

Agenda

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East Area Planning Committee

Date: **Wednesday 17 January 2018**

Time: **6.00 pm**

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

For any further information please contact the Committee Services Officer:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@oxford.gov.uk

If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer before the start of the meeting.

East Area Planning Committee

Membership

Chair	Councillor Sian Taylor	Northfield Brook;
Vice-Chair	Councillor David Henwood	Cowley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Sajjad Malik	Cowley Marsh;
	Councillor John Tanner	Littlemore;
	Councillor Ruth Wilkinson	Headington;
	Councillor Dick Wolff	St. Mary's;

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

Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

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- viewed using the computers in the Customer Services, St Aldate's, or
- subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

1 Apologies for absence and substitutions

2 Declarations of interest

3 17/02889/CT3: Site of 21-55 Birchfield Close, Oxford

9 - 16

Site Address: Site of 21-55 Birchfield Close, Oxford

Proposal: Demolition of existing outbuildings and relocation to the north of the site. Erection of new refuse store area and formation of new planting, seating and drying areas. Erection of new fencing and hedge planting around the site.

Recommendation

The Committee is recommended 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.

(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.

4 17/02960/CT3: Rose Hill Community Centre, Carole's Way, OX4 4HF

17 - 22

Site Address: Rose Hill Community Centre, Carole's Way, Oxford, OX4 4HF

Proposal: Installation of air conditioning unit to roof.

Recommendation:

The Committee is recommended 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.

(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.

5 Minutes

23 - 42

Minutes from the meetings of 4 October 2017 (delayed to allow correction of the printed pack) and 6 December 2017

Recommendation: That the minutes of the meeting held on 4 October 2017 and 6 December 2017 are approved as a true and accurate record.

6 Forthcoming applications

Items currently expected to be for consideration by the committee at future meetings are listed for information. This is not a definitive list and applications may be added or removed at any point. These are not for discussion at this meeting.

17/01338/OUT: 23 And Land To The Rear Of 25 Spring Lane, Littlemore, OX4 6LE	Called in
16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application
17/00991/OUT: Former Workshop At Lanham Way	Major application
17/01480/FUL: 4 Lime Walk Oxford OX3 7AE	Called in
17/01519/FUL: 55 Collinwood Road Oxford OX3 8HN	Called in
17/02068/VAR: 70 Glebelands, Oxford, OX3 7EN	Non-delegated application
17/02140/FUL: British Telecom, James Wolfe Road, Oxford, OX4 2PY	Major development
17/02386/FUL: Stoke House, 7 Stoke Place, Oxford, OX3 9BX	
17/02387/FUL - Ruskin Hall, Dunstan Road OX3 9BZ	Non-delegated application
17/02657/VAR: Royal Mail, 7000 Alec Issigonis Way, Oxford, OX4 2JZ	
17/02717/FUL: 2A Ramsay Road, Oxford, OX3 8AX	Called in
17/02813/FUL: 2 Rymers Lane, Oxford, OX4 3LA	Major application

17/02923/FUL: Headington School,
Headington Road, Oxford, OX3 7TD

17/02930/CT3: Briar Way, Oxford

17/03064/CT3: Land On The East
Side Of Field Avenue, Oxford

17/03426/CT3: Bullingdon Community
Centre, Peat Moors, Oxford, OX3 7HG

Major development:
conservation area

Council application

Council application:
conservation area

Council application

7 Dates of future meetings

The dates of future meetings are:

7 February 2018

7 March 2018

4 April 2018

23 May 2018

Councillors 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

At the meeting

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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.

Preparation of Planning Policy documents – Public Meetings

4. 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.

Public requests to speak

5. Members of the public wishing to speak must notify the Democratic Services Officer by noon on the working day before the meeting, 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 in person, via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda).

Written statements from the public

6. Any written statements that members of the public and Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give 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. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

7. 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 by noon, two working days before the start of the meeting so that members can be notified.

Recording meetings

8. 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 place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
9. 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.

Meeting Etiquette

10. 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.
11. 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.

Code updated to reflect Constitution changes agreed at Council in April 2017.

EAST AREA PLANNING COMMITTEE

17th January 2018

Application Number: 17/02889/CT3

Decision Due by: 29th December 2017

Extension of Time: Requested but not agreed

Proposal: Demolition of existing outbuildings and relocation to the north of the site. Erection of new refuse store area and formation of new planting, seating and drying areas. Erection of new fencing and hedge planting around the site.

Site Address: Site Of 21-55, Birchfield Close, Oxford, Oxfordshire

Ward: Northfield Brook Ward

Case Officer Hayley Jeffery

Agent: N/A **Applicant:** Oxford City Council

Reason at Committee: The applicant is Oxford City Council.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended 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.

