

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 8 February 2017

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Committee members:

Councillor Coulter (Chair)

Councillor Henwood (Vice-Chair)

Councillor Chapman

Councillor Clarkson

Councillor Iley-Williamson (for Councillor Taylor)

Councillor Lloyd-Shogbesan

Councillor Paule

Councillor Wade (for Councillor Wilkinson)

Councillor Wolff

Officers:

Adrian Arnold, Development Management Service Manager

Gill Butter, Conservation and Urban Design Officer

Mark Jaggard, Planning Policy Manager

Michael Morgan, Lawyer

Sian Saadeh, Development Management Team Leader

Jennifer Thompson, Committee and Members Services Officer

Also present:

Councillor Andrew Gant

Councillor Dee Sinclair

Apologies:

Councillor(s) Taylor and Wilkinson sent apologies. Their appointed substitutes are shown in the attendance.

95. Declarations of interest

There were no declarations relating to disclosable pecuniary interests.

96. 16/02651/OUT: William Morris Close Sports Field, Oxford, OX4 2SF

The Committee considered an application for outline application with all matters reserved, seeking permission for 72 new affordable key worker dwellings, retention of and extension to existing parking area, together with private amenity space, access

road, landscaping and new publicly accessible recreation space at the Sports Field, William Morris Close.

Hazel Dawe and Judith Harley, representing local residents groups, spoke against the application, referencing the Local Plan policies designating this site as open space.

Patrick McDonald, the developer; Janie Hampton and Andrew Gilmore, local residents; and Councillor Andrew Gant spoke in support of the application.

Councillor Gant started that while he was speaking in his personal capacity and was a friend of the developer, he had no financial or personal interest in the company or the project.

The Committee asked questions of the officers and speakers and debated the merits of the application and the policies pertinent to the site. They concluded that there was no reason to depart from the adopted Local Plan policy and site designation to permit development on this site, and any changes to the long term use of the site should properly be considered in the new Local Plan.

The Committee resolved to refuse planning permission for application 16/02651/OUT for the reasons set out below:

1. The proposal does not include a mix of dwelling types and makes no provision for affordable housing. A mixed and balanced development which contributes to meeting the most pressing housing needs of the city would not result from this proposal. It is therefore contrary to Policies CS23 and CS24 of the Core Strategy and Policy HP3 of the SHP, and does not comply with the guidance set out in the Balance of Dwellings Supplementary Planning Document.
2. The site is protected open space (including associated car parking). It is not allocated for housing development nor is it needed to meet National Planning Policy Framework housing land availability requirements. It has not been clearly shown that the site is surplus to requirements for sport or recreation. It is not essential that the need for housing development should be met on this particular site, and there are no other balancing reasons or mitigating circumstances why housing should be allowed. It is necessary to retain the site as open space for the well-being of the local community, and its development is contrary to Policies CS2 and CS21 of the adopted Core Strategy, and Policy SR2 of the Oxford Local Plan.
3. The application, because of inadequacies in the indicative layout, the lack of cycle parking and waste storage facilities, the unacceptable car park location and design, and because of unresolved highway issues, has not satisfactorily demonstrated that 72 dwellings can be accommodated on this site in accordance with Policies CP1, CP6 and CP8 of the Oxford Local Plan, Policy CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan.
4. The application does not propose to incorporate renewable energy or low carbon technologies and thus does not adequately seek to minimise its carbon emissions contrary to Policy CS9 of the adopted Core Strategy and Policy HP11 of the adopted Sites and Housing Plan.

97. 16/02618/FUL: Former Stansfeld Outdoor Education Centre, Quarry Road OX3 8SB

The Committee considered an application for planning permission for the demolition of redundant former outdoor education centre buildings; construction of a new science education centre and innovation centre with parking, access and landscape enhancement at the former Stansfeld Outdoor Education Centre, Quarry Road.

The planning officer reported that the legal agreement referred to in the recommendation had been signed since publication of the agenda, and accordingly the recommendation should be altered.

Eleanor Burnett and Katherine Gardiner, local residents, spoke against aspects of the application.

Richard Bradley, Chair of Friends of Stansfeld; and Steven Sensecall, the agent for the applicant, spoke in support of the application.

The Committee asked questions of the officer and speakers. They concluded that the existing row of Leyland cypress trees should be retained to continue to provide screening and protect the amenity of neighbouring houses, and to amend the conditions accordingly.

