

Agenda

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East Area Planning Committee

Date: **Wednesday 7 November 2018**

Time: **6.00 pm**

Place: **The Old Library - Oxford 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 Shaista Aziz	Rose Hill and Iffley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Stef Garden	Headington;
	Councillor Mark Lygo	Churchill;
	Councillor John Tanner	Littlemore;
	Councillor Roz Smith	Quarry and Risinghurst;

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.

All agendas, reports and minutes are available online and can be:

- viewed on our website – mycouncil.oxford.gov.uk
- downloaded from our website
- 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 18/00870/FUL: 1 Pullens Lane, Oxford, OX3 0BX

11 - 46

Site address: 1 Pullens Lane, Oxford, OX3 0BX

Proposals: Demolition of existing dwelling and erection of a 55 bedroomed care home with associated car parking, landscaping and infrastructure.

Recommendation: East Area Planning Committee is recommended to:

1. **Refuse the application** for the reasons given in the report, and
2. **Agree to delegate authority** to the Head of Planning, Sustainable Development and Regulatory Services to:
 - Finalise the reasons for refusal 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 issue the decision notice.

4 18/01758/FUL - 244 Barns Road OX4 3RW

47 - 62

Site Address: 244 Barns Road, Oxford

Proposal: Change of use of 244 Barns Road from office use (retention of some B1 floor space at ground floor level) to 27 x 1-bed flats, including creation of a fourth storey at roof level. Associated external alterations. Provision of bin and bicycle storage. (Amended Plans).

Recommendations: The East Area Planning Committee is recommended to:

Refuse the application for the reasons given in the report and as follows

1. The proposal represents an unsustainable form of development that would result in the loss of a key protected employment site. Inadequate evidence has been put forward to justify a departure being made from the development plan policies that seek to protect and safeguard these sites in order to maintain a sustainable distribution of business premises and employment land within Oxford. As a result the proposal would be considered contrary to policy CS28 of the

Oxford Core Strategy 2026.

2. The proposed development fails to provide adequate functional and good quality indoor and outdoor amenity space for the occupants of the student accommodation contrary to the provisions of HP12 and HP13 of the Sites and Housing Plan 2011-2026.
3. The proposed development would result in the loss of significant trees that contribute to the visual amenity of the application site and insufficient details have been submitted regarding their replacement to to mitigate their loss and impact on visual amenity in the area. The proposal would be contrary to adopted policies CP1 and NE15 of the Oxford Local Plan 2001-2016
4. The applicant has failed to demonstrate through the submission of a viability assessment that it is not viable to provide a minimum of 50% affordable housing as required by policy HP3 of the Sites and Housing Plan. Further, had the above overriding reasons not applied, the Local Planning Authority would have required the applicant to enter into a Planning Obligation Agreement to secure affordable housing provision in accordance with policy HP3 of the Sites and Housing Plan 2011-2026.

5 18/01851/FUL: John Radcliffe Hospital, Sandfield Road, Oxford, OX3 9DU

63 - 76

Site Address: John Radcliffe Hospital, Sandfield Road, Oxford, Oxfordshire

Proposal: The expansion of the Emergency Department of the John Radcliffe Hospital through to the provision of a two storey extension to A and E unit and refurbishment of existing space to provide, resuscitation bays, paediatric resuscitation bays, enhanced resuscitation room and isolation room. The provision over ancillary works such as external plant and other associated landscape works including revised land layout and dedicated ambulance parking bays.

Recommendations: East Area Planning Committee is recommended to:

1. 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:
 - The provision of an acceptable Air Quality Assessment, which assesses the impact of the development during the construction phase.
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.

6 18/02452/FUL - 1A Gathorne Road Oxford OX3 8NF

77 - 90

Site Address: 1A Gathorne Road, Oxford, OX3 8NF

Proposal: Change of use of dwellinghouse (Use Class C3) to a large House in Multiple Occupation (Use Sui Generis). Erection of a two storey side extension and provision of bin and cycle stores.

Recommendations: East Area Planning Committee is recommended to:

- 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:
 - 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
- 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

7 Minutes

91 - 96

Recommendation: That the minutes of the meeting held on 3 October 2018 are approved as a true and accurate record.

8 Forthcoming applications

Items currently expected to be considered 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.

16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application (as at July, still awaiting additional information)	
17/01338/OUT: 23 And Land To The Rear Of 25 Spring Lane, Littlemore, OX4 6LE	Called in	
17/01519/FUL: 55 Collinwood Road Oxford OX3 8HN	Called in	
18/00571/FUL: 11 Horseman Close, Oxford, OX3 0NR	called in	

18/00591/VAR: 255A Marston Road, Oxford, OX3 0EN	Committee level application
18/00686/OUT: 1 Gurl Close	Called in
18/01081/FUL: 75 Bartholomew Road, Oxford, OX4 3QN (says delegated on website)	Committee level application
18/01091/FUL: The Stadium Grenoble Road, Oxford, OX4 4XP	Called in
18/01477/VAR - John Radcliffe Hospital, Sandfield Road OX3 9DU	Committee level application
18/01545/CEU - 5 Atkinson Close, Oxford, OX3 9LW	
18/01758/FUL - 244 Barns Road, Oxford OX4 3RW	Committee level application
18/02061/FUL: Leys Pool And Leisure Centre , Pegasus Road, Oxford, OX4 6JL	Committee level application
18/02113/CT3 - Land Adjacent 27 Broad Oak Oxford OX3 8TS	Committee level application
18/02113/CT3 - Land Adjacent 27 Broad Oak, Oxford, OX3 8TS	Committee level application
18/02141/FUL - 22 Peterley Road Oxford Oxfordshire OX4 2TZ	Call in
18/02231/VAR: Littlemore Park, Armstrong Road, Oxford, OX4 4XG	Major development - variation to 14/02940/OUT
18/02253/FUL - 29 Williamson Way OX4 4TT	Call in
18/02287/FUL - 49 Dashwood Road Oxford Oxfordshire OX4 4SH	Committee level application
18/02303/RES - Littlemore Park, Armstrong Road, Oxford, OX4 4XG	Major development
18/02320/FUL - 238 Headington Road Oxford OX3 7PR	Call in
18/02336/FUL - 80 White Road, OX4 2JL	called in
18/02442/FUL - 4 Lime Walk, OX3 7AE	Committee level application
18/02457/FUL - Beechwood House The Beeches Oxford OX3 9JZ	Committee level application
18/02465/FUL - 67 Copse Lane Oxford OX3 0AU	Call in
18/02588/FUL - Meadow Larkins Larkins Lane Oxford OX3 9DW	Call in

9 Dates of future meetings

Future meetings are at 6.00pm on

5 Dec 2018

16 Jan 2019

6 Feb 2019
6 Mar 2019
3 Apr 2019
22 May 2019



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.