

EAST AREA PLANNING COMMITTEE

Wednesday 4 September 2013

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Clarkson, Hollick, Lloyd-Shogbesan, Paule, O'Hara, Price and Wilkinson.

OFFICERS PRESENT: Andrew Murdoch (City Development), Fiona Bartholomew (City Development), Niko Grigoropoulos (City Development), Oliver de Soissons (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

38. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Curran (substitute Councillor O'Hara), Councillor Altaf-Khan (substitute Councillor Wilkinson) and Councillor Coulter (substitute Councillor Price).

39. DECLARATIONS OF INTEREST

Councillor Wilkinson declared that she has attended a few meetings on the Parks Depot, Bury Knowle Park: (13/01815/CT3 & 13/01814/CT3) development, but was approaching the application with an open mind.

40. PARKS DEPOT, BURY KNOWLE PARK: 13/01815/CT3 & 13/01814/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application and conservation area consent to:

- erect 2 x 1-bed, 7 x 2-bed and 1 x 3-bed residential units (use class C3) in 3 blocks arranged around central courtyard, together with covered cycle and bin stores, and landscaping(Planning application13/01814/CT3).
- demolish the existing sheds (Conservation Area Consent 13/01815/CT3).

In accordance with the criteria for public speaking, the Committee noted that John Jeffs and Jill Cummings spoke against the application and Antony Harding, Richard Hawkes and Rob Kindon spoke in favour of it.

Officers assured the Committee that the Friend of Bury Knowle Park would be included in the Stakeholders group responsible for making sure the conditions are implemented before work commences.

The Committee resolved to add to the reasons for approval on the decision notice the following point:

“The Committee acknowledge that there is already existing vehicle access along the service road and agree that with the installation of a controlled entrance gate, the proposed development will decrease the traffic on this road.”

The Committee resolved to GRANT planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion, with the following conditions, legal agreement and informatives.

13/01814/CT3:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Details of Means of Enclosure – to include the height of wall
- 5 Details of Refuse and Cycle Storage
- 6 Landscape plan required
- 7 Landscape carried out by completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Construction details of access road and turning area
- 13 Lighting plan for access road
- 14 A Site Management Plan for traffic /access arrangements
- 15 Residents Travel Plan / Information Pack
- 16 Exclusion from residents parking zone
- 17 Construction Traffic Management Plan
- 18 Sustainable Urban Drainage Scheme
- 19 Details of Biodiversity Enhancements
- 20 Details of Sustainability Measures
- 21 Contaminated Land Risk Assessment
22. Details of affordable housing

13/01815/CT3:

Conditions:

- 1 Commencement of works LB/CAC consent
- 2 Architectural Recording
- 3 No demolition before rebuilding contract

Legal Agreement:

Contributions of £64,353 plus the relevant admin fees

Ring fence the play areas spend (£537) to Bury Knowle Park and library spend (£1574) to Headington Library.

Should, however, the Community Infrastructure Levy (CIL) charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a notice of refusal to the Head of City Development, on the grounds that the development has failed to adequately mitigate its impacts.

Informatives:

1. The stakeholders group to make sure that conditions are implemented correctly and that development does not begin until conditions are in place.
2. An agreement for the protection of the trees in Bury Knowle Park is signed before work commences.

41. GARAGE BLOCK, LEIDEN ROAD: 13/01557/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish a garage block and erect 3 x 3-bed houses (use class C3) with associated parking and bin stores.

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

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 Details of affordable housing
- 5 Means of enclosure
- 6 Provision of refuse and cycle storage
- 7 Landscape Plan
- 8 Landscape carried out by completion
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Details of car parking layout
- 12 Sustainable Urban Drainage
- 13 Design - no additions to dwelling
- 14 Contaminated Land Risk Assessment
- 15 Sustainability measures

**42. LAND TO THE REAR OF 1 AND 3 THOMSON TERRACE:
13/01558/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 3 x 2-bed houses (use class C3). Provision of associated parking, private amenity space and bin stores.

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

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

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of Materials
- 4 Details of affordable housing
- 5 Details of refuse and cycle storage
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Tree Protection Plan (TPP) 2
- 9 SUDS
- 10 Contaminated land
- 11 Sustainability measures
- 12 Biodiversity
- 13 Design - no additions to dwelling
- 14 Amenity no additional windows east and west,
- 15 Vision splays
- 16 Pedestrian vision splays

Informative:

Look into the possibility of improving the bin store for the middle unit through the provision of a passageway to the rear of the unit, by using land to the side of one of the other units.

43. LAND AT CARDINAL CLOSE: 13/01603/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 3 x 2-bed units. Provision of parking and bin storage

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

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 Details of affordable housing
- 5 Means of enclosure
- 6 Details of refuse and cycle storage
- 7 Landscape plan required
- 8 Landscape carry out by completion
- 9 Tree Protection Plan (TPP) 2
- 10 Ground resurfacing - SUDS compliant
- 11 Contaminated land risk assessment
- 12 Design - no additions to dwelling
- 13 Sustainability measures
- 14 Utilities are not laid in the way of tree roots

44. LAND EAST OF WARREN CRESCENT: 13/01555/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath.

In accordance with the criteria for public speaking, the Committee noted that Judy Webb, Roslyn Rogers, Jane Alexander, Robin Gill and Mary Gill spoke against the application and Antony Harding and Andy Robertson spoke in favour of it.

