

EXTRACT FROM THE MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 12 October 2016

COUNCILLORS PRESENT: Councillors Coulter (Chair), Henwood (Vice-Chair), Chapman, Clarkson, Lloyd-Shogbesan, Paule, Taylor, Wilkinson and Wolff.

OFFICERS PRESENT: Michael Morgan (Lawyer), Sarah Stevens (Planning Service Transformation Consultant), Nadia Robinson (Planning) and Jennifer Thompson (Committee and Members Services Officer)

41. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None

42. DECLARATIONS OF INTEREST

Minute 46: Councillor Wilkinson declared that she had made no representations on this application and had no predetermined view on this.

Minute 47: Councillor Henwood declared that he was the applicant on behalf of the parish council and could therefore not take part in the decision. He would leave the room for this item.

45. 16/01726/FUL: UNIT 5, ASHVILLE WAY

The Committee considered an application for planning permission for the change of use from 'Storage and Distribution' (Use Class B8) to 'Assemble and Leisure' (Use Class D2) on ground floor and 'Offices' (Use Class B1a) on first floor, with provision of additional car parking, bin and cycle store at Unit 5, Ashville Way, Oxford.

Damien Roscoe, local business owner, spoke against the application, saying that the unit could be retained for its allocated business use and rented by his business.

Councillor Smith, portfolio holder, Michael Crofton-Briggs, the agent, and Hazel Walsh, the club chairman, spoke in support of the application.

Notwithstanding the officer's recommendation for refusal, the Committee considered that the planning permission should be granted. Permanent premises for the gymnastics club would meet the Council's wider policy aims of increasing leisure activities and encouraging young people to be active, and would provide employment although not at skill levels commensurate with B8 uses. While the unit was suited to B8 uses the proposed uses were satisfactory and could be accommodated on the site. The Committee were of the view that, in meeting the wider policy aims of the Council and the Local Plan, the benefits of permitting the change of use specified in the application outweighed the loss of the B8 use of unit.

In this specific case given the benefits the club provided to the community, the weight given to policy CS21 should be greater than that for policy CS28 and permission should be granted. Concerns over accessibility and transport could be addressed by condition.

They considered that in view of the specific circumstances of the application the permission should be limited to the gymnastics club.

The Committee resolved to grant planning permission for application 16/01726/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Personal permission to Cherwell gymnastics club.
4. Cycle parking and car parking details to be submitted and agreed.

The meeting started at 6.00 pm and ended at 8.20 pm