

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 5 July 2017

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Committee members:

Councillor Taylor (Chair)
Councillor Chapman
Councillor Lloyd-Shogbesan
Councillor Tanner
Councillor Wolff

Councillor Henwood (Vice-Chair)
Councillor Clarkson
Councillor Malik
Councillor Wilkinson

Officers:

Adrian Arnold, Development Management Service Manager
Felicity Byrne, Principal Planner
Philip Devonald, Planning Legal Locum
Rachel Drinkwater, Committee Services Support Officer
Sian Saadeh, Development Management Team Leader
Jennifer Thompson, Committee and Members Services Officer

Also present:

Sophie Rendall, JLL, consultant for viability assessment.

Apologies:

No apologies were received

12. Declarations of interest

Councillor Henwood declared that the application at 3 David Nicholls Close (Minute number 18) related to his property and therefore as this affected his disclosable pecuniary interest, he would leave the meeting for that item.

13. 16/03006/FUL: Templars Square, Between Towns Road, Oxford

The Committee considered an application for planning permission for a mixed use phased development comprising residential (Use Class C3), hotel (Use Class C1), retail (Use Class A1/A3/A4) with associated car parking, demolition of car park, high level walkway and public house, public realm improvements, landscaping, highways and refurbishment of car parks and enhancement to shopping centre entrances. (amended information) (amended plans) at Templars Square, Between Towns Road

The Planning Officer recommended and the Committee agreed on 3 additional conditions:

- Phasing plan for development, develop site D and F car parks then on completion demolition old car park site A.
- Residential management plan to manage deliveries and parking
- Car park management regime to secure arrangement for the church and ArkT

Steven Sensecall spoke on behalf of OPT and Councillor Andrew Gant spoke on behalf of ArkT in his capacity as Trustee.

Jamie Whitefield representing the applicant spoke in support of the application, and then he, Nick Diment, Mike Lampard, Harry Flaxman and Martin Hughes (also representing the applicant) answered questions from the Committee.

In coming to their decision the Committee considered the planning officer's report including summaries of applicable policies and comments from statutory consultees and the public; the officer's presentation; the speakers' comments; and answers to questions asked of officers and the applicant and his team.

The Committee asked questions and noted in answer, including but not restricted to

- parking for ArkT and the Baptist Church – arrangements will be made to issue permanent permits to, or make a similar suitable concessionary arrangement for, church attendees and those at ArkT who required them;
- Councillor Gant on behalf of ArkT was happy with this solution;
- on fire safety in the blocks, a sprinkler system was already included in the plans, they had an evacuation procedure which was compliant with fire safety and the building exterior is made of brick with no cladding and they will continue to work with the Fire Service and Building Control.

The Committee discussed their concerns and the merits of the scheme, including but not restricted to:

- 23% of affordable house in the scheme was significantly below the 50% set out in policy but given the marginal viability and the overall benefits of the scheme was not of itself grounds to refuse an otherwise satisfactory scheme;
- Councillors were concerned that there was not enough cycle parking would be provided for visitors to the centre; asked if that could be increased; and noted that this would be raised with the County Council;
- there were concerns about the detailed layout of cycle lanes around the development, and councillors asked if these could be considered again by the County Council as the scheme progressed;
- Councillors agreed to add an informative to secure a degree of public consultation on the improvements to the John Allen public park;
- the Planning Officer proposed and the Committee agreed that ward councillors should be given an opportunity to comment on the construction management plans.

The Committee resolved to:

- a) approve the application 16/03006/FUL for the reasons given in the report and subject to the 48 required planning conditions set out in section 12 of this report and 3 extra conditions and 2 informatives (listed below for completeness); and
- b) grant planning permission subject to the satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and
- c) delegate authority to the Head of Planning and Regulatory Services to:
 1. finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning & Regulatory Services considers reasonably necessary;
 2. finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning & Regulatory Services considers reasonably necessary; and
 3. complete the section 106 legal agreement referred to above and issue the planning permission.

Summary form of conditions and informatives to be included on the decision notice:

Conditions

1. Time Limit for commencement.
2. Plans – in accordance with approved plans.
3. Materials – samples agree prior each phase of construction (Excluding demolition).
4. Archaeology – WSI.
5. Biodiversity – measures for wildlife.
6. Demolition Method Statement for Site A & Nelson PH – details to be submitted prior commencement.
7. Construction Environmental Management Plan.
8. Sustainability – in accordance with Energy Statement approved.
9. Sustainability – Further details of CHP.
10. Revised Drainage Strategy – including SUDs measures further details, prior construction excl. demolition.
11. SUDs Maintenance Plan – prior occupation.
12. Piling method statement – water infrastructure details.
13. Landscape plan.
14. Landscape – planting carry out after completion of each phase or substantial completion of whole development.
15. Landscape Management Plan.

