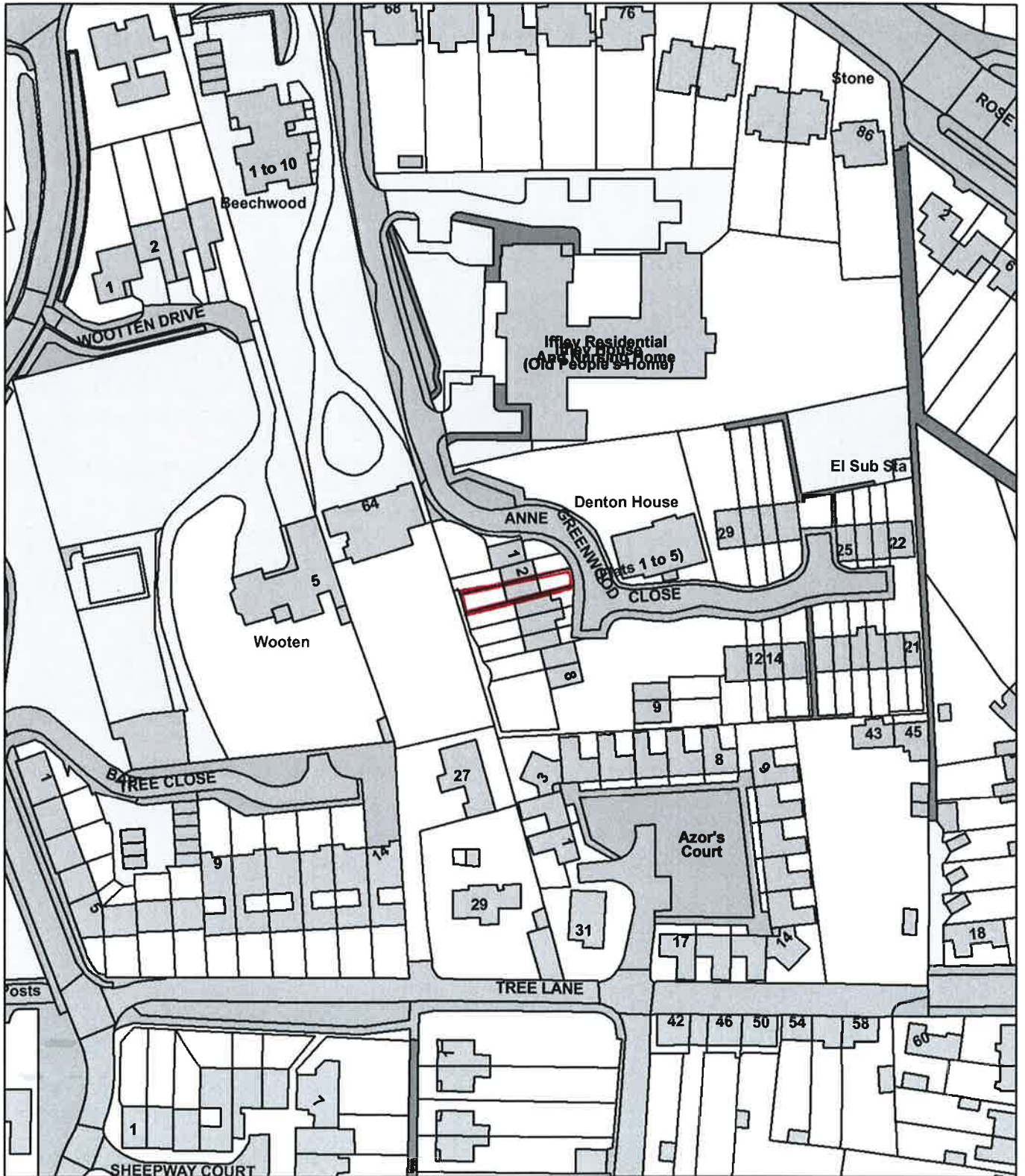
**Extension:** 2154

**Date:** 20th November 2014

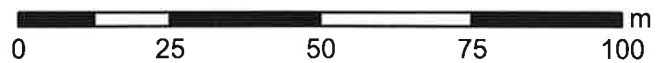


# Appendix 1

## 3 Anne Greenwood Close



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Ordnance Survey 100019348.



14/02524/FUL

Oxford City Council

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## Monthly Planning Appeals Performance Update – December 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 18 December 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 18 December 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	20	37.7	9	11
Dismissed	33	62.2	8	25
Total BV204 appeals	53	100.0	17	36

**Table A. BV204 Rolling annual performance  
(1 January 2014 to 18 December 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	16	42.1	9	7
Dismissed	22	58.9	7	15
Total BV204 appeals	38	100.0	16	22

**Table B. BV204: Current business plan year performance  
(1 April 2014 to 18 December 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.

<b>Table C</b>	<b>Appeals</b>	<b>Performance</b>
Allowed	23	37.7%
Dismissed	38	62.3%
All appeals decided	61	100.0%
Withdrawn	3	

**Table C. All planning appeals (not just BV204 appeals)  
Rolling year 1 January 2014 to 18 December 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 December 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 December 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 21/11/14 And 18/12/14

**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
14/00942/FUL	14/00055/REFUSE	DEL	REF	DIS	11/12/2014	LITTM	64 Kelburne Road Oxford OX4 3SH	Change of roof from hipped to gable end and formation of 1no dormer to rear roofslope
14/01942/FUL	14/00051/NONDET			DIS	16/12/2014	STMARY	13 Circus Street Oxford OX4 1JR	Erection of single storey rear extension to Flat D to form 1 x 2 bed flat (Use Class C3) incorporating balcony. Formation of cycle and bin store.