(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. EXECUTIVE SUMMARY

2.1. This report considers the demolition of the existing outbuildings and the erection of a new refuse store area and formation of new planting, seating and drying areas as well as the erection of new fencing and hedge planting around the site.

2.2. The key matters for assessment set out in this report include the following:

- Principle of development;
- Design and Impact upon the character of the area;

6. PROPOSAL

6.1. The application proposes to demolish the existing single storey outbuildings/enclosed areas and enclose the area with railings to provide a private amenity space for the flats and new secure bin and cycle storage sheds to either end. The overall area to be enclosed would measure 33.5m in width x 13.4m in depth. The railings would be 1.8m high. The bin stores proposed would measure 3.6m in height and the storage sheds 4.55m in height which would in part utilise the existing sheds connected to the covered walkways. New metal gates would be introduced across the existing pathway immediately to the north of the flats to provide access for residents only.

7. RELEVANT PLANNING HISTORY

7.1. There is no relevant planning history for the application site.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	7	CP1, CP8 and CP9	CS18	HP9	
Housing	6			HP13	
Natural Environment	9, 11, 13		CS11		
Social and community	8		CS10	HP14	
Environmental	10		CS11		
Misc	5	CP.13, CP.24, CP.25		MP1	

Transport	4		CS13	HP15	Parking Standards SPD
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9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 16th November 2017 and an advertisement was published in The Oxford Times newspaper on 9th November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 9.2. No comments have been received

Oxfordshire County Council (Education and Property)

- 9.3. No comments have been received

Thames Water Utilities Limited

- 9.4. No comments have been received

Public representations

- 9.5. One local person commented on this application from 29 Pegasus Road.

In summary, the main points of objection were:

- Concerned over where building materials will be stored as there is very limited parking near the western end of building and would be unacceptable if this was taken over by builders with specific reference to maintaining access for the disabled driver at no. 29.

Officer Response

- 9.6. Construction traffic is not a material planning consideration for a scheme of this size. However the concerns are understood and have been passed onto Property Services. In the Officer's opinion it is unlikely that the area to the west would be used by construction vehicles given the limited space and relationship with existing car parking spaces. There is greater space to the east at the end of Birchfield Close which could accommodate construction vehicles if required.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- Principle of development;
- Design and Impact on Character of Surrounding Area;

- iii. Neighbouring amenity
- iv. Transport – Impact upon Pedestrians and Cycle Parking
- v. Flooding

i. Principle of Development

10.2. The proposals would enclose an area of land to the north of the flats which in part contains ancillary structures in the form of bin and bike stores and in part, open grassland. While the enclosure of the grassland would have some visual and amenity impact, this would be limited and the scheme taken as a whole accords with good urban design principles. The scheme would provide a clear demarcation of private and public space, allows for secure access to front doors and amenity and defensible space to be provided. At present the front doors to the flats are accessible from the public footpath as well as the bin and bike store areas and thus the private/public boundaries are blurred. The enclosure proposed ensures that the front doors and amenity spaces are accessible to residents only which is sound from a crime prevention and urban design perspective. Furthermore this follows other similar schemes nearby and in Blackbird Leys generally which appear to have worked well and achieved the desired outcomes described above. It is therefore considered that the proposals accord with policies CP1 and CP10 of the Oxford Local Plan and HP9 and HP13 of the Sites and Housing Plan.

ii. Design and Impact on Character of Surrounding Area

10.3. The NPPF requires that local authorities seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It suggests that opportunities should be taken through the design of new development to improve the character and quality of an area and the way it functions. Policies CP1, CP6 and CP8 of the Oxford Local Plan, together with Policy CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan in combination require that development proposals incorporate high standards of design and respect local character.

10.4. As mentioned above, the enclosure of the grassed areas will have some visual and amenity impact but this would be limited given that these areas are punctuated by the existing ancillary structures. The means of enclosure in the form of 1.8m railings and laurel hedge would also be sympathetic and would maintain a sense of openness as well as greenery. The new ancillary structures proposed would be in-keeping with the existing in terms of height, materials, scale etc. Overall it is considered that the proposals would result in form of development that would be respectful of and not detract from the character and appearance of the locality in accordance with policies CP1, CP6 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan.

iii. Impact on Neighbouring Amenity

10.5. Policy HP14 of the Sites and Housing Plan states that planning permission will only be granted for residential development which provides reasonable privacy

and daylight to existing and new homes with reference also to overlooking, orientation of windows, overbearing, overshadowing and 45 degree rules.

