

EAST AREA PLANNING COMMITTEE

Thursday 14 May 2015

COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Altaf-Khan, Anwar, Brandt, Seamons, Tanner and Wade.

OFFICERS PRESENT: Martin Armstrong (City Development), Michael Crofton-Briggs (Head of City Development), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

118. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Clarkson (substitute Councillor Tanner, Councillor Lloyd-Shogbesan, Councillor Paule (substitute Councillor Seamons), and Councillor Wilkinson (substitute Councillor Wade).

119. DECLARATIONS OF INTEREST

There were no declarations of interest made.

120. THE TRIANGLE, UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE: 14/03540/FUL

Councillor Seamons arrived after the start of this item and took no part in the debate or voting.

The Head of City Development submitted a report which detailed an application for planning permission for the change of use of the building from administrative office and teaching accommodation to a children's nursery for a temporary period of up to 5 years together with: external alterations including provision of new external doors, external stairs and canopies; the surfacing of the garden area to provide a play area; use of land and surfacing to provide 6 drop off bays and 9 car parking spaces; widening of entrance to 5m and rebuilding of stone pilaster to match existing; and provision of pram/buggy store at The Triangle, University Of Oxford Old Road Campus, Roosevelt Drive.

The planning officer reported comments from the highways authority and recommended three additional conditions: relating to cycle and bin storage; giving temporary permission for up to five years; and requiring a tree root survey to further protect existing trees.

Mike Ratcliffe, representing Highfield Road Residents Association, spoke against the application.

Julian Duxfield, representing the applicants, spoke in support of the application.

The Committee agreed to add further conditions to the application as recommended by the planning officer and to require submission of a travel plan and appropriate information and warning signage on the highway to address residents' concerns about safety and increased traffic.

The Committee resolved to approve application 14/0354/FUL for planning permission, at the Triangle, Roosevelt Drive, subject to the following conditions:

1. Development begun within time limit.
 2. Develop in accordance with approved plans.
 3. Materials – matching.
 4. Lighting services.
 5. Landscape hard surface design - tree roots.
 6. Tree Protection Plan (TPP) 1.
 7. Reinstatement of wall.
 8. Highways measures.
 9. Details of surfacing of car park.
 10. Landscape underground services - tree roots.
 11. Removal and storage of stone from wall.
 12. Cycle and bin storage to be agreed.
 13. Full tree root survey.
 14. Travel plan to be submitted.
 15. Appropriate signage on the highway (Grampian condition).
- Temporary permission - five years.

121. PREMIER INN, THE LONGWALL GARSINGTON ROAD:15/00288/RES

The Chair took this application first: Councillor Seamons was not present.

The Head of City Development submitted a report which detailed an application for a linked three storey extension to the existing hotel to provide 63 bedrooms, extended and amended reception areas, 69 car parking spaces, landscaping and ancillary works (total 202 bedroom and 256 car parking spaces). (Reserved matters of planning permission 12/01424/EXT seeking permission for access, appearance, landscaping, layout and scale).

The Committee resolved to approve reserved matters application 15/00288/RES, at the Premier Inn, The Longwall, Garsington, subject to the following conditions:

1. Time Limit.
2. Approved Plans.
3. Materials.
4. Landscaping details.
5. Landscape completion.
6. Lighting Scheme.
7. Sustainability.
8. Biodiversity enhancements.
9. Revised parking layout.
10. Cycle Parking.
11. Travel Plan.
12. Construction Traffic Management Plan.
13. Drainage Strategy – incorporating SUDS techniques.
14. Phase 1 contaminated land.
15. Unsuspected contamination – EA.
16. Archaeology – WSI.

122. 3 SAWPIT ROAD: 15/00732/CT3

The Head of City Development submitted a report which detailed an application for the erection of a single storey rear extension at 3 Sawpit Road.

The Committee agreed an additional condition to ensure that the window size in the extension was adequate for the floor area of the room unless there were specific reasons why this should not be the case.

The Committee resolved to approve application 15/00732/CT3 for planning permission at 3 Sawpit Road subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Window to floor area ratio.

123. PLANNING SERVICES IMPROVEMENT ACTION PLAN PURSUANT TO THE ROGER DUDMAN WAY REVIEW

The Head of City Development submitted a report setting out the work carried out by the planning service to implement the planning services action plan pursuant to the Roger Dudman Way review.

The Committee resolved to:

1. Recognise, and thank officers for, the substantial work undertaken by those in the Planning Service.
 2. Note that improvement work is ongoing.
 3. Agree that the Steering Group should continue to review progress of this improvement work.
 4. Ask officers to report to Committee in a year's time on such improvements.
- Thank Vincent Goodstadt for his continuing support and feedback on the Action Plan work.

124. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined during April 2015.

125. MINUTES

The Committee resolved to approve the minutes of the meeting held on 8 April 2015 as a true and accurate record.

126. FORTHCOMING APPLICATIONS

The Committee noted that a list of forthcoming applications with an indicative committee date would be provided at the next meeting.

127. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on 3 June 2015.

The Committee thanked Michael Crofton-Briggs for his support and service to the Council as Head of City Development over the last thirteen years; and also thanked Martin Armstrong for his help and support to the Council and for the committee.

The meeting started at 6.00 pm and ended at 7.00 pm