**Total Decided: 2**

## Enforcement Appeals Decided Between 21/11/2014 And 18/12/2014

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
---------	-------------	---------	---------	---------	-------	-------------

Total Decided: 0

## Table E

### Appeals Received Between 21/11/14 And 18/12/14

**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
14/01237/FUL	14/00067/REFUSE	DEL	REF	H	315 Hollow Way Headington Oxford OX3 7JE	LYEVAL	Erection of two storey rear extension.
14/01484/FUL	14/00066/REFUSE	DEL	REF	H	19 Salford Road Oxford Oxfordshire OX3 0RX	MARST	Retrospective roof alterations and loft conversion, including formation of rear and front dormer windows (Amended plans received 06/08/2014) (Amended description)

**Total Received: 2**

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## EAST AREA PLANNING COMMITTEE

**Wednesday 3 December 2014**

**COUNCILLORS PRESENT:** Councillors Darke (Chair), Coulter (Vice-Chair), Anwar, Brandt, Clarkson, Lloyd-Shogbesan, Paule, Wilkinson and Gotch.

**OFFICERS PRESENT:** Martin Armstrong (City Development), Clare Golden (City Development), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

### **64. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Altaf-Khan (substitute Councillor Gotch).

### **65. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **66. 3 ANNE GREENWOOD CLOSE: 14/02524/FUL**

The Head of City Development submitted a report which detailed an application for the erection of a single storey rear extension (amended plans) at 3 Anne Greenwood Close, OX4 4DN.

The planning office recommended deleting the final condition in the report (tree protection plan) and adding a condition requiring agreement of a construction management plan. The Committee supported this.

Georgina Wood spoke in support of the application.

The Committee resolved to GRANT planning permission for application 14/02524/FUL, 3 Anne Greenwood Close, subject to 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. Construction management plan to be agreed before work commences.

## **67. PRINCE OF WALES PH, CHURCH WAY:14/02181/FUL**

The Head of City Development submitted a report which detailed an application for the erection of a single storey extension over the existing yard to provide an extension to the bar area; new external doors to utility room and bar area and associated works; and provision of a kitchen extract flue at the Prince of Wales public house, Church Way.

The planning officer recommended an additional condition requiring doors and windows to be closed during regulated entertainment, in line with the premises licence.

Paul Oakley, the agent, spoke in support of the application.

The Committee discussed the application and agreed to add a condition requiring the extraction not to be running when the premises was closed, the additional condition above, and an informative that a disabled space be provided and signposted near the entrance.

The Committee resolved to GRANT planning permission for application 14/02181/FUL, Prince of Wales public house, subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area.
4. Windows to be non-opening.
5. The use of beer garden ceases after 2300.
6. Full design details of extraction equipment.
7. A scheme for the treatment of cooking odours.
8. External doors and windows to remain closed (except for access) at all times when regulated entertainment takes place.
9. Extraction equipment not to operate when the premises is closed.

Informative: disabled parking space to be provided near the entrance and signposted as such.

## **68. PLANNING APPEALS**

The Committee NOTED the report on planning appeals received and determined during November 2014.

## **69. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on 5 November as a true and accurate record.

## **70. FORTHCOMING APPLICATIONS**

The Committee NOTED the list of forthcoming applications.

## **71. DATES OF FUTURE MEETINGS**

The Committee NOTED that the next meeting would be held on Wednesday 7 January 2015.

## **72. MATTERS EXEMPT FROM PUBLICATION**

The Committee resolved under S100 A(2) of the Local Government Act 1972 to excluded the public and press, with the exception of the applicant (who remained with the permission of the objector) and the objector (who controlled the data) as the information presented to the committee contained sensitive personal data as defined in the Data Protection Act as to the medical condition of the objector's child.

Summary of business transacted by the Committee after passing the resolution contained in minute 73

The Committee GRANTED the application of the not for publication item 5 (minute 73 refers).

## **73. 33 WILLIAM STREET: 14/01495/FUL**

The Head of City Development submitted a report which detailed an application for the erection of a two storey side and single storey rear extension at 33 William Street.

The Committee's legal adviser explained the special circumstances of this case relating to the issue that was the subject of the sensitive personal data, including the relevant requirements.

The planning officer explained the report elaborating upon and explaining further how the recommendation it contained had been arrived at.

An objector living in the vicinity of the application site spoke against the application.

The applicant spoke in favour of the application.

The Committee asked questions as to considerations material to the decision before it.

The Committee resolved to grant planning permission with conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Removal of Part 1 Classes A, B and D permitted development rights.
5. Car parking to be laid out prior to occupation and retained as such thereafter.
6. Construction environmental management plan required including details in relation to:
  - Construction traffic management;

- Hours of working;
  - Machine noise;
  - Vibration;
  - Emissions;
  - Suitable screening of the works to reduce noise and visual intrusion.
7. Biodiversity improvements required in accordance with details to be first approved in writing by the LPA.
  8. West facing first floor windows to be obscure glazed and non-opening below 1.7m.
  9. All hard surfacing in the development to be SuDS compliant.

**The meeting started at 6.00 pm and ended at 8.15 pm**