- 10.6. Given the height of the enclosure and distance/relationship with surrounding properties, there would be no adverse impacts in terms of loss of privacy/overlooking or the proposals being overbearing. Indeed the proposals may actually provide improvement in amenity terms in that these areas can be used by the general public but as proposed would be safe and secure which would benefit the residents of Birchfield House but neighbouring residents also. The proposals therefore accord with policy HP14 of the Sites and Housing Plan.
- 10.7. It is also considered that the proposals would have the benefit of providing a large, enclosed outdoor amenity space for existing residents which are presently only served by balconies to the southern side of the building. The proposals would thus accord with policy HP13 of the Sites and Housing Plan.

iv. Transport

Impact upon pedestrians

- 10.8. The proposals would block and cut off the footpath immediately to the northern side of the building. This would be subject to a separate stopping up order under section 257 of the Town and Country Planning Act. However it is considered that as part of this application, the proposals would have minimal impact upon pedestrians and pedestrian routes. This is because there is another footpath that already exists to the north of the area to be enclosed that provides an adequate alternative to the footpath that would be stopped up. This then leads onto numerous other footpaths leading away in different directions from the site and therefore the difference in distance would be negligible. It is therefore considered in terms of the application proposals that there would be limited impact upon pedestrians and pedestrian routes in accordance with policy CS13 of the Core Strategy.

Cycle Parking

- 10.9. The proposals while removing some of the existing cycle parking in the form of storage sheds would maintain the overall provision by re-providing new storage sheds. The proposals would thus comply with policy HP15 of the Sites and Housing Plan.

v. Flooding

- 10.10. The proposals would improve on the existing situation by reducing the amount of built form overall and providing increased permeable areas by way of grass or SUDs paving, in accordance with policy CS11 of the Core Strategy.

11. CONCLUSION

- 11.1. It is concluded that the principle of the proposals is acceptable and accords with good urban design principles. Furthermore it is concluded that the proposals

would not detract from the character and appearance of the area, neighbouring amenity, pedestrian routes, cycle parking or flood risk. The proposals are therefore considered to comply with the NPPF and policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan, CS10, CS11, CS13 and CS18 of the Core Strategy and HP9, HP13, HP14 and HP15 of the Sites and Housing Plan.

11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the following conditions.

12. CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans.

Reason: To avoid doubt as no objection is raised only in respect of the deemed consent application as submitted and to ensure an acceptable development as indicated on the submitted drawings.

3. The materials to be used in the new development shall be as specified on the approved drawings. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

13. APPENDICES

None

14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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EAST AREA PLANNING COMMITTEE

17th January 2018

Application Number: 17/02960/CT3

Decision Due by: 2nd January 2018

Extension of Time: 26th January 2018

Proposal: Installation of air conditioning unit to roof.

Site Address: Rose Hill Community Centre, Carole's Way, Oxford, Oxfordshire

Ward: Rose Hill And Iffley Ward

Case Officer: Alice Watkins

Agent: N/A **Applicant:** Mr Andy Dier

Reason at Committee: The application is submitted by Oxford City Council

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended 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.

(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. EXECUTIVE SUMMARY

2.1. This report considers the installation of 1no. rooftop air conditioning unit.

2.2. The key matters for assessment set out in this report include the following:

- Design;
- Residential Amenity

2.3. The development is considered acceptable in design terms and will not have a detrimental impact on the residential amenity of neighbouring properties. The development is considered to comply with Policies CP1, CP6, CP8, CP10, CP19

and CP21 of the Oxford Local Plan and CS18 of the Core Strategy. The development is also considered to comply with the NPPF.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

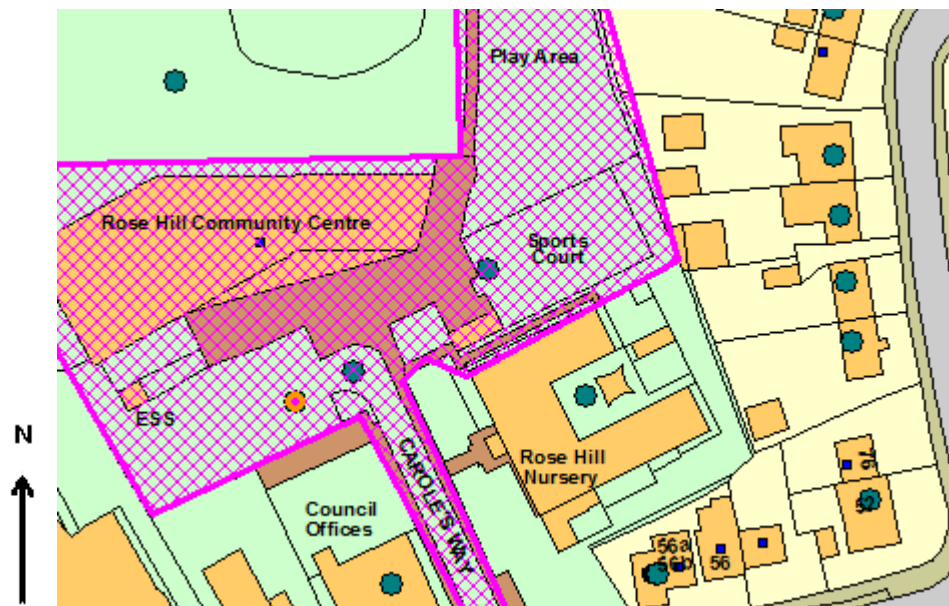
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. Rose Hill Community Centre is located at the end of Carole's Way which is accessed from Ashhurst Way. The Community Centre is a two storey building which features a flat roof. The building is constructed from brick and benefits from a glazed entrance to the front elevation. There are a number of residential properties which lie to the east side of the site and Rose Hill Nursery is located to the south of the site. A sports court and play area is located within the site, to the east side of the building.

