

## **Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Monday 5 June 2017**



### **Committee members:**

Councillor Taylor (Chair)  
Councillor Chapman  
Councillor Malik  
Councillor Wilkinson

Councillor Henwood (Vice-Chair)  
Councillor Clarkson  
Councillor Tanner  
Councillor Wolff

### **Officers:**

Adrian Arnold, Development Management Service Manager  
Amanda Ball, Lawyer  
Nadia Robinson, Senior Planning Officer  
Sian Saadeh, Development Management Team Leader  
Jennifer Thompson, Committee and Members Services Officer

### **Apologies:**

No apologies were received

### **1. Election of Chair for the 2017/18 Council year**

Councillor Taylor was elected as Chair of the Committee for the 2017/18 municipal year.

### **2. Election of Vice-Chair for the 2017/18 Council year**

Councillor Henwood was elected as Vice-Chair for the 2017/18 municipal year.

### **3. Declarations of interest**

Councillor Henwood declared he had a disclosable pecuniary interest in application 17/00586/FUL as this related to his property.

#### **4. S 247 TCPA - footpath diversion re Windrush Tower**

With the agreement of the committee, the Chair took this item first.

The Committee considered a draft order for the stopping up under Section 257 of the Town and Country Planning Act 1990 of a public path at Windrush Tower, Blackbird Leys

The planning officer reported further technical amendments to the draft order to comply with procedural and legislative requirements, circulated to the committee as part of the presentations.

**The Committee resolved that order** be made providing for the stopping up of part of the public highway footways outside Windrush Tower as shown on the plans

and that, if after making the order objections are received that cannot be resolved, it shall be submitted to the Secretary of State for a decision, or, in the event that no objections are received, the order shall be confirmed.

#### **5. 17/00770/FUL: Sir Michael Sobell House Hospice, Old Road, Headington, OX3 7LE**

The Committee considered an application for planning permission for the erection of a two-storey annexe (with plant room at third-floor level) to create 6 new palliative care bedrooms, a new lymphoedema clinic, administration office space and staff welfare facilities at Sir Michael Sobell House Hospice, Old Road, Headington, OX3 7LE.

The planning officer reported that the consultation had highlighted errors in the flood risk assessment which had been corrected and the drainage had been carefully considered and had insignificant impact on the Lye Valley SSSI. She reported that any proposal for solar panels may require separate planning permission and was not part of this application.

Diane Gardner (CEO of the hospice), Georgia Burt and Robin Edwards (the architects) came to the table and answered questions from the committee.

Councillor Wilkinson requested that the Construction Management Plan take into account the multiple road works in Headington and route construction traffic away from residential roads.

**The Committee resolved to grant** planning permission for application 17/00770/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Cycle parking.
5. Construction Traffic Management Plan.
6. Travel Plan.

7. Landscape plan.
8. Landscape Implementation.
9. Hard Surface Design – tree roots.
10. Underground Services – tree roots.
11. Tree Protection Plan Implementation.
12. Arboricultural Method Statement Implementation.
13. Sustainable drainage – details.
14. Sustainable drainage – implementation.
15. Sustainable drainage – inert gravel materials.
16. Biodiversity enhancements.
17. Archaeology.
18. Air quality – boiler details.
19. Air quality – mitigation measures during construction.
20. Land quality – phased risk assessment.
21. Land quality – remedial works and validation report.

## **6. 17/00690 FUL: 26 Horspath Road Oxford OX4 2QS**

The Committee considered an application for planning permission for a garden outbuilding at 26 Horspath Road Oxford OX4 2QS.

The Committee noted that condition 4 required the outbuilding is used solely for purposes incidental to the main dwelling, and could not be used as a separate dwelling or as primary living space such as a bedroom. The council would consider enforcement action should a notified breach of planning conditions occur.

**The Committee resolved to grant** planning permission for application 17/00690 FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Use of outbuilding.

## **7. 17/00692/FUL: 28 Horspath Road Oxford OX4 2QS**

The Committee considered an application for planning permission for a garden outbuilding at 28 Horspath Road Oxford OX4 2QS.

The Committee noted that condition 4 required the outbuilding is used solely for purposes incidental to the main dwelling, and could not be used as a separate dwelling or as primary living space such as a bedroom. The council would consider enforcement action should a notified breach of planning conditions occur.

**The Committee resolved to grant** planning permission for application 17/00692 FUL subject to the following conditions:

1. Development begun within time limit.

2. Develop in accordance with approved plans.
3. Materials as specified.
4. Use of outbuilding.
5. Removal of existing outbuilding.

#### **8. 17/00586/FUL: 3 David Nicholls Close, Oxford, OX4 4QX**

The planning officer reported that this item was withdrawn from the agenda to allow for consideration of an amended description and plans to be submitted by the applicant. The application would not be discussed here but at a future meeting.

#### **9. Minutes**

The Committee resolved to approve the minutes of the meeting held on 10 May 2017 as a true and accurate record.

#### **10. Forthcoming applications**

The Committee noted the list of forthcoming applications.

#### **11. Dates of future meetings**

The Committee noted the dates.

**The meeting started at 6.00 pm and ended at 7.05 pm**

**Chair .....**

**Date: Wednesday 5 July 2017**