

EAST AREA PLANNING COMMITTEE

Wednesday 8 April 2015

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

OFFICERS PRESENT: Clare Golden (City Development), Michael Morgan (Law and Governance), Andrew Murdoch (City Development) and Jennifer Thompson (Law and Governance)

107. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Altaf-Khan.

108. DECLARATIONS OF INTEREST

There were no declarations of interest made.

109. LITTLEMORE PARK, ARMSTRONG ROAD: 14/02940/OUT

Councillor Anwar arrived after the start of this item and took no part in the debate or voting.

The Head of City Development submitted a report which detailed an outline planning application (with all matters reserved) seeking permission for up to 270 residential dwellings of 1 to 4 bedrooms on 2 to 5 floors to incorporate a maximum of 104 houses and 166 flats; provision of car parking; cycle and bin storage; landscaping and ancillary works at Littlemore Park, Armstrong Road.

Councillor David Henwood, Sue Stewart, Judith Godslan and Sarah Lasenby spoke against the application. They drew attention to the burial ground, traffic and transport links, and the impact of the development.

Kevin Ayrton and Sarah Aldred, the agent and the applicant's representative, spoke in support of the application.

Members of the Committee asked questions of the planning officer and of the applicant and agent.

The Committee noted the applicant's commitment not to develop or encroach onto the burial ground within the site and, as far as possible, to facilitate preservation of the burial ground outside the site.

Members of the Committee were concerned about the impact of the development on traffic on and near the site and in the wider area. Members were of the view that the location of the site, some distance from sparse public transport and with poor links, would lead to an isolated development with limited

amenity and most journeys to and from the site would be by private car. The impact of additional traffic would be detrimental to the existing settlement. Members were of the view that the housing density created an overcrowded site and exacerbated the concerns above. Members noted the assurances given; that this was a large development site; and that a Grampian condition should be applied to secure adequate foul and surface drainage provision.

A motion to approve the application with conditions as set out in the officer's report was declared lost on being put to the vote.

The Committee considered and agreed reasons for refusing permission and accordingly refused outline planning permission for reasons as set out below.

The Committee resolved to **refuse** outline planning permission for application 14/02940/OUT for the following reasons:

The development proposed would lead to the overdevelopment of the site such that the density would lead to a high number of car journeys, increasing traffic generation in the wider area, and to poor quality of life within the site for future occupiers. Furthermore the links from the site are not sufficiently sustainable to reduce reliance on the private car and there was a risk of the isolation of non-car users. This would be contrary to policy CS13 and CS18 of the Oxford Core Strategy, Policies CP1, TR1 of the Oxford Local Plan 2001-2016, and Policy HP9 of the Sites and Housing Plan.

110. 312 LONDON ROAD: 15/00209/FUL

The Head of City Development submitted a report which detailed an application for planning permission for the demolition of the existing dental surgery and garage and construction of a three-storey building to provide 3 x 3-bed, 4 x 2-bed and 2 x 1-bed flats (Use Class C3); with provision of private and shared amenity space, car parking space, bin and cycle store and landscaping; and access off the London Road at 312 London Road.

The Committee resolved to approve application 15/00209/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Sustainability measures.
5. Landscape plan.
6. Landscaping by completion.
7. Tree protection measures.
8. Boundary treatments.
9. Privacy screens.
10. Landscape Management Plan.
11. Permeable hardsurfacing.
12. SuDS.
13. Land contamination.
14. Bin and cycle storage.
15. Construction Traffic Management Plan.
16. Hardsurfacing construction method.

17. Underground services.
18. Vision splays.
19. Ground and slab levels.
20. Trees along southern boundary.
21. Obscure glazed and non-opening side window.
22. No use of the flat roof.
23. Arboricultural method statement.

**111. RIVERA HOUSE AND ADAMS HOUSE RELIANCE WAY:
14/03204/OUT**

The Head of City Development submitted a report which detailed an application for outline planning permission for the demolition of existing office accommodation at Rivera House and Adams House; construction of up to 98 student study rooms with provision for disabled car parking spaces and cycle parking. (Outline application with all matters reserved) at Rivera House and Adams House, Reliance Way.