The Committee resolved to grant planning permission for application 16/02618/FUL subject to conditions and legal agreement:

Conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Implementation of NRIA and Energy Strategy.
4. Samples.
5. Travel Plan.
6. Centre Management Parking.
7. Drainage.
8. Parking layout plan.
9. CTMP.
10. Delivery, Service and Collection/Drop Off Management Plan.
11. Landscape plan required. (including retention of the row of Leylandii trees providing screening of the site)
12. Landscape: carry out by completion.
13. Landscape, hard surface design - tree roots.
14. Landscape, underground services - tree roots.
15. Tree Protection Plan (TPP) 1.
16. Arboricultural Method Statement (AMS) 1.
17. Biodiversity Management Plan.
18. Land Quality.
19. Provision of public art.

Legal Agreement

The County Highway Authority requires a legal agreement in connection with this proposal (i) to secure a review of parking bays on Old Road and any subsequent measures to be implemented (£20,000), and (ii) for Travel Plan monitoring (£1,240).

98. 17/00139/CONSLT: Rover Sports And Social Club, Roman Way, Oxford, OX4 2QT

The Committee considered an application to seek the views of Oxford City Council as to the arrangements for the reprovision of existing sporting facilities currently on the Rover Sports and Social Club, Roman Way.

The Committee noted that this related to their decision on 1 February in respect of application. The planning officer reported receipt of two further responses to the consultation, both broadly in support of the proposals: from Horspath Parish Council; and from the council's environmental health service.

The Committee resolved to delegate to the Head of Planning and Regulatory Services, subject to the expiry of the consultation period without any new material issue being raised:

- I. the responsibility to notify the Applicant that, were the Council considering an application to redevelop this land for car manufacturing as described in Policy SP49, the arrangements effected by the draft legal agreement annexed would enable the Council to conclude that that application be permitted notwithstanding that all existing facilities would be reprovided given that those arrangements would procure a net benefit over reprovision as required by SP49; and
- II. the entry into a legal agreement with BMW in a form not materially different to that annexed.

99. 16/02586/FUL: Land Adjacent To Homebase, Horspath Driftway, Oxford

The Committee considered an application for planning permission for the erection of a single storey coffee shop unit (Sui Generis) with associated drive-thru facility, car parking, landscaping and associated works (with additional transport assessment information, flood risk assessment and archaeology assessment) at land adjacent to Homebase, Horspath Driftway.

The planning officer recommended an additional condition requiring a written scheme of archaeological investigation to be submitted prior to commencement.

Leigh Thomas, agent for the applicant, spoke in support of the application.

The Committee considered that it would be appropriate, given the layout of the site, to add an informative requesting the clear marking out of a suitable pedestrian route to and from the café to improve pedestrian safety.

The Committee resolved to grant planning permission for application 16/02586/FUL and subject to conditions:

1. Time begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – in accordance with plans.
4. Restricted use.
5. Landscape Plan: further details.
6. Landscape management Plan.
7. Flood Risk Assessment – in accordance.
8. Drainage infrastructure – in accordance.
9. SUDS - further details.
10. Damage to the culvert or pit structures.
11. Construction Traffic Management Plan.
12. Delivery and Service Management Plan.
13. Opening hours -0700hrs – 2200hrs daily.
14. Noise –mechanical plant – nearest sensitive receptor.
15. Energy & efficiency – further details.
16. Bin storage – as approved.
17. Cycle parking – further details.
18. Car parking/ turning/ barrier/ layout - as approved.
19. Written scheme of archaeological investigation to be submitted prior to commencement.

Informative: a safe pedestrian route to and from the café should be marked out on the site to enhance pedestrian safety and reduce the likelihood of accidents or conflict.

100.16/02017/FUL: 14 Holyoake Road

The Committee considered an application for the demolition of the existing side extension; the erection of 2 x 4-bed semi-detached dwellinghouses (Use Class C3); and provision of new access with car parking for 2 vehicles, private amenity space and bin and cycle store at 14 Holyoake Road, OX3 8AE.

Jane Ferguson, local resident, spoke against the application and raised questions about the accuracy of the plans.

Councillor Dee Sinclair spoke about her concerns about parking and the necessity of excluding the houses from the CPZ, including visitors' permits.

Henry Venners, agent for the applicant, spoke in support of the application.

