Committee members:

Councillor Taylor (Chair)  Councillor Henwood (Vice-Chair)
Councillor Chapman     Councillor Clarkson
Councillor Lloyd-Shogbesan  Councillor Malik
Councillor Tanner        Councillor Wilkinson
Councillor Wolff

Officers:

Adrian Arnold, Development Management Service Manager
Sian Saadeh, Development Management Team Leader
Adrian Henderson, Legal adviser
Catherine Phythian, Committee Services Officer

Apologies:

No apologies were received

28. Declarations of interest

17/01463/FUL: 474 Cowley Road – Councillor Clarkson stated that her relatives had been the previous owners of the development site and on advice from the Monitoring Officer she would not participate in the determination of that application and would leave the room.

17/01463/FUL: 474 Cowley Road – Councillor Malik said that he had met with the agent to discuss the outline planning permission. He confirmed that he had no-predetermined view and would participate in the determination of the application.

29. 32 Jack Straw’s Lane (No.1) Tree Preservation Order 2017

The Chair stated that this item had been withdrawn from the agenda and would be determined under delegated powers as the objection to the Tree Preservation Order had been withdrawn.
The Committee noted that the Tree Preservation Order would be confirmed under delegated powers.

Councillor Clarkson left the room at the end of this item.

30. 17/01463/FUL: 474 Cowley Road, Oxford, OX4 2DP

Chair took this item next.

The Committee considered an application (17/01463/FUL) for planning permission for the construction of a 64 bed Care Home (Class C2) together with the ancillary accommodation; lounge and dining facilities; car parking facilities and landscaping, demolition of existing structures.

The Planning Officer presented the report and highlighted the main changes from the earlier outline planning permission:

- The provision of undercroft covered parking
- The more contemporary design of the elevation and fenestration
- The increased width of the rear of the building

In response to questions from the Committee about the details of the application the Planning Officer gave the following responses:

- The site would remain a Key Employment Site as it would retain and expand its employment base.
- The site met the physical access standards for highways
- The future operator of the care home had a duty to safeguard its residents and staff with regard to access
- Provision of a banksman was a requirement of Condition 15: Construction Traffic Management Plan
- Details of the working hours for construction and demolition would be required; these would normally be set for 8am – 7pm; reasonable work could be undertaken outside those hours and if this was found to create a nuisance for the neighbourhood it would be addressed under environmental legislation.

The wider Committee discussion centred on concerns about general road safety issues on the busy Cowley Road and the Committee stressed the need for a clear and robust traffic management plan. On this basis the Committee requested that the Planning Officer make the following amendments to Condition 15:

- Replace all instances of “should” with “will”
- Details of working hours would be required and take into account the concerns raised about work (particularly demolition work) causing a nuisance

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote the Committee agreed with the officer recommendation.
Recommendation:

The East Area Planning Committee resolved to:

a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 11 of this report and as amended by the Committee

b) grant planning permission; and

c) 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.

Councillor Clarkson returned at the end of this item.

31. 17/00984/FUL: clinic surgery for Marston Medical Centre on the John Radcliffe site

The Committee considered an application (17/00984/FUL) for planning permission for a single storey extension to the Centre for Occupational Health and Well-being to provide a clinic surgery for Marston Medical Centre on the John Radcliffe site.

The Planning Officer presented the report and advised the Committee that the clinic surgery was now open to patients.

The Committee asked questions of the officers about the details of the application, in particular about the details of the traffic management plan (Condition 3). The Planning Officer explained that the traffic management plan would focus on the specific traffic flows at the site (which would be based on actual data) and that it would require an annual reduction. However, although it would be cognisant of the wider traffic context it would not address specific concerns relating to construction traffic or safety considerations beyond the application site.

The wider Committee discussion included the following points:

- This was a permanent planning application although it was noted that the health practice would probably continue to look for a suitable location for a single site
- Concerns about road safety, volume of traffic and parking pressures across the wider area adjacent to the site
- Recognition of the demand for GP services in the area

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote a majority of the Committee agreed with the officer recommendation.
East Area Planning Committee resolved to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of this report and grant planning permission; and

(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.

32. 17/00963/FUL: Land Adjacent to 2, Rymers Lane, Oxford, OX4 3LA

The Committee considered an application (17/00963/FUL) for planning permission for a purpose built student accommodation facility of 39 study bedrooms with ancillary facilities for use during academic term time and vacation periods.

The Planning Officer presented the report and reminded the Committee that they had granted outline planning permission for an identical scheme in May 2017.

The Committee asked questions of the officers about the objections raised by Oxfordshire County Council Highways. The officers referred the Committee to paragraphs 10.30 – 10.32 of the report. They explained that the ‘car-free’ nature of student accommodation and the method for controlling this through tenancy agreements is a long-standing development plan policy for student accommodation, which has been accepted by Inspectors, and implemented across the city. The County Council has provided no evidence to corroborate their assertions as to the enforcement of these tenancy agreements. As such officers consider that it would be unreasonable to seek additional controls beyond those set out within the adopted development plan policies for student accommodation.

Although the County Council have made a request for a financial contribution towards the implementation of a CPZ, this cannot be secured as part of this planning permission because the mechanism for raising such funds is through the Community Infrastructure Levy (CIL). It would be a matter for the applicant to take up directly with the Highways Authority as to whether they are prepared to provide a financial contribution through a S278 agreement outside of the CIL regime but planning permission could not be withheld on that basis.

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote the Committee agreed with the officer recommendation.

Recommendation:
The East Area Planning Committee resolved to:
(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:

1. 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

(b) Agree to delegate authority to the Head of Planning, Sustainable Development 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, Sustainable Development and 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, Sustainable Development and Regulatory Services considers reasonably necessary; and
3. Complete the section 106 legal agreement referred to above and issue the planning permission.

33. 17/01516/CT3: Land To The Rear Of 2 To 24 High Cross Way, Oxford

The Committee considered an application (17/01516/CT3) for planning permission to demolish and rebuild existing outbuilding and the erection of a refuse store with planting areas and a new grassed garden area with seating and the erection of fencing and a garden wall to the boundary of the site.

The Planning Officer presented the report.

In reaching its decision, the Committee considered all the information put before it. The Committee commended the scheme for its landscaping and the improvement to community amenity and safety.

On being put to the vote the Committee agreed with the officer recommendation.

Recommendation:

The East Area Planning Committee resolved to:

a. Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of this report and grant planning permission; and
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.

34. 17/01275/CT3: Rose Hill Pavilion, Rose Hill Sports Ground

The Committee considered an application (17/01275/CT3) for planning permission to raise the height of the existing MUGA fencing by 4m at the Rose Hill Pavilion, Rose Hill Sports Ground.

The Planning Officer presented the report.

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote the Committee agreed with the officer recommendation.

Recommendation:

The East Area Planning Committee resolved to:

a. approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of the officer's report; and

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.

35. Minutes

The Committee resolved to approve the minutes of the meeting held on 2 August 2017 as a true and accurate record.

36. Forthcoming applications

The Committee noted the list of forthcoming items.

37. Dates of future meetings

The Committee noted the dates of future meetings.
The meeting started at 6.00 pm and ended at 7.15 pm

Chair ................................. Date: Wednesday 4 October 2017