16. Revised Arboricultural Method Statement AMS.
17. Trees Hard Surfaces – tree roots.
18. Trees Underground Services - tree roots.
19. Trees Pits.
20. Details of boundary treatment / entrance gates prior to occupation/ installation, Site A.
21. Travel Plan – prior to occupation.
22. Road Construction, Surface and Layout.
23. Residential Cycle Parking Provision.
24. Hotel Cycle Parking Provision.
25. Car Parking Signage/Guidance System.
26. Swept Path Drawings.
27. Plan of Disabled Car Parking for Site D & Hotel.
28. Construction Traffic Management Plan – details prior to commencement.
29. Public Realm and highway works (full details, materials, Implementation).
30. Contamination – Watching brief as approved.
31. Contamination – Remediation Strategy prior occupation.
32. Contamination – Validation Report prior occupation.
33. Architectural Recording of buildings to be demolished.
34. Commercial Units – restrict use A1/A3/A4.
35. Details of shop fronts.
36. Waste refuse & bin storage – further details prior to substantial completion.
37. Community Employment Plan.
38. Ventilation - carpark, Site A.
39. Electric Vehicles charging points (residential).
40. Electric Vehicles (Commercial).
41. Construction Environmental Management Plan.
42. Noise – residential (internal).
43. Noise – mechanical extraction/ plant.
44. A3/ A4 use extraction/ plant – further details required - prior to proposal being brought into use.
45. Details of wayfinding and street furniture (inc totem).
46. Details of CCTV.
47. Details of External Lighting.
48. Public Art Strategy.
49. Phasing plan for development, develop site D and F car parks then on completion demolition old car park site A.
50. Residential management plan to manage deliveries and parking
51. Car park management regime to secure arrangement for the church and ArkT

Informatives

1. There should be an appropriate public consultation on the improvements to the John Allen public park
2. Ward councillors and the public should be given the opportunity to comment on the construction management plan (conditions 7 and 28) details prior to their agreement.

14. 17/00923/FUL: Royal Mail, 7000 Alec Issigonis Way, Oxford, OX4 2JZ

The Committee considered an application for external alterations of the former Royal Mail Sorting Office building including alterations to the existing building facade and changes to the layout and levels of the existing service yard and car park Royal Mail 7000 Alec Issigonis Way Oxford.

The Planning Officer recommend and the committee agreed and additional condition. The acoustic fence could be no higher than 5 metres.

Sophie Hubbard the agent for the applicant spoke in support of the application.

The Committee resolved to

- a) approve the application 17/00923/FUL for the reasons given in the report and subject to the 13 required planning conditions and 5 informatives set out in section 10 of the officer's report and 1 additional condition that the acoustic fence could be no higher than 5 metres;
- b) grant planning permission;
- c) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.
- d)

15. 17/01101/CEU: 99 Gipsy Lane

The Committee considered an application to certify that the existing use as a House in Multiple Occupation (Use Class C4) is a lawful development at 99 Gipsy Lane, Oxford, OX3 7PU

The Committee noted that the different areas and the different areas involved in HMO regulations need to continue to work closer together to manage irregularities.

The Committee resolved to approve the application 17/01101/CEU for the reasons given in the report and to grant a certificate of lawfulness for the development.

16. 17/01102/CEU: 7 Old Road, OX3 7JY

The Committee considered an application to certify that the existing use as a House in Multiple Occupation (Use Class C4) is a lawful development at 7 Old Road, Oxford, OX3 7JY.

The Committee is resolved to approve the application 17/01102/CEU for the reasons given in the report and to grant a certificate of lawfulness for the existing use of a house in multiple occupation (Use Class C4).

17. 17/01115/CT3 Btw 21 and 45 Van Diemens Lane

The Committee considered an application for the provision of 16 parking spaces at Land between 21 And 45 Van Diemens Lane, Oxford.

The Committee resolved to:

- (a) Approve the application 17/01115/CT3 for the reasons given in the report and subject to the 6 required planning conditions set out in section 12 of this report.
- (b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

18. 17/00586/FUL: 3 David Nicholls Close,Oxford, OX4 4QX

Councillor Henwood having declared that this related to his disclosable pecuniary interest left the room and took no part in the debate or decision on this item.

The Committee considered an application for planning permission for enlargement of an existing window including formation of Juliette balcony; insertion of a side door; relocation of cycle and bin storage; erection of single storey front extension to existing annexe (part retrospective) at 3 David Nicholls Close Oxford OX4 4QX.

The Committee resolved to:

- (a) approve the application 17/00587/FUL for the reasons given in the report and subject to the 6 required planning conditions and 1 informative set out in section 12 of this report and grant planning permission;
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

19. Minutes

Councillor Henwood returned to the room at the start of this item.

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

20. Forthcoming applications

Committee noted the list of forthcoming items.

21. Dates of future meetings

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 9.00 pm

Chair

Date: Wednesday 2 August 2017