The Committee resolved to DEFER the planning application so that more information could be submitted on:

1. Tractor access to the allotment with a clear response from the Council's Leisure and Parks department on delivery options.
2. The long term viability of the proposed drainage scheme and protection of the SSSI. Specifically the possibility of any long term damage to the fen, underlying ground water and aquifers from the proposed development. The Committee would also like to see evidence of where such schemes have worked at sensitive locations.
3. The issue of future council tenants seeking to exercise Right to Buy of their dwellings and how leaseholds would be considered, in order to ensure long-term responsibility and protection of the SSSI and the on-going maintenance costs of the SUDD scheme.

The Committee wished to concentrate solely on these three outstanding issues when the proposal is reconsidered at a future meeting, it being satisfied that the scheme met other requirements and issues from the planning officer report.

45. ALICE SMITH HOUSE, ALICE SMITH SQUARE: 13/01592/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish Alice Smith House. Erection of 3 x 2-bed and 8 x 3-bed houses (Use Class C3). Provision of 11 car parking spaces, cycle and bin stores.

The Committee resolved to GRANT planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion. Subject to the following conditions and legal agreement:

Conditions:

- 1 Development begun within time limit
- 2 Deemed in accordance with approved plans
- 3 Samples of materials
- 4 Sustainability design/construction
- 5 Design - no additions to dwelling
- 6 Amenity no additional windows side,

- 7 Boundary details before commencement
- 8 Cycle parking details required
- 9 Details of bin stores
- 10 Drainage details - SUDS
- 11 Vision splays
- 12 Pedestrian Awareness Vision Splays
- 13 Contaminated land risk assessment
- 14 Landscape plan required
- 15 Landscape carry out after completion
- 16 Archaeology – mitigation 2 Roman remains,
- 17 Biodiversity
- 18 Construction Traffic Management Plan
- 19 Car/cycle parking provision before use
- 20 Secured by Design
- 21 Provision of Affordable Housing
- 22 Amendment of TRO
- 23 Householder Travel Information Packs

Legal Agreement:

City requirements:

Indoor sport	£2,424
Open space/Ecology	£6,429
Play Areas	£1,376
Sports Ground	£1,728
Allotments	£ 112
Total Contribution	£12,069 plus 5% admin fee £603

County requirements:

Transport	£28,350
Traffic management/highway safety	£ 3,000
Primary schools	£43,944
Secondary schools	£37,853
SEN schools	£ 3,065
Library	£ 2,248
Waste infrastructure	£ 1,044
Museums Resource Centre	£ 131
Total contribution	£119,635 plus admin fee £1500

It is important to note that the Councils' Community Infrastructure Levy Charging [CIL] Schedule is to be put to Full Council for adoption on the 30th September 2013. The formal implementation of CIL would have an impact upon the level of contributions sought for this scheme, as Affordable Housing is one of the forms of development which could apply for an exemption from CIL charges. The introduction of CIL will apply to any applications where S106 agreements have not been agreed before this comes into effect and therefore given the timeframes for this decision it is likely that these contributions will have to be recalculated.

Should, however, the Community Infrastructure Levy (CIL) charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a Notice of Refusal to the Head of City Development on the grounds that the development has failed adequately to mitigate its impacts.

46. EAST MINCHERY ALLOTMENTS, GRENOBLE ROAD: 13/01610/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 48 residential units (4 x 1-bed flats, 8 x 2-bed flats, 4 x 2-bed houses, 26 x 3-bed houses and 6 x 4-bed houses) (use class C3), 102 car parking spaces, public open space, retained allotments and access road, together with diverted right of way, landscaping and cycle and bin stores.

The Committee resolved to GRANT planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion, subject to the following conditions, informative and legal agreement.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Details of Affordable Housing
- 5 Details of all means of enclosure
- 6 Details of refuse and cycle storage
- 7 Landscape plan required
- 8 Landscape carries out by completion
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Landscape management plan
- 14 The provision of the open space / allotments
- 15 Secure by Design Principles
- 16 Details of access road and parking areas
- 17 Amendments to the Controlled Parking Zone
- 18 Construction Traffic Management Plan
- 19 Biodiversity recommendation carried out
- 20 Sustainable Urban Drainage Scheme & Strategy - Investigate capacity of drainage scheme.
- 21 Archaeology
- 22 Noise Survey Recommendations
- 23 Contaminated Land Assessment
- 24 Removal of Permitted Development Rights
- 25 Details of external lighting

Informative:

Materials used should be robust to block out environmental noise - samples required.

Legal Agreement:

- Secure the provision of the open space and allotments

- Financial contributions of £539,799 plus the relevant admin fees (as set out in report)
- Ring fence any library spend to Littlemore Library

Should, however, the Community Infrastructure Levy (CIL) charging schedule come into force prior to the completion of the legal agreement, then it shall exclude any items included on the list of infrastructure published in accordance with regulation 123 of the CIL regulations.

If the required legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a Notice of Refusal to the Head of City Development on the grounds that the development has failed adequately to mitigate its impacts.

47. DATES OF FUTURE MEETINGS

The Committee NOTED that the next meeting will be held on Monday 9 September 2013.

The meeting started at 6.00 pm and ended at 8.50 pm