The Committee resolved to refuse permission for application 14/03204/OUT for the following reasons:

1. The proposed development would result in the loss of employment accommodation in the absence of robust justification to the detriment of the economic vitality of the city and the important balance between employment and housing as a means of achieving sustainable development. Consequently the proposals fail to accord with the requirements of policy CS28 of the Oxford Core Strategy 2026 as well as the National Planning Policy Framework.
2. The proposals would inevitably result in a height and scale of development that would, in combination with the existing adjacent four storey development, unacceptably dominate and impose itself upon the wider Cowley Road streetscene to the detriment of the character and appearance of the surrounding area as well as a significant adverse impact on the setting of the adjacent non-designated heritage asset of Canterbury House. Moreover, the intensity of development proposed would be likely to lead to an overdevelopment of the site such that it would provide a poor quality environment within the site for future student occupiers with inadequate car parking and vehicle manoeuvring space together with insufficient quality and quantity of outdoor amenity space. Consequently, and in the absence of the submission of an appropriate indicative scheme to indicate otherwise, the proposed development cannot reasonably be considered to be able to deliver a scheme that is of a scale, form, density and layout that is appropriate for its intended use and context. The proposals are therefore found to be contrary to the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policies CS18 and CS25 of the Oxford Core Strategy 2026 as well as policies HP5 and HP9 of the Sites and Housing Plan 2011-2026.
3. Having regard to the amount of student accommodation proposed together with the existing student accommodation on the adjacent site as well as the proximity of family dwellings, the proposed development would be likely to cumulatively give rise to a level of noise and disturbance that would cause

significant harm to the amenity enjoyed by occupiers of nearby dwellings and have a significant impact on the mix and balance of the local community to the detriment of the character of the immediate area and successful community cohesion. Consequently in this respect the proposals are found to be contrary to the requirements of policies CP1, CP10, CP19 and CP21 of the Oxford Local Plan 2001-2016 as well as policy HP5 of the Sites and Housing Plan 2011-2026.

4. As a result of the proposed redevelopment of the site there would be inadequate car parking provision to serve the adjacent retained offices of Canterbury House. Such an arrangement would only be likely to further prejudice the attractiveness and suitability of these employment premises to potential occupiers in the long-term giving rise to further harm to the overall balance between employment and housing in this city. Consequently the proposals are considered to be contrary to the requirements of policy TR3 of the Oxford Local Plan 2001-2016 as well as policy CS28 of the Oxford Core Strategy 2026.
5. In the absence of the submission of any information to allow the local planning authority to assess whether a final scheme could meet planning policy requirements in relation to its sustainable design and construction credentials as well as the necessary on-site renewable energy generation, it cannot be reasonably concluded that a final scheme could deliver genuinely sustainable development. Consequently the proposals are found to be contrary to the requirements of policy CP18 of the Oxford Local Plan 2001-2016, policy CS9 of the Oxford Core Strategy 2026 as well as policy HP11 of the Sites and Housing Plan 2011-2026.

112. 228 LONDON ROAD: 14/03331/FUL

The Head of City Development submitted a report which detailed an application for planning permission for a 3-bed single storey dwelling to form staff accommodation and conversion of existing residential accommodation to form additional guest house accommodation (Use Class C1) at 228 London Road.

The Committee resolved to refuse permission for application 14/03331/FUL for the following reasons:

1. The proposed new dwelling and additional guest accommodation, as a result of the loss of residential accommodation within the existing building, will lead to an increase in noise and disturbance to the adjacent residential properties, which would be detrimental to the residential amenities of those properties, due to the additional vehicle movements to the rear of the guest house building, and is contrary to policy TA4 of the Oxford Local Plan.
2. The proposed new dwelling represents an overdevelopment of the site resulting in inadequate outdoor space to serve the new dwelling, together with the extension of the parking area and additional traffic movements will be detrimental to the amenities of the adjoining properties due to the additional noise and disturbance which would be contrary to policies CP1, CP8, CP6 and CP10 of the Oxford Local Plan and policy HP13 of the Sites and Housing Plan.

113. 9 WAYNFLETE ROAD: 15/00038/FUL

The Head of City Development submitted a report which detailed an application for planning permission for the installation of external wall insulation at 9 Waynflete Road.

The Committee resolved to approve application 15/00038/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as approved.

114. LAND TO REAR OF 55 TO 67 MASONS ROAD: 15/00359/CT3

The Head of City Development submitted a report which detailed an application for planning permission for the demolition of existing garages and erection of 9 new garages at garages 1-10 on land to the rear of 55 to 67 Masons Road.

The Committee resolved to approve application 15/00359/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.

115. MINUTES

The Committee resolved to approve the minutes of the meeting held on 4 March 2015 as a true and accurate record.

116. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications and noted updates about several of these.

117. DATES OF FUTURE MEETINGS

The Committee noted these, and that the next meeting would be held on 14 May 2015, not 6 May 2015.

The meeting started at 6.00 pm and ended at 7.45 pm

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