

Agenda

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East Area Planning Committee

Date: **Wednesday 4 November 2015**

Time: **6.00 pm**

Place: **Council Chamber, Town Hall**

For any further information please contact:

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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

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	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 David Henwood	Cowley;
	Councillor Sian Taylor	Northfield Brook;
	Councillor Ruth Wilkinson	Headington;

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

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **CANTERBURY HOUSE, RIVERA HOUSE AND ADAMS HOUSE,
COWLEY ROAD: 15/02542/OUT**

13 - 42

Site Address: Canterbury House, Rivera House and Adams House and Vacant Plot on Street Frontage, Cowley Road, Oxford, OX4 2FQ.

Proposal: Change of use of Canterbury House, Adams House (Block B) and Rivera House (Block C) from Class B1 Business Use to 36 student study rooms with ancillary facilities. Outline application (seeking access, layout and scale) for 3 storey building (Block A) to provide 24 student study rooms with ancillary facilities.

Officer recommendation: to refuse the application for the following reasons:

1. The proposed development would result in the loss of employment land in the absence of robust justification to the detriment of the economic vitality of the city and the important balance between employment and housing as a means of achieving sustainable development. Consequently the proposals fail to accord with the requirements of policy CS28 of the Oxford Core Strategy 2026 as well as the National Planning Policy Framework.
2. The proposals would result in a height and scale of development that would, because of its scale and proximity to Canterbury House, cause harm to the streetscene and the character of the area and would cause substantial harm to the setting of the adjacent non-designated heritage asset of Canterbury House that is not outweighed by any public benefit contrary to the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policies CS18, CS19 and CS22 of the Oxford Core Strategy 2026 as well as policies HP9 of the Sites and Housing Plan 2011-2026
3. Having regard to the amount of student accommodation proposed together with existing student accommodation and on the adjacent site as well as the proximity of family dwellings, the proposed development would be likely to cumulatively give rise to a level of noise and disturbance that would cause significant harm to the amenity enjoyed by occupiers of nearby dwellings and have a significant impact on the mix and balance of the local community to the detriment of the character of the local area and successful community cohesion. Consequently in this respect the proposals are found to be contrary to the requirements of Policies CP1, CP10, CP19 and CP21 of the Oxford Local Plan 2001-2016 as well as Policy HP5 of the Sites and Housing Plan 2011-2026.
4. The proposals would represent an overdevelopment of the site, as indicated by the poor level of outdoor amenity space and highly constrained parking and servicing arrangements within the site. The likely result would be an inadequate quality of living accommodation for future

occupiers and overflow car parking in the surrounding roads, to the detriment of the safe and free flow of traffic and the amenities of existing neighbours of the site, contrary to policies CP1, CP6, CP8, CP9 and CP10 and TR3 of the Oxford Local Plan 2001-2016, policies CS18, and CS25 of the Oxford Core Strategy 2026 as well as policies HP5, HP9, HP15 and HP16 of the Sites and Housing Plan 2011-2026.

4 SITE OF FORMER FRIAR PUBLIC HOUSE, 2 OLD MARSTON ROAD: 15/02543/FUL

43 - 56

Site Address: Site of former Friar Public House, 2 Old Marston Road Oxford

Proposal: Erection of 3-storey building to provide student accommodation of 30 number ensuite rooms with kitchen/diner to each floor and communal hall; and provision of covered bin store, bicycle parking and communal garden; and erection of laundry building.

Officer recommendation: to support the development in principle but defer the application in order to draw up a legal agreement in the terms outlined below and delegate to officers the issuing of the notice of permission, subject to conditions, on its completion:

Conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials to be approved.
4. Landscaping Scheme.
5. Boundary Treatments.
6. Arboricultural Method Statement (AMS) 1.
7. Tree Protection Measures.
8. Renewable Energy Generation.
9. Laundry Room.
10. Cycle Parking.
11. Bin store.
12. Construction Traffic Management Plan.
13. Agreement - no cars.
14. Student use.
15. Variation of Local Traffic Order.
16. Drop off arrangements.
17. Day to day management.
18. Student travel packs.
19. Signage.
20. Lighting.
21. Surface water management.
22. Biodiversity enhancement measures.

Legal Agreement: an off-site affordable housing contribution in accordance with Policy HP6.

5 ASHLAR HOUSE ADJ 2 GLANVILLE ROAD: 15/00955/FUL

57 - 72

Site Address: Ashlar House, adjacent 2 Glanville Road, Oxford

Proposal: Demolition of existing builder's yard; erection of 3 x 3 bed dwellinghouse (Use Class C3) and 3 x4 bed dwellinghouse (Use Class C3); and provision of private amenity space, car parking, cycling and bins storage.

Officer recommendation: to grant planning permission for this development, subject to the conditions and a S106 Legal Agreement in the terms outlined below, and delegate to officers the completion of that legal agreement and the issuing of the notice of permission subject to conditions.

