

Agenda

www.oxford.gov.uk



East Area Planning Committee

Date: **Thursday 8 May 2014**

Time: **6.00 pm**

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

For any further information please contact:

Sarah Claridge, Democratic Services Officer

Telephone: 01865 252402

Email: sclaridge@oxford.gov.uk

East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Helen O'Hara	Cowley;
	Councillor Michele Paule	Rose Hill and Iffley;

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

HOW TO OBTAIN AGENDA

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

A copy of the agenda may be:-

- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk
- Sent to you in hard copy form upon payment of an annual subscription.

AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 83 - 85 LONDON ROAD: 14/00445/FUL,

1 - 10

The Head of City Development has submitted a report which details four planning applications to:

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

Officer recommendation: That the Committee APPROVE the planning application 14/00445/FUL subject to the following conditions:

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

Officer recommendation: That the Committee APPROVE the planning application 14/00447/FUL subject to the following conditions:

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

Officer recommendation: That the Committee APPROVE the planning application 14/00446/FUL subject to the following conditions:

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

Officer recommendation: That the Committee APPROVE the planning application 14/00448/ADV subject to the following conditions:

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

4 **157 GREEN RIDGES: 13/02629/FUL**

11 - 20

The Head of City Development has submitted a report which details a planning application to erect a boundary fence and change of use of amenity land to private garden land (retrospective).

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

1. Landscaping by end of next planting season

5 **PLANNING APPEALS**

21 - 26

To receive information on planning appeals received and determined during March 2014

The Committee is asked to note this information.

6 **MINUTES**

27 - 30

Minutes from 2 April 2014

Recommendation: That the minutes of the meeting held on 2 April 2014 be APPROVED as a true and accurate record.

7 **FORTHCOMING APPLICATIONS**

The following items are listed for information. They are not for discussion at this meeting.

13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvred enclosure.

14/00623/FUL – 295-301 London Road, Headington - Erection of replacement single storey rear store. Sub-division of existing offices (Use Class B1) into 2 x shops (Use Class A1). **(likely to be delegated refusal)**

14/00532/FUL – 4 Courtland Road - Change of use from A1 (Shops) to A2 (Financial and Professional Services)

14/00554/FUL– 4 Courtland Road - Erection of a single storey extension. Installation of a new shopfront, installation of two air con units and erection of two satellite dishes.

14/00555/ADV– 4 Courtland Road - Display 1no. internally illuminated fascia sign and 1no. internally illuminated hanging sign.

14/00464/FUL – land adjacent St George’s 31 Cowley Road - Erection of 1 x 2-bed dwellinghouse (Use Class C3). Provision of car parking and private amenity space. **(may get refused under delegated powers)**

13/03221/VAR – The Bungalow, 35 Barton Road - Variation of condition 2 (approved plans) of planning permission 13/00469/FUL to raise the roof height in order to relocate bedroom 3 into the loft space. (Amended plans)

14/00641/FUL – 6 Trafford Road – Conversion of existing garage into 1 x 1-bed dwelling (Use Class C3). Erection of a single storey rear extension

13/03410/FUL- Iffley Residential And Nursing Home, Anne Greenwood Close - Installation of 3 no. roof mounted ventilation ducts and cowls and 2 no. wall mounted louvres. Erection of 1.8 metre close boarded fence to form new bin storage area

14/00595/FUL - 7 Jack Straws Lane - Demolition of existing buildings on site. Erection of 9 x 4-bedroom houses, together with car parking, landscaping and ancillary works.

14/00773/CT3 - Rear Of 4-7 Marlborough Close, Cowley Road - Alteration of existing toilets, provision of storage area(June)

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

14/01080/CT3 – Blackbird Leys Community Centre, Blackbird Leys Road - Display of 2No free standing non-illuminated panels sign and 4No non-illuminated fascia sign

14/01081/CT3 - Jubilee 77 Community Centre, 46 Sorrel Road - Display of 1No non-illuminated fascia sign.

14/01065/CT4 – 4 Fairfax Crescent - Erection of single storey extension to rear elevation.

13/01553/CT3 - Eastern House, Eastern Avenue - Demolition of Eastern House and erection of 7 x 3-bed and 2 x 2-bed dwellings (use class C3). Provision of associated car parking, landscaping, private amenity space and bin and cycle stores.

13/01555/CT3 - Land East of Warren Crescent - Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath.(Deferred from EAPC meeting of 4th September 2013)

8 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Friday 9 May (if necessary)

Wednesday 18 June and (Wednesday 25 June if necessary)

Wednesday 16 July and (Wednesday 23 July if necessary)

Wednesday 6 August and (Thursday 14 August if necessary)

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-

- (a) the Planning Officer will introduce it with a short presentation;
- (b) any objectors may speak for up to 5 minutes in total;
- (c) any supporters may speak for up to 5 minutes in total;

Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

- (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
- (e) voting members will debate and determine the application.

4. Members of the public wishing to speak must send an e-mail to sclaridge@oxford.gov.uk giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting.
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.
6. Members of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair.
7. 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.