5.2. A site location plan is set out below:



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Ordnance Survey 100019348

6. PROPOSAL

6.1. The application proposes to install 1no. rooftop air conditioning unit. The unit measures 1.7 x 0.6m and is located towards the north-east side of the building.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

13/01940/CT3 - Demolition of existing sports pavilion. Erection of 2 storey community centre involving replacement sports pavilion, car and cycle parking, entrance square, multi-use games area and children's play area. PER 24th October 2013.

16/00394/CT3 - Variation of condition 6 (Hours of operation) of planning permission 13/01940/CT3 to allow for the extension of opening hours.. PER 20th May 2016.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	7	CP1 CP6 CP8 CP10	CS18		
Environmental	10	CP19 CP21			
Misc	5			MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 20th November 2017 and an advertisement was published in The Oxford Times newspaper on 16th November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

9.2. No comments

Public representations

9.3. No public representations were received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Design;
- ii. Neighbouring amenity

i. Design and Impact on Character of Surrounding Area

10.2. The proposed air conditioning unit would be located on the roof of Rose Hill Community Centre. The unit would not be visible from the public domain or from ground level. The development would therefore be acceptable in design terms and would not have a detrimental impact on the character and appearance of the area.

The development is considered to comply with Policies CP1, CP6, CP8 and CP10 of the Local Plan, CS18 of the Core Strategy and the NPPF.

ii. Impact on Neighbouring Amenity

10.3. The proposed development would not have a detrimental impact in terms of noise. The submitted noise report identifies that the air conditioning unit would not result in unacceptable levels of noise. Due to the distance from residential properties, the development will not have a detrimental impact in terms of nuisance or unacceptable noise levels.

The development is considered to comply with Policies CP19 and CP21 of the Local Plan and the NPPF.

11. CONCLUSION

11.1. The development is considered acceptable in design terms and is not considered to have a detrimental impact on the neighbouring properties. The development complies with Policies CP1, CP6, CP8, CP10, CP19 and CP21 of Local Plan, CS18 of the Core Strategy and the NPPF.

11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed.

12. CONDITIONS

- 1 The materials to be used in the external elevations of the new development shall match those of the existing building.

Reason: To ensure that the new development is in keeping with existing building(s) in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

13. APPENDICES

None

14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to grant planning permission. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 4 October 2017

www.oxford.gov.uk



Committee members:

Councillor Taylor (Chair)

Councillor Henwood (Vice-Chair)

Councillor Clarkson

Councillor Lloyd-Shogbesan

Councillor Tanner

Councillor Wilkinson

Councillor Wolff

Councillor Pegg (for Councillor Malik)

Officers:

Adrian Arnold, Development Management Service Manager

Robert Fowler, Planning Team Leader

Jennifer Thompson, Committee and Members Services Officer

Rachel Drinkwater, Committee Services Support Officer

Laura James, Planning Lawyer

Apologies:

Councillors Chapman, Malik and Lygo sent apologies.

38. Declarations of interest

There were no declarations of interest.

39. 17 01521 OUT - William Morris Close

The Chair stated that this item had been withdrawn from the agenda.

40. 17/01212/FUL: Nuffield Orthopaedic Centre, Windmill Road, Oxford, OX3 7HE

The Committee considered an application (17/01212/FUL) Nuffield Orthopaedic Centre, Windmill Road for retention of single storey building with ramped access to the east elevation and incorporating internal access to the main building.

The Planning Officer presented a report and highlighted some minor updates:

- On page 39 should be an extra column to planning policies to show Headington Neighbourhood policies, they have been taken into account and will make no change to decision.
- On page 41 an informative to be updated to reflect whether or not this development attracts CIL payment or not.

Mark Utting, agent for the applicant, did not speak but came to the table to answer questions.