Conditions:

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Samples of materials.
4. Landscape plan required.
5. Landscape carry out after completion.
6. Boundary details - development commencement.
7. Sight lines.
8. Details of cycle parking, waste & recycling storage areas.
9. Suspected contamination - risk assess, Phase 2 and Phase 3 assessment required.
10. Bat & Bird Boxes integrated into building.
11. Surface drainage scheme.

Legal agreement: to secure affordable housing contributions for the delivery of off-site affordable housing provision.

6 LAND TO REAR OF 17 BETWEEN TOWNS ROAD: 15/02245/OUT

73 - 88

Site Address: Land to the rear of 17 Between Towns Road, Oxford.

Proposal: Outline application (seeking approval of access, appearance, layout and scale) for the erection of three storey building consisting of 6 x 2 bed flats (Use Class C3); provision of private amenity space, car parking, cycle and waste storage.

Officer recommendation: to support the development in principle but defer the application in order to draw up a legal agreement in the terms outlined below and delegate to officers the issuing of the notice of permission, subject to conditions, on its completion.

Conditions

1. Development begun within time limit.
2. Reserved Matters.
3. Develop in accordance with approved plans.
4. Materials to be approved.
5. Parking.
6. Specific car parking allocation.
7. Cycle parking.
8. Construction traffic management plan.
9. Drainage.
10. Fire sprinkler system.
11. Archaeology Watching Brief.
12. Landscaping.
13. Boundary treatments.
14. Outdoor lighting.
15. Refuse and recycling store.
16. Plant.
17. No gate.

Legal Agreement: an off-site affordable housing contribution in accordance with Policy HP4

7	<p>TEMPLARS RETAIL PARK UNITS 1F AND 1G: 15/02288/FUL</p> <p>Site Address: Units 1F and 1G Templars Retail Park, Between Towns Road, Oxford.</p> <p>Proposal: Change of use from vacant unit (Use Class A3) to gym (Use Class D2); external alterations to facilitate a single entrance.</p> <p>Officer recommendation: to approve the application subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Materials as specified. 4. Noise breakout. 5. Air conditioning, mechanical ventilation. 6. Restricted use. 	89 - 98
8	<p>82 NORMANDY CRESCENT: 15/02578/FUL</p> <p>Site Address: 82 Normandy Crescent, Oxford OX4 2TN.</p> <p>Proposal: Change of use from dwelling house (C3) to House in Multiple Occupation (Use Class C4).</p> <p>Officer recommendation: to approve planning permission with the following conditions:</p> <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Parking. 4. Retention of low wall. 5. SUDs. 6. Refuse, recycling and cycle storage. 7. Use of garage. 	99 - 108
9	<p>28 MEREWOOD AVENUE: 15/02761/FUL</p> <p>Site Address: 28 Merewood Avenue</p> <p>Proposal: Erection of a single storey side and rear extension.</p> <p>Officer recommendation: to approve the application subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Materials – matching. 	109 - 114
10	<p>PLANNING APPEALS</p> <p>Summary information on planning appeals received and determined during October may be circulated with the supplement to this agenda.</p> <p>The Committee is asked to note this information.</p>	

11 MINUTES

Minutes from the meeting of 7 October 2015

Recommendation: That the minutes of the meeting held on 7 October 2015 are approved as a true and accurate record.

12 FORTHCOMING APPLICATIONS

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

- Land East of Warren Crescent: 13/01555/CT3
- 8 Jersey Road: 15/00192/FUL
- 36, 38 and 40 London Road and 2 Latimer Road: 15/00858/FUL
- Jack Russell Public House, 21 Salford Road: 15/02282/OUT
- William Morris Close, Oxford OX4 2JX: 15/02402/OUT
- Oxford City Stadium, Marsh Lane: 15/02476/FUL
- 103 Collinwood Road, Headington: 15/02711/FUL
- 23 - 25 Spring Lane, Littlemore, OX4 6LE: 15/02752/FUL
- Hampton By Hilton Hotel, Grenoble Road, OX4 4XP (the Priory): 15/02836/VAR
- 27 Brasenose Driftway, OX4 2QY: 15/02778/FUL

Applications withdrawn, or re-delegated to officers under the call-in rules have been removed from the previous month's list.

13 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

2 December 2015
6 January 2016
3 February 2016
2 March 2016
6 April 2016

DECLARING INTERESTS

General duty

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

What is a disclosable pecuniary interest?

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

Declaring an interest

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

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

Members' Code of Conduct and public perception

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

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

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

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

The following minimum standards of practice will be followed.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful.
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;
 - (d) speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;
 - (e) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.
4. Preparation of Planning Policy documents – Public Meetings

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

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

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated by noon, two working days before the start of the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.
7. Exhibiting model and displays at the meeting

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

8. Recording meetings

Members of the public 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](#)

9. Meeting Etiquette

All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.

10. Members should not:

- (a) rely on considerations which are not material planning considerations in law;
- (b) question the personal integrity or professionalism of officers in public;
- (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; or
- (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.