

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 7 November 2018

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Committee members:

Councillor Taylor (Chair)	Councillor Henwood (Vice-Chair)
Councillor Aziz	Councillor Chapman
Councillor Clarkson	Councillor Garden
Councillor Lygo	Councillor Tanner
Councillor Roz Smith	

Officers:

Sally Fleming, Lawyer
Felicity Byrne, Principal Planner
Hayley Jeffery, Development Management Team Leader
Mike Kemp, Senior Planner
Rachel Drinkwater, Committee Services Support Officer
John Mitchell, Committee and Member Services Officer
Andrew Murdoch, Development Management Service Manager

Also present:

None
None
None

Apologies:

Councillor(s) None sent apologies.

No apologies were received

56. Declarations of interest

18/01851/FUL

Councillor Chapman stated that as a Non Executive Director of the South Central Ambulance Service NHS Foundation Trust he was approaching the application for the John Radcliffe Hospital with an open mind.

57. 18/00870/FUL: 1 Pullens Lane, Oxford, OX3 0BX

The Committee considered an application for Demolition of existing dwelling and erection of a 55 bedroomed care home with associated car parking, landscaping and infrastructure.

The Planning Officer presented the report and noted the following corrections to be reported:

- Paragraph 10.39 – the word “weight” is missing from the last sentence.
- Paragraph 10.82 - the first reference to “substantial harm” in line 4 should read “less than substantial harm”

Reasons for Refusal

Reason 2

- Line 9: after words ‘character appraisal’ insert “and a harmful impact on the setting of the listed building Headington Hill Hall”
- Line 11 should read: “Sections 66 & 72 of that Act.”

Reason 3

- Line 3 should read mitigated and compensated

Reason 5

- Line 2: after ‘would’ insert ‘be’

In discussion it was noted that Oxfordshire County Council as Highways Authority, had no jurisdiction over Pullen Lane as a private road.

No information was immediately available as to when the traffic assessment referred to in the report had been conducted.

David Salvesen – Pullen’s Lane Association and Headington Hill Umbrella spoke against the application.

Michael Mansell – Applicant, Andrew Winstanley – future occupier and Reece Lemon was there to answer questions, spoke for the application.

On being proposed, seconded and put to the vote, the committee voted to agree with the officer recommendations to refuse the application.

East Area Planning Committee resolved 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.

58. 18/01758/FUL - 244 Barns Road OX4 3RW

The Committee considered an application to 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).

The Planning officer reported some minor changes to the report:

- reason for refusal 2 – 3 line – the first word of that line ‘student’ should read ‘residential’,
- at para 9.15 in the fifth line down the word ‘except’ should be inserted between ‘sites’ and ‘where’ so that it reads ‘permission will not be granted for the loss of employment on category 2 sites **except** where...’ and
- at 11.1 the square brackets should be removed and the word ‘approve’ deleted.

The Planning officer presented the report.

Christopher Gasson a local resident spoke against the application.

Simon Sharp, Planning agent and Tony Nolan there to answer questions spoke for the application.

In response to questions it was confirmed that the applicant had not sought to address the needs of key workers and that the scheme had not been considered by the Oxford Design Review Panel. Concern was expressed at the schemes failure to address the need for affordable housing.

On being proposed, seconded and put to the vote, the Committee voted to agree with the officer recommendations to refuse the application.

East Area Planning Committee resolves 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.

59. 18/01851/FUL: John Radcliffe Hospital, Sandfield Road, Oxford, OX3 9DU

The Committee considered an application for planning permission to 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.

The Planning Officer presented the report, he noted that:

The recommendation was subject to the provision of an acceptable Air Quality Assessment, which assesses the impact of the development during the construction phase. Between publication of the agenda and this meeting this has been provided by the applicants and has been checked and deemed satisfactory by the Councils Air Quality Officer. An additional condition would be attached to the consent requiring the submission of a Construction Environmental Management Plan prior to the commencement of development.

There was no-one registered to speak against the application.

Charmaine Hope, Head of Capital and Architectural Practice, Dr Larry Fitton, Emergency Medicine Consultant, Louise Rawlinson, Interim Divisional head of Nursing and Governance Medicine, Rehabilitation and Cardiac and Craig Merrifield, Senior Project Manager spoke for the application.

On being proposed, seconded and put to the vote, the Committee agreed with the officer recommendation to approve the application noting his update about an additional condition.

East Area Planning Committee resolved 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.

60. 18/02452/FUL - 1A Gathorne Road Oxford OX3 8NF

This application was withdrawn for consideration at a future meeting of the East Area Planning Committee.

61. Minutes

The Committee resolved to approve the minutes of the meeting held on 3rd October as a true and accurate record.

62. Forthcoming applications

The Committee noted the list of applications.

63. Dates of future meetings

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 7.20 pm

Chair

Date: Wednesday 5 December 2018