The Committee asked questions of the officer about the details of the application, in particular about parking and disabled parking spaces. The Planning Officer said that the hospital tried to promote alternative modes of transport to site and parking was at a premium.

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 recommendations.

The Committee resolved to:

- (a) Approve the application for the reasons given in the report and subject to the one required planning condition and one informative set out in section 12 of this report, and one further informative and grant planning permission.
- (b) 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. Add CIL informative to confirm that CIL is or is not applicable.

41. 17/01793/VAR: Plowman Tower

The Committee agreed to take this item next to accommodate a public speaker.

The Committee considered an application 17/01793/VAR: Plowman Tower, Westlands Drive, removal of condition 4 (Landscape plan) and Variation of condition 2 (Develop in accordance with approved plans) of planning permission 14/02642/CT3 to allow a change to parking and retention of stores.

The Planning Officer presented a report and highlighted some minor updates:

- Update paragraph 2.1(change number of car parking spaces from 36 to 33) - should read 34 to 29: similarly in 10.2
- Two new trees to be planted on Westlands Drive to replace ones being taken out
- Details of the application to show the six spaces for disabled parking

With regard to the conditions relating to this application the Planning Officer tabled a revised list of conditions for the Committee to consider. He made the following points:

- Conditions 3 and 4 (dealing with landscaping) in the report in the original report have been removed and the relevant new condition is at number 11
- Any further changes to the detailed wording for the conditions to be delegated to the Head of Planning and finalised before issuing
- Conditions reworded to reflect the fact that the development has already commenced.

With agreement from the Chair Dr Stefan Piechnik was allowed to speak against the application. He was concerned about the number of revisions to the application and the amount of time residents had had to consider the revisions. He was concerned whether it was lawful and done by the right procedures. He also wanted to know if there was provision for motor bike parking and why there was no disabled parking or loading/ delivery access right at the entrance to the building.

The wider committee discussion included the following points:

- How will parking be managed so that commuters do not park there;
- What was the distance from the disabled parking spaces to the main entrance of the building;
- Were all the variations done by the correct procedures and statutory framework so as no challenges can be made;

In response the Planning Officer said:

- City Council's Estates Department will use a soft management option first on the car parking arrangements if this doesn't work more specific signs will be used.
- It was agreed that an email be sent by an officer to consult ward councillors about the parking management proposals so they could inform residents.

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 and to add an informative about consulting ward councillors about parking and include new set of conditions.

The Committee resolved to:

- (a) Approve the application for the reasons given in the report and subject to the required 11 planning conditions (as amended and presented at the meeting and detailed below) and an informative about consulting ward councillors about parking
- (b) and grant planning permission;
- (c) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to: Finalise the recommended conditions as set out below including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

Conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years from the date of permission 14/01642/CT3.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. Develop in accordance with approved plans

The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3. Hard surface design : Tree roots

Within six months of the date of this decision details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

4. Materials as specified

The materials to be used in the new development shall be as specified in the application. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

5. Car parking management plan

Prior to the first use of the car parking areas a management plan shall have been submitted to and approved in writing by the local planning authority to control the use of the car parking spaces and restricting their use to residents and visitors of residents.

Reason: To ensure that the parking spaces provide parking for tower block residents and not for other local residents to avoid residents parking being displaced onto the public highway to the detriment of highway safety and convenience in accordance with policies CP1, CP10 and TR3 of the Oxford Local Plan

6. Landscape underground services - tree roots

Within six months of the date of this decision details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction- Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1,CP11 and NE15.

7. Tree Protection Plan (TPP) 1

Detailed measures for the protection of trees to be retained during the development shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) within six months of the date of this decision. Such measures shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

8. Arboricultural Method Statement (AMS) 1

A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) within six months of the date of this decision. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1,CP11 and NE16 of the Adopted Local Plan 2001-2016.

9. Suspected contamination - Risk assess

It is suspected that this site and/or nearby land and water may be contaminated as a result of former industrial or other use. Within six months of the date of this

decision a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice.

Each phase shall be submitted in writing and approved by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to the satisfaction of Local Planning Authority.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.

10. Boundary details

A plan showing the means of enclosure for the new development including details of the treatment of all the boundaries of the site shall be submitted to, and approved in writing by, the Local Planning Authority within six months of the date of this decision. The approved treatment of all of the site boundaries shall be completed prior to first occupation of the approved development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the privacy of adjoining occupiers in accordance with policies CP1, CP8, CP9 and CP10 of the Adopted Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026

11. Landscaping carry out after completion

The landscaping proposals as shown on sheet L(9-)103 P6 shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

42. 17/01792/VAR: Flat 1, Evenlode Tower, Blackbird Leys Road, Oxford, OX4 6JA

The Committee considered an application 17/01792/VAR: Flat 1, Evenlode Tower, Blackbird Leys for Removal of condition 4 (Landscape plan) and Variation of condition 2 (Develop in accordance with approved plans) of planning permission 14/02640/CT3 to allow alterations to parking layout and landscaping.

