

EAST AREA PLANNING COMMITTEE

Tuesday 5 February 2013

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Coulter, Curran, Hollick, Lloyd-Shogbesan, Sinclair, Gotch and Lygo.

OFFICERS PRESENT: Martin Armstrong (City Development), Fiona Bartholomew (City Development), David Groves (Oxfordshire County Council), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

114. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor David Rundle (substitute Councillor Mike Gotch) and Councillor Mary Clarkson (substitute Councillor Mark Lygo).

115. DECLARATIONS OF INTEREST

Councillor Coulter declared that he was the director of Ruskin College (minute 117: 5 Ruskin Hall, Dunstan Road: 12/03124/EXT & 12/03123/EXT) and was therefore not going to vote or participate in the discussion of this application

Councillor Altaf-Khan declared that he was on the Council of Ruskin College and was a school governor (minute 117: 5 Ruskin Hall, Dunstan Road: 12/03124/EXT & 12/03123/EXT) but that he was approaching the application with an open mind.

Neither Councillors' declaration are disclosable pecuniaries.

116. TEMPLARS SHOPPING PARK: 12/02855/POM

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the variation of the legal agreement relating to retail park to allow up to 20% of all retail units sales area to be for food sales

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 9 votes to 0) to AGREE to the amendment of a planning application relating to the Retail Park so as to permit up to 20% of all units sales area for food sales and delegate the issuing of the Deeds of Release to officers.

117. RUSKIN HALL, DUNSTAN ROAD: 12/03124/EXT & 12/03123/EXT

The Head of City Development submitted a report (previously circulated now appended) which detailed extending the time limit for implementation of planning permission for two planning applications:

12/03123/EXT: Extension of time for the erection of student accommodation on 2 and 3 storeys (Block D). Cycle parking. Associated hard and soft landscaping. Previous application: 09/00636/FUL.

12/03124/EXT: Extension of time for the erection of 4-storey building (Block A) to provide student accommodation. Cycle parking. Associated hard and soft landscaping. Previous application: 09/00634/FUL.

Councillor Coulter abstained from the discussion and vote.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 8 votes to 0) to APPROVE the two applications (12/03123/EXT & 12/03124/EXT) subject to completion of a legal agreement and the following conditions for each application.

12/03123/EXT:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - samples
- 4 Sustainable Drainage
- 5 Contamination
- 6 Cycle parking
- 7 Students - No cars
- 8 Travel Plan
- 9 Construction Travel Plan
- 10 Construction no mud on highway
- 11 Arboriculture
- 12 Landscape plan
- 13 Planting season
- 14 Landscaping
- 15 Archaeology
- 16 NRIA
- 17 Student accommodation
- 18 Student accommodation - term time
- 19 Public Art
- 20 Lighting scheme
- 21 Drainage Strategy

S106 Contributions:

County:

£ 1890 towards Library infrastructure and book stock

£ 4140 towards Cycle improvements in the vicinity

City:

£ 1800 towards Indoor Sports

12/03124/EXT:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Contamination
- 4 Cycle Parking
- 5 Students - No cars
- 6 Travel Plan
- 7 Construction Travel Plan
- 8 Construction no mud on highway
- 9 Arboriculture
- 10 Revised landscape and planting plan
- 11 Planting season
- 12 Landscape Management Plan
- 13 Programme of archaeological work
- 14 Natural Resource Impact Analysis (NRIA)
- 15 Students
- 16 Student Accommodation - out of term use
- 17 Public Art

S106 Contributions:

County:

£ 2591 towards Library infrastructure and book stock

£ 5934 Cycle improvements in the vicinity

City:

£ 2580 towards Indoor Sports

118. 11A FAIRFAX ROAD: 12/03146/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a single and two storey rear extensions.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

After taking all written submissions into account, the Committee resolved (by 9 votes to 0) to APPROVE the application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials to match existing
- 4 Surface Water Drainage and Biodiversity

**119. THE LORD NUFFIELD CLUB, WILLIAM MORRIS CLOSE
12/02935/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use from a Leisure Centre (use class D2) to a Community Free School (use class D1),

works to the external appearance of the existing building, boundary treatments, provision of play areas, access and parking along with associated landscaping.

In accordance with the criteria for public speaking, the Committee noted that Gus Bianchini, Judith Hartley, Robert Timbs, Councillor David Williams and Councillor Sajjad Malik spoke against the application and Patrick Duffy, Steve Jones and Nigel Weeks spoke in favour of it.

The Planning Officer notified members that a second application for an adjacent site under the same ownership had been submitted and is likely to be determined by the Committee in the next few months.

After taking all written and oral submissions into account, the Committee resolved (by 9 votes to 0) to DEFER the planning application so that both applications could be determined together.

The Committee felt there was a need for a site visit and requested that a special meeting be held to determine solely these two applications.

The Committee asked that officers provide further information on the:

- travel plans – access and arrangements for car borne children
- robustness of overall proposals for protecting open space
- robustness of overall proposals in protecting opportunities for recreational activities
- demand for school places in the locality.

120. PLANNING APPEALS

The Committee resolved (by 9 votes to 0) to NOTE the report on planning appeals received and determined during December 2012

121. FORTHCOMING APPLICATIONS

The Committee resolved (by 9 votes to 0) to NOTE the list of forthcoming applications.

122. MINUTES

The Committee resolved (by 9 votes to 0) to APPROVE the minutes of the meeting held on 8 January 2012 as a true and accurate record.

123. DATES OF FUTURE MEETINGS

The Committee resolved (by 9 votes to 0) to NOTE that the next meeting would be held on Tuesday 5th March 2013.

The meeting started at 6.00 pm and ended at 8.05 pm