After discussion and asking questions of the officers and speakers, the Committee considered that it would be reasonable to defer consideration of the application to clarify several matters as they did not consider they could take a decision without further information. They asked for confirmation of the accuracy of drawings and plans and clarification of: the impact on the amenity of Linden Court; potential overlooking of upper storey windows into angled windows at Linden Court; loss of light; and the accuracy of the relationships between buildings, windows and boundaries in the submitted plans.

The Committee resolved to defer consideration of the application to allow the planning officers to bring back additional information on:

- the plans: the relation between the houses at Linden Court and the proposed development and the overall accuracy of the plans in showing the street scene and the relationship between windows;
- the plans: the relationship of the perpendicular and 45degree lines between the windows in houses in Linden Court and the proposed development, and showing the relationship to the bedroom rooflights in Linden Court.
- the actual width of the mature hedging at the side of the site and the width of the gap between the proposed house and the hedge- in particular to confirm if this was sufficient to allow bikes to access the proposed rear cycle store without damaging either the hedge or the bike.

101.16/03129/FUL: 105 Green Road

The Committee considered an application for the change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) at 105 Green Road, OX3 8LE.

Councillor Dee Sinclair, ward councillor, spoke about her concerns with the application.

The Committee resolved to grant planning permission for 16/03129/FUL subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Secured Bicycle Parking.

102.16/03008/CT3: Sports Hall Recreation Ground, Court Place Farm , Marsh Lane, OX3 0NQ

The Committee considered an application for planning permission for the overlaying the existing car park with bitumen macadam surfacing with the incorporation of SUDs drainage; re-organisation of car park to provide an additional 48 car parking spaces, 8 disability spaces and 6 motorbike spaces; with provision of lighting at Sports Hall Recreation Ground Court Place Farm, Marsh Lane OX3 0NQ.

The Committee resolved to grant planning permission for application 16/03008/CT3 subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Colour and finish.
4. SuDs.
5. SuDs 2.
6. Landscape hard surface design – tree roots.
7. Tree Protection Plan (TPP) 1.

103.16/03065/CT3: Brasenose Farm Allotments, Eastern By-Pass Road, Oxford

The Committee considered an application for the erection of a shed for allotment storage at Brasenose Farm Allotments, Eastern By-Pass Road.

The Committee resolved to grant planning permission for application 16/03065/CT3 subject to conditions:

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

104.Lawn Upton House, Littlemore

The Committee considered a report and appendices setting out the case for taking enforcement action specified in the appendices against a number of unauthorised works causing damage to the fabric and features of historical interest of Lawn Upton House (now 27 Lawn Upton Close, 25 Lawn Upton Close, and 26 Lawn Upton Close), Oxford, OX4 4QF.

Katherine Ashton, representing the owners of the houses, spoke against the proposal to take enforcement action against the current owners.

The Committee asked questions of the officers and the speaker and concluded that, while mindful that the works had not been carried out by the current owners, it would be unreasonable to take no action given the harm caused and likely to be caused to the listed building by the unauthorised works, and therefore it was necessary to require reasonable and proportionate remedial works.

The Committee resolved to issue one or more listed building enforcement notices under s38 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to delegate the issuing of the notices to the Head of Planning and Regulatory Services, for the following reasons:

1. The unauthorised works being unauthorised works of alteration to Listed Building(s) affecting its character as a building of special architectural or historic interest are a contravention of sections 7 and 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The unauthorised works as set out in this report fail to preserve the special architectural and historic interest of the Listed Building;
2. It is expedient to do so having regard to the effect of the works on the character of the building as one of special architectural or historic interest;
3. The unauthorised works as set out in this report fail to preserve the special architectural and historic interest of the Listed Building;
4. The unauthorised works cause harm to the Littlemore Conservation Area and fail to preserve or enhance the character or appearance of that Conservation Area;

5. The unauthorised works are contrary to local and national policies as set out below;
and
6. Some of the unauthorised works carried out have started to and would continue to cause serious decay to the building fabric and should be remedied to prevent further irreversible decay.

105.Minutes

The Committee resolved to approve the minutes of the meetings held on 11 January 2017 and 1 February 2017 as a true and accurate record.

106.Forthcoming applications

The Committee noted these.

107.Dates of future meetings

The Committee noted these.

The meeting started at 6.00 pm and ended at 9.30 pm