The Planning Officer presented the report and highlighted some minor updates:

- With regard to the conditions relating to this application the Planning Officer tabled a revised list of conditions for the Committee to consider
- Changes to 2014 application
- Feature tree to be retained
- Modifications to access,
- Additional car parking and disabled spaces

The Committee asked questions

- The condition relating to the boundary treatments, low level barriers to stop people parking on the grass from Pegasus Road

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

On being put to the vote the Committee agreed unanimously 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 (as amended and presented at the meeting and detailed below).
- (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;

Conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years from the date of permission 14/02640/CT3.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. Develop in accordance with approved plans

The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3. Bat and bird boxes integrated into build

Within six months of the date of this decision details of biodiversity enhancement of integrated bat / bird boxes to be incorporated into the building shall be submitted to, and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved integrated bat / bird box scheme, which shall have been installed prior to the first occupation of the development and retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of improving biodiversity in accordance with Policy CS12 of the Oxford Core Strategy 2016 and Saved policy NE23 of the Oxford Local Plan 2001-2026

4. Landscape carry out after completion

The landscaping proposals as shown on sheet L(9-)100 P7 shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

5. Hard surface design : Tree roots

Within six months of the date of this decision details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

6. Materials as specified

The materials to be used in the new development shall be as specified in the application. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

7. Car parking management plan

Prior to the first use of the car parking areas a management plan shall have been submitted to and approved in writing by the local planning authority to control the use of the car parking spaces and restricting their use to residents and visitors of residents.

Reason: To ensure that the parking spaces provide parking for tower block residents and not for other local residents to avoid residents parking being displaced onto the public highway to the detriment of highway safety and convenience in accordance with policies CP1, CP10 and TR3 of the Oxford Local Plan.

8. Landscape underground services - tree roots

Within six months of the date of this decision details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction- Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1, CP11 and NE15.

9. Tree Protection Plan (TPP) 1

Detailed measures for the protection of trees to be retained during the development shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) within six months of the date of this decision. Such measures shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

10. Arboricultural Method Statement (AMS) 1

A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) within six months of the date of this decision. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with

policies CP1,CP11 and NE16 of the Adopted Local Plan 2001-2016.

11. Suspected contamination - Risk assess

It is suspected that this site and/or nearby land and water may be contaminated as a result of former industrial or other use. Within six months of the date of this decision a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice.

Each phase shall be submitted in writing and approved by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to the satisfaction of Local Planning Authority.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.

12. Boundary details

A plan showing the means of enclosure for the new development including details of the treatment of all the boundaries of the site shall be submitted to, and approved in writing by, the Local Planning Authority within six months of the date of this decision. The approved treatment of all of the site boundaries shall be completed prior to first occupation of the approved development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the privacy of adjoining occupiers in accordance with policies CP1, CP8, CP9 and CP10 of the Adopted Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.

43. 17/01799/VAR: Foresters Tower, Wood Farm Road, Oxford, OX3 8PJ

The Committee consider an application 17/01799/VAR: Foresters Tower, Wood Farm Road to Removal of condition 4 (Landscape plan) and Variation of condition 2 (Develop in accordance with approved plans) of planning permission 14/02643/CT3 to allow alterations to parking layout and landscaping to allow 33 spaces with 6 accessible spaces.

The Planning Officer presented a report and highlighted some minor changes:

With regard to the conditions relating to this application the Planning Officer tabled a revised list of conditions for the Committee to consider. Recommendations 3 and 4 on the previous permission were to be removed and replaced.

The wider committee discussion included confirming the location of the disabled parking and dropped kerbs to provide level access between the building and the disabled car park spaces.

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

On being put to the vote the Committee unanimously agreed with the officers recommendations.

The Committee resolved to:

- (a) Approve the application for the reasons given in the report and subject to the required 11 planning conditions (as amended and presented at the meeting and detailed below).
- (b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to: Finalise the recommended conditions as set out below including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

Conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years from the date of permission 14/02643/CT3.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. Develop in accordance with approved plans

The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3. Hard surface design : Tree roots

Within six months of the date of this decision details of the design of all new hard

surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

4. Materials as specified

The materials to be used in the new development shall be as specified in the application. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

5. Car parking management plan

Prior to the first use of the car parking areas a management plan shall have been submitted to and approved in writing by the local planning authority to control the use of the car parking spaces and restricting their use to residents and visitors of residents.

