

# **EAST AREA PLANNING COMMITTEE**

**Wednesday 7 August 2013**

**COUNCILLORS PRESENT:** Councillors Darke (Chair), Rundle (Vice-Chair), Altaf-Khan, Coulter, Hollick, Lloyd-Shogbesan, Paule, Canning and Clack.

**OFFICERS PRESENT:** Martin Armstrong (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

## **27. CHAIR'S ANNOUNCEMENTS**

1. The Chair explained to the Committee that the audio equipment was not working and that the extension cable for the projector was missing which meant the planning officer could not present the applications at the committee table.

The Committee resolved to NOTE to the Human Resources and Facilities Manager that they felt the technical equipment supplied to the committee was unsatisfactory. Having no audio equipment and not being able to discuss the items with the planning officer at the committee table was not acceptable and was detrimental to the Committee's ability to determine the agenda items and for the public to adequately engage in committee proceeding.

2. A member of the public had requested the right to video the committee meeting for veracity. The Committee were concerned over the reason for the videoing and explained that it could be used only for personal use.

The Committee resolved NOT to allow the videoing to occur as several Councillors were not happy being videoed by a member of the public, and Council was still discussing whether videoing committee meetings was appropriate.

## **28. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Clarkson (substitute Councillor Canning) and Councillor Curran (substitute Councillor Clack).

## **29. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **30. BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD: 13/01397/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application which detailed a planning

application to erect a single storey extension to accommodate additional change room facilities to the north elevation.

In accordance with the criteria for public speaking, the Committee noted that Nigel Gibson spoke against the application and no one spoke in favour of it.

The Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Sustainable Urban Drainage Scheme
- 5 Details of sustainability measures

### **31. 30 COWLEY ROAD, LITTLEMORE: 13/00811/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application which detailed a planning application for a change of use of ground floor from shop (Class A1) into 1x1 bed flat (Class C3). Demolition of rear extension to accommodate garden.

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

The Committee resolved to DEFER the planning application to allow for further marketing to be done (a total of six months) to comply with policy RC8 of the Oxford Local Plan. The Committee was not prepared to determine the application by granting permission in contravention of policy RC8

The Committee further resolved to delegate refusal to officers on the basis of non-compliance with the provisions of the Development Plan (specifically policy RC8), in the event that the applicant was not prepared to comply with policy RC8 of the Oxford Local Plan by carrying out the further marketing or to withdraw the application.

### **32. 114 KESTREL CRESCENT: 13/01102/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a two storey side extension to form 1 x 1 bed dwelling (Class C3). Provision of associated parking, bin store and amenity space.

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

The Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching

- 4 Amended parking layout
- 5 Submission of further matters of cycle and bin stores

### **33. GREHAN HOUSE, 190-196 GARSINGTON ROAD: 13/01740/T56**

The Head of City Development submitted a report (previously circulated now appended) which detailed an application for prior approval for change of use from offices (use class B1a) to 12 x 1-bed apartments and 15 x studio apartments (use class C3).

The Planning officer explained to the Committee that this class of permitted development rights under the General Permitted Development Order was the result of a recent legislative change. Permission for the change of use is granted by the development order subject to conditions preventing the development unless the Council has determined that its prior approval as to:

- transport and highway impacts of the development,
- contamination risks on the site, and
- flooding risks on the site

is required and, if required, is refused.

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

The Committee resolved that PRIOR APPROVAL be required and REFUSED for the following reason:

1 At present, there is insufficient information submitted with the applications to determine, as a result of the proposed use, whether the sites will be contaminated land as described under Part 2A of the Environmental Protection Act 1990.

### **34. PLANNING APPEALS**

The Committee resolved to NOTE the report on planning appeals received and determined during June 2013

### **35. MINUTES**

The Committee requested an addition to be made to minute 22 Former Cricket Ground, Barton Road 13/00631/FUL which meant that the minutes for 3 July 2013 were not approved:

The Committee resolved to delegate to the Chair and Vice Chair the amendment of the minutes of the meeting held on 3 July 2013.

### **36. FORTHCOMING APPLICATIONS**

The Committee NOTES the list of forthcoming application.

### **37. DATES OF FUTURE MEETINGS**

The Chair explained that extra meetings in September were needed so that the Council's affordable housing schemes could be determined in time to meet the Government's grant deadline.

It was unfortunate that this coincided with the Barton application also needing to be determined in September. It was suggested that if members couldn't make either the 12<sup>th</sup> or 24<sup>th</sup> that they try and get the same substitute for both meetings.

The Committee resolved to NOTE the following meeting dates:

Wednesday 4 September 2013 – Normal meeting  
Monday 9 September - provisional spill over date  
Monday 16 September – provisional spill over date  
Thursday 12 September - Q&A session for Barton application  
Tuesday 24 September – Special meeting for Barton application

**The meeting started at 6.00 pm and ended at 7.20 pm**