

Remote meeting

Minutes of a meeting of the East Area Planning Committee on Wednesday 5 August 2020

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Committee members present:

Councillor Taylor (Chair)

Councillor Tanner (Vice-Chair)

Councillor Altaf-Khan

Councillor Azad (for Councillor Clarkson)

Councillor Aziz

Councillor Lloyd-Shogbesan

Councillor Lygo (for Councillor Chapman)

Councillor Simm

Councillor Roz Smith

Officers present for all or part of the meeting:

Adrian Arnold, Head of Planning Services

Sally Fleming, Planning Lawyer

Hayley Jeffery, Development Management Team Leader

Mike Kemp, Senior Planning Officer

Jennifer Thompson, Committee and Members Services Officer

Alice Watkins, Planning Officer

Apologies:

Councillors Chapman and Clarkson sent apologies.

Substitutes are shown above.

22. Declarations of interest

Minute 23 application 20/00676/VAR

Cllr Lygo declared that he would take no part in this item as his involvement as ward councillor in discussions with residents, officers, and Friends of Lye Valley on the development gave a perception that he was not impartial.

Cllr Roz Smith said she had previously been, but was no longer, a member of Friends of Lye Valley and was approaching the application with an open mind.

Minute 24 application 20/01018/FUL

Cllrs Taylor and Tanner declared that although they had called this application in for determination by committee, they were approaching it with an open mind and no pre-determined view.

23. 20/00676/VAR: Land East of Warren Crescent, Oxford OX3 7NQ

Cllr Lygo removed himself from the virtual panel and took no part in the debate or vote on this item. Cllr Simm lost connection at the end of the debate and did not vote.

The Committee considered an application for the variation of condition 2 (Develop in accordance with approved plans) of planning permission 13/01555/CT3 to allow alterations to the garden boundaries to form a footpath at the rear of the site at Land East of Warren Crescent, Oxford OX3 7NQ

13/01555/CT3 is a previously approved application for the erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath (Amended plans and Description)

The Planning Officer reported that amended plans received after publication of the agenda showed the drainage and design of the swale as consistent with the agreed details relating to planning application 13/01555/CT3. As a result there was no need to agree the provision of amended drainage plans.

Mark Patt, local resident, spoke against the application, highlighting his view of the detrimental impact of the development as a whole on the Lye Valley SSSI.

James Graham (representing the applicant) spoke in support of the application and Harry Smith (representing the applicant) was available to answer questions.

The Committee asked questions of the officers and considered all the information before them.

The Committee agreed to remove part 2 b) from the recommendations on the agenda (2nd bullet point in paragraph 1.1.2 of the report) as no longer being necessary.

Due to the sensitivity of the application the Committee, whilst agreeing with the recommendation as amended above, considered that the finalisation of the conditions and the decision on whether to refer the application back to the Committee following the expiry of the notice period should be taken after consultation with the Chair of the Committee.

On being proposed, seconded and put to the vote, the Committee agreed to delegate authority to approve the application on this basis.

The East Area Planning Committee resolved to:

- 1. delegate authority to the Head of Planning Services to approve application 20/00676/VAR** for the reasons given in the report, following the expiry of the notice period of 21 days and completion of the appropriate certificate relating to the requisite serving of notice of the application, as required under the Town and County Planning (Development Management Procedure) (England) Order 2015 and submitted drawings; and
- 2. delegate authority to the Head of Planning Services, after consultation with the Chair of the Committee,** to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
- 3. delegate authority to the Head of Planning Services, after consultation with the Chair of the Committee,** to decide whether to refer the application back to the East Area Planning Committee following the expiry of the notice period if considered reasonably necessary.

24. 20/01018/FUL: 49 Marlborough Close Oxford OX4 4PH

Cllrs Lygo and Simm re-joined the meeting at the start of this item.

The Committee considered an application for the change of use of dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4), with provision of bin and cycle stores at 49 Marlborough Close, Oxford, OX4 4PH.

Debbie Hollis (local resident) spoke against the application.

Elisabeth Brunton (local resident) and Huw Mellor (agent) spoke in support of the application. Mark Hinnells (applicant) was available to answer questions.

On being debated, proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

The East Area Planning Committee resolved to:

1. **approve application 20/01018/FUL** for the reasons given in the report and subject to the required 5 planning conditions and 2 informatives set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Head of Planning 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 Services considers reasonably necessary.

25. Minutes

The Committee resolved to approve the minutes of the meeting held on 1 July 2020 as a true and accurate record.

26. Forthcoming applications

The Committee noted the list of applications.

27. Dates of future meetings

The Committee noted the dates, and that the 2 September meeting would be held remotely and start at 3.00pm.

The meeting started at 3.00 pm and ended at 4.20 pm

Chair

Date: Wednesday 2 September 2020

When decisions take effect:

Planning Committees: after the call-in and review period has expired and the formal decision notice is issued

Details are in the Council's Constitution.