Reason: To ensure that the parking spaces provide parking for tower block residents and not for other local residents to avoid residents parking being displaced onto the public highway to the detriment of highway safety and convenience in accordance with policies CP1, CP10 and TR3 of the Oxford Local Plan.

6. Landscape underground services - tree roots

Within six months of the date of this decision details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction- Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1, CP11 and NE15.

7. Tree Protection Plan (TPP) 1

Detailed measures for the protection of trees to be retained during the development shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) within six months of the date of this decision. Such measures shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around

retained trees. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

8. Arboricultural Method Statement (AMS) 1

A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) within six months of the date of this decision. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1,CP11 and NE16 of the Adopted Local Plan 2001-2016.

9. Suspected contamination - Risk assess

It is suspected that this site and/or nearby land and water may be contaminated as a result of former industrial or other use. Within six months of the date of this decision a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice.

Each phase shall be submitted in writing and approved by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to

the satisfaction of Local Planning Authority.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.

10. Boundary details

A plan showing the means of enclosure for the new development including details of the treatment of all the boundaries of the site shall be submitted to, and approved in writing by, the Local Planning Authority within six months of the date of this decision. The approved treatment of all of the site boundaries shall be completed prior to first occupation of the approved development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the privacy of adjoining occupiers in accordance with policies CP1, CP8, CP9 and CP10 of the Adopted Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026

11. Landscaping carry out after completion

The landscaping proposals as shown on sheet L(9-)103 P6 shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

44. Minutes

The Committee resolved to approve the minutes of the meeting held on 6 September 2017 as a true and accurate record.

45. Forthcoming applications

The Committee noted the list of forthcoming items.

46. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 7.10 pm

Chair

Date: Wednesday 17 January 2018

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 6 December 2017

Committee members:

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

Officers:

Adrian Arnold, Development Management Service Manager
Anita J Bradley, Law and Governance
Caroline Robins, Law and Governance
Nadia Robinson, Planning Services
Sian Saadeh, Development Management Team Leader
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Wolff sent apologies.

54. Declarations of interest

In relation to Minute 56, Councillor Clarkson informed the Committee for the record that in paragraph 9.12 of the report her house was mentioned but the report made clear it was not affected by the development. The application did not affect an interest she held nor did it affect her impartial judgement and accordingly she would participate in making the decision.

55. 17/02140/FUL: British Telecom, James Wolfe Road, Oxford, OX4 2PY

Councillor Chapman arrived shortly after the start of this item and so took no part in the discussion or decision.

The Committee considered an application for the demolition of existing buildings; erection of new student accommodation comprising of 885 student rooms (of which 46 would be fully accessible), communal areas and amenity provision, associated cafe and

shop, laundrettes, plant room and electricity substation; new vehicular and pedestrian access to James Wolfe Road and closure of existing; cycle parking; landscaping and new enclosures; and to permit use of student accommodation outside term time by cultural and academic visitors and by conference and summer school delegates at James Wolfe Road Oxford OX4 2PY.

The planning officer reported:

- In para 10.78 the first clause (occupancy restriction) would be deleted as this duplicated condition 3.
- Minor amendments would be made to the conditions to ensure that these were fully enforceable.
- The controlled parking zone could not be funded via S106 or CIL contributions directly, and there was no way of securing this. Brookes had however volunteered to make a direct contribution to the costs. Brookes were also discussing options for improving cycleways.

County Councillor Liz Brighouse and Judith Harley (local resident) spoke against the application.

Henry Venners (agent) and Sue Holmes (Oxford Brookes University), and Chris Clifford (local resident) spoke in support of the application.

The Committee asked questions of the planning officers and the speakers in support, including but not restricted to the bus services, accommodation offered to 2nd and 3rd year students, and arrangements for the drop off and collection of students. They satisfied themselves that this would not result in a net loss of accommodation overall and that with careful management traffic problems at the start and end of terms could be avoided.

Councillors commented that they would like ward member to have sight of the construction travel and student management plans at each stage.

After debate and on being put to the vote, the Committee agreed to approve the application with an additional informative about the 'considerate contractor' scheme and amendments to conditions 19 (Construction travel management plan) 5 (student management plan) to include appropriate engagement with local councillors and conditions 16 and 17 (travel plans) to include periodic review.

The Committee resolved to:

- 1. approve the application for the reasons given in the report and subject to the required 33 planning conditions and 6 informatives set out in section 12 of this report and:**
 - amendments to conditions to ensure these are enforceable;
 - amendments to conditions 5, and 19 to include appropriate engagement with local councillors;
 - amendments to conditions 16 and 17 to include periodic review
 - an additional informative about the 'considerate contractor' scheme
- 2. grant planning permission subject to:**

1. the satisfactory completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended to delete the first clause (occupancy restriction)) 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
- 3. 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 in the report, omitting reference to occupation conditions, and issue the planning permission.

