

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 23 May 2018

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Committee members:

Councillor Taylor (Chair)	Councillor Henwood (Vice-Chair)
Councillor Aziz	Councillor Chapman
Councillor Clarkson	Councillor Corais (for Councillor Tanner)
Councillor Smith	Councillor Wilkinson

Officers:

Adrian Arnold, Development Management Service Manager
Sally Fleming, Lawyer
Hayley Jeffery, Development Management Team Leader
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Tanner sent apologies and Councillor Corais substituted for him.

1. Election of Chair for the 2018/19 municipal year

Councillor Taylor, being proposed and seconded, was elected Chair of the Committee for the 2018/19 Council year.

2. Election of Vice-Chair for the 2018/19 municipal year

Councillor Henwood, being proposed and seconded, was elected Vice-Chair of the Committee for the 2018/19 Council year.

3. Declarations of interest

None.

4. 17/01480/FUL: 4 Lime Walk Oxford OX3 7AE

The Committee considered an application for planning permission for the demolition of a former MOT facility (Use Class B2); erection of three storey building to create 3 x 1-bed flats and 2 x 2-bed flats (Use Class C3); erection of a single storey building to create 1 x 2-bed flat (Use Class C3); provision of private amenity space, bin and cycle storage, alterations to landscaping and formation of 1no. disabled parking space (additional information) at 4 Lime Walk, Oxford, OX3 7AE.

The Planning Officer in the presentation explained that the assessment of viability, undertaken by the Council's independent assessor, concluded that a partial contribution to affordable housing far in excess of that offered by the applicant could be realistically required. The position statement requiring such affordable housing contributions from small sites had been tested and found sound at appeal.

She corrected an error in Paragraph 8.1 to add policy HP4 to the list of relevant policies: this had been taken into account in considering the application.

The Committee noted that, should this application be granted or an appeal received, a condition requiring the development to be car-free should be added or recommended by officers.

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

The Committee resolved to:

Refuse application 17/01480/FUL for the following reason:

The application has failed to demonstrate that development of the site would not be viable if a contribution towards affordable housing were made. Consequently, the proposed development would not accord with the Development Plan and it would be inconsistent with the Framework objective of creating sustainable, inclusive and mixed communities. Due to the exceptional level of need for affordable housing in Oxford full weight is afforded to the Development Plan.

5. 18/00546/CT3: Garages Rear Of 18-34 Mortimer Drive Accessed From Raymund Road, Oxford, OX3 0RS

The Committee considered an application for planning permission for the erection of 3 single storey buildings to create 2 x 1-bed and 1 x 2-bed residential retirement dwellinghouses (Use Class C3); alterations to landscaping, provision of bin and cycle stores to each dwelling and provision of car parking at Garages to the Rear of 18-34 Mortimer Drive.

The Planning Officer noted a correction to paragraph 13.1 to amend *refuse* to *grant*, but this did not change the conclusion in this paragraph.

Martyn Few, agent for the applicant, was present and answered questions from the Committee.

The Planning Officer recommended and the Committee agreed a change to Condition 12 to allow storage of wheelchairs, mobility scooters and similar mobility aids.

The Committee requested that an informative be added regarding Condition 10 to advise that the landscape plan should take account of the specific needs of the occupants (for example providing raised planting).

On being put to the vote the Committee agreed with the officer recommendation in the report with the two changes above.

The Committee resolved to:

- (a) approve application 18/00546/CT3 for the reasons given in the report and subject to the 13 required planning conditions set out in section 10 of this report (amending Condition 12 and adding an informative to Condition 10) and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

6. 18/00913/FUL: 7 Dynham Place, Oxford, OX3 7NL

The Committee considered a retrospective application for planning permission for the erection of a two storey rear extension at 7 Dynham Place, Oxford, OX3 7NL.

The Planning Officer:

- noted a correction to paragraphs 14.1 and 15.1 to amend *refuse to grant*, but this did not change the conclusions in these paragraphs; and
- recommended, and the Committee accepted, a change to the recommendation to amend (b) to *delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to add such conditions.....*

Bob Pope, the agent for the applicant, spoke in support of the application.

On being put to the vote the Committee agreed with the officer recommendation in the report with the change referenced above.

The Committee resolved to:

- (a) approve application 18/00913/FUL unconditionally for the reasons given in the report; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to add such conditions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

7. 18/00399/FUL: 32 Long Ground, Oxford, OX4 7WT

The Committee considered an application for planning permission for the erection of a single storey side extension to form ground floor bedroom at 32 Long Ground, Oxford, OX4 7WT.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse to grant*, but this did not change the conclusions in these paragraphs.

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

The Committee resolved to:

- (a) approve application 18/00399/FUL for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

8. 18/00288/CT3: Even 26 To 60, Stowford Road, Oxford

The Committee considered an application for planning permission for the rendering of brickwork to front and side elevations of existing entrance blocks at 26 to 60, Stowford Road, Oxford.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse to grant*, but this did not change the conclusions in these paragraphs.

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

The Committee resolved to:

- (a) approve application 18/00288/CT3 for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

9. 18/00290/CT3: 2 To 24 Stowford Road, Oxford, OX3 9PJ

The Committee considered an application for planning permission for the rendering of brickwork to front and side elevations of existing entrance blocks at 2 To 24 Stowford Road, Oxford, OX3 9PJ.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse to grant*, but this did not change the conclusions in these paragraphs.

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

The Committee resolved to:

- (a) approve application 18/00290/CT3 for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

10. 18/00291/CT3: 55 To 89 Bayswater Road, Oxford, OX3 9PD

The Committee considered an application for planning permission for the rendering of brickwork to front and side elevations of existing entrance blocks at 55 To 89 Bayswater Road, Oxford, OX3 9PD.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse to grant*, but this did not change the conclusions in these paragraphs.

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

The Committee resolved to:

- (a) approve application 18/00291/CT3 for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

11. Minutes

The Committee resolved to approve the minutes of the meeting held on 4 April 2018 as a true and accurate record.

12. Forthcoming applications

The Committee noted the list with corrections to remove:

17/02717/FUL: 2A Ramsay Road, Oxford, OX3 8AX –determined last meeting.

18/00688/FUL: 20 Osler Road, Oxford, OX3 9BJ – was re-delegated to officers and refused on 10 May.

13. Dates of future meetings

The Committee noted the dates, and **that the next meeting on 6 June was cancelled** as there was no business scheduled for this.

The meeting started at 6.00 pm and ended at 7.00 pm

Chair

Date: Wednesday 4 July 2018