

## EAST AREA PLANNING COMMITTEE

**Wednesday 3 December 2014**

**COUNCILLORS PRESENT:** Councillors Darke (Chair), Coulter (Vice-Chair), Anwar, Brandt, Clarkson, Lloyd-Shogbesan, Paule, Wilkinson and Gotch.

**OFFICERS PRESENT:** Martin Armstrong (City Development), Clare Golden (City Development), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

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

Apologies for absence were received from Councillor Altaf-Khan (substitute Councillor Gotch).

### **65. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **66. 3 ANNE GREENWOOD CLOSE: 14/02524/FUL**

The Head of City Development submitted a report which detailed an application for the erection of a single storey rear extension (amended plans) at 3 Anne Greenwood Close, OX4 4DN.

The planning office recommended deleting the final condition in the report (tree protection plan) and adding a condition requiring agreement of a construction management plan. The Committee supported this.

Georgina Wood spoke in support of the application.

The Committee resolved to GRANT planning permission for application 14/02524/FUL, 3 Anne Greenwood Close, subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Amenity - No windows to side.
5. Sustainable drainage.
6. Construction management plan to be agreed before work commences.

## **67. PRINCE OF WALES PH, CHURCH WAY:14/02181/FUL**

The Head of City Development submitted a report which detailed an application for the erection of a single storey extension over the existing yard to provide an extension to the bar area; new external doors to utility room and bar area and associated works; and provision of a kitchen extract flue at the Prince of Wales public house, Church Way.

The planning officer recommended an additional condition requiring doors and windows to be closed during regulated entertainment, in line with the premises licence.

Paul Oakley, the agent, spoke in support of the application.

The Committee discussed the application and agreed to add a condition requiring the extraction not to be running when the premises was closed, the additional condition above, and an informative that a disabled space be provided and signposted near the entrance.

The Committee resolved to GRANT planning permission for application 14/02181/FUL, Prince of Wales public house, subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area.
4. Windows to be non-opening.
5. The use of beer garden ceases after 2300.
6. Full design details of extraction equipment.
7. A scheme for the treatment of cooking odours.
8. External doors and windows to remain closed (except for access) at all times when regulated entertainment takes place.
9. Extraction equipment not to operate when the premises is closed.

Informative: disabled parking space to be provided near the entrance and signposted as such.

## **68. PLANNING APPEALS**

The Committee NOTED the report on planning appeals received and determined during November 2014.

## **69. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on 5 November as a true and accurate record.

## **70. FORTHCOMING APPLICATIONS**

The Committee NOTED the list of forthcoming applications.

## **71. DATES OF FUTURE MEETINGS**

The Committee NOTED that the next meeting would be held on Wednesday 7 January 2015.

## **72. MATTERS EXEMPT FROM PUBLICATION**

The Committee resolved under S100 A(2) of the Local Government Act 1972 to excluded the public and press, with the exception of the applicant (who remained with the permission of the objector) and the objector (who controlled the data) as the information presented to the committee contained sensitive personal data as defined in the Data Protection Act as to the medical condition of the objector's child.

Summary of business transacted by the Committee after passing the resolution contained in minute 73

The Committee GRANTED the application of the not for publication item 5 (minute 73 refers).

## **73. 33 WILLIAM STREET: 14/01495/FUL**

The Head of City Development submitted a report which detailed an application for the erection of a two storey side and single storey rear extension at 33 William Street.

The Committee's legal adviser explained the special circumstances of this case relating to the issue that was the subject of the sensitive personal data, including the relevant requirements.

The planning officer explained the report elaborating upon and explaining further how the recommendation it contained had been arrived at.

An objector living in the vicinity of the application site spoke against the application.

The applicant spoke in favour of the application.

The Committee asked questions as to considerations material to the decision before it.

The Committee resolved to grant planning permission with conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Removal of Part 1 Classes A, B and D permitted development rights.
5. Car parking to be laid out prior to occupation and retained as such thereafter.
6. Construction environmental management plan required including details in relation to:
  - Construction traffic management;

- Hours of working;
  - Machine noise;
  - Vibration;
  - Emissions;
  - Suitable screening of the works to reduce noise and visual intrusion.
7. Biodiversity improvements required in accordance with details to be first approved in writing by the LPA.
  8. West facing first floor windows to be obscure glazed and non-opening below 1.7m.
  9. All hard surfacing in the development to be SuDS compliant.

**The meeting started at 6.00 pm and ended at 8.15 pm**