56. 17/02010/FUL: John Radcliffe Hospital, Headley Way, Oxford, OX3 9DU

Councillor Clarkson informed the Committee for the record that in paragraph 9.12 of the report her house was mentioned but the report made clear it was not affected by the development. The application did not affect an interest she held nor did it affect her impartial judgement and accordingly she would participate in making the decision.

The Committee considered an application for the erection of a Neuroscience research building on the John Radcliffe Hospital site.

The planning officer reported that:

- Para 9.28 wrongly identified the closest noise receptors but the conclusion in para 9.29 was correct. The nearest noise receptors were confirmed as the hospital building and residential properties in the cemetery and at Ethelred Close.
- Amendments would be made to conditions 6, 7, 8, 9, 11 to clarify when and how works were to be carried out and maintained, and to 16 to reflect recent agreements

Simon Sharp (agent), Dr Peter Rothwell (Head of Centre for Prevention of Stroke and Dementia at Nuffield Department of Clinical Neurosciences) and Ian Monachino-Ayres (transport consultant) spoke in support of the application.

After questioning the speakers and planning officers, the Committee noted the likely impact of the construction phase on Headington and Headley Way and agreed that Condition 5 Construction Traffic Management Plan the engagement should include local councillors.

The Committee resolved to:

1. approve application 17/02010/FUL for the reasons given in the report and subject to the required 16 planning conditions and 3 informatives set out in section 11 of this report and
 - amending Condition 5 Construction Traffic Management Plan to include local councillors in engagement.
2. 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;

57. 17/02494/CT3: Land At Priory Road and Minchery Road, Oxford

The Committee considered an application for 53 resident parking spaces using existing grass verges (amended plans) at Land at Priory Road and Minchery Road, Oxford.

The planning officer reported receipt of a comment from Littlemore Parish Council and that conditions 4 and 7 would be amended to clarify when these works must be carried out and maintained.

The Committee resolved to:

1. approve the application for the reasons given in the report and subject to the required 10 planning conditions set out in section 10 of the report, and grant planning permission.
2. 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.

58. 17/02460/FUL: 10 Hardings Close, Oxford, OX4 4NT

The Committee considered an application for the demolition of an existing rear extension and erection of single storey rear extension (part retrospective) (amended plans) at 10 Hardings Close, Oxford, OX4 4NT.

The planning officer explained that the commencement condition was to ensure that work started promptly. Officers would expect to see reasonable progress and if not would consider whether to serve a completion notice and to take enforcement action.

The Committee agreed to add an informative stating that completion was expected within a reasonable period and certainly within 12 months and setting out the possible enforcement action officers could take.

The Committee resolved to:

1. approve application 17/02460/FUL for the reasons given in the report and subject to the required 3 planning conditions and 1 informative set out in section 12 of the report plus an additional informative, and grant planning permission.
2. 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;
and including an informative as set out above.

59. 17/02486/FUL: 22 Cardinal Close, Oxford, OX4 3UE

The Committee considered an application for the erection of a single storey rear extension, erection of single storey front extension, and alterations to window and door on west elevation (amended plans) at 22 Cardinal Close, Oxford, OX4 3UE.

The Committee resolved to:

1. approve application 17/02486/CT3 for the reasons given in the report and subject to the required 3 planning conditions and 1 informative set out in section 12 of the report, and grant planning permission.
2. 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;

60. 17/02655/FUL: 8 Hunsdon Road, Oxford, OX4 4JE

The Committee considered an application for the erection of a single storey rear extension at 8 Hunsdon Road, Oxford, OX4 4JE.

The Committee resolved to:

1. approve application 17/02655/FUL for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of the report, and grant planning permission.
2. 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;

61. 17/02947/CPU - 26 Badger's Walk, Oxford, OX4 2GW

The Committee considered an application to certify that the proposed insertion of 1No. roof light to front roofslope and 1 No. roof light to rear roofslope in association with loft conversion is lawful development at 26 Badger's Walk, Oxford, OX4 2GW.

The Committee resolved to:

1. approve application 17/02947/CPU for the reasons given in the report and grant a certificate of lawful development; and
2. delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to issue the Certificate of Lawful Development.

62. Minutes

The Committee resolved to approve the minutes of the meeting held on 8 November 2017 as a true and accurate record.

63. Forthcoming applications

The Committee noted the list of forthcoming items.

64. Dates of future meetings

The Committee noted the meeting dates.

The meeting started at 6.00 pm and ended at 8.45 pm

Chair

Date: Wednesday 17 January 2018