

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 3 October 2018

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Committee members:

Councillor Taylor (Chair)	Councillor Henwood (Vice-Chair)
Councillor Chapman	Councillor Cook (for Councillor Clarkson)
Councillor Garden	Councillor Hollingsworth (for Councillor Tanner)
Councillor Roz Smith	

Officers:

Adrian Arnold, Development Management Service Manager
Sally Fleming, Lawyer
Clare Gray, Principal Planner
Hayley Jeffery, Development Management Team Leader
Sarah Orchard, Senior Planner
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillors Aziz, Clarkson and Tanner sent apologies.

47. Declarations of interest

Cllr Cook - as a Council appointed trustee for Oxford Preservation Trust and as a member of the Oxford Civic Society stated that he had taken no part in any discussions or decision making that may have taken place in those organisations on any of the applications and was approaching them with an open mind.

48. 17/03380/FUL - Iffley Academy, Iffley Turn, Oxford, OX4 4DU

The Committee considered an application for planning permission for the demolition of the existing school building and development of a 2 1/2 storey academy building, single storey animal welfare and horticulture building and single storey construction workshop (academic use); provision of a replacement car-park, hard-court sports areas (including a MUGA), woodland walk, wildlife areas and associated landscaping; and temporary use of the adjacent former sports field/open space (only during the construction phase) as a constructors compound, staff parking area and student drop-off/pick-up (amended plans and further information) at The Iffley Academy, Iffley Turn, Oxford, OX4 4DU.

The Planning Officer:

- Reported minor typographical corrections to the report
 - The landscaping plan shows the exact parking provision proposed.

- 1.1.1. should read section 21 not section 12.
 - P.19 the title should read 'Design and impact on heritage assets'
 - 10.21 should read 'will not' instead of 'may'.
 - 10.21 should read section 66 and 72 not section 16.
 - 18.1 This should read that the initial energy statement did not meet the 20%
 - 20.1 The conclusion should include impact on all heritage assets, not just the conservation area.
- Confirmed the number of parking spaces, layout and provision of spaces for a minibus, construction, and refuse collection were as set out in the landscape plan.
 - Recommended adding a condition that the existing building must be demolished on completion of the replacement buildings.
 - Recommended amending the lighting condition (25) to allow low level lighting to be on after 5.30pm, to allow workers to safely leave the site after working hours.

There was no-one registered to speak against the application.

Kay Willett (Head Teacher) and Paul Haworth (Planning Agent) spoke in support of the application, and John Gorman (Head of Design) and Nasir Khawaja (Project Director) attended to answer questions.

The Committee noted that the car parking provision was relatively high because of the much lower student:staff ratio, and most pupils had to travel by car. They were satisfied that there were suitable arrangements for safe access to the site and minimising disruption to pupils during the construction phase.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer recommendation including adding one condition and amending one condition as recommended above.

East Area Planning Committee resolved to:

- (a) **approve** application 17/03380/FUL for the reasons given in the report and subject to
- the 28 required planning conditions and 2 informatives set out in section 21 of the report (amending condition 25 to permit low level lighting after 5.30pm to allow safe exit)
 - and one additional condition requiring the existing building to be demolished on completion of the replacement buildings;
- and grant** planning permission; and
- (b) **delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

49. 18/01654/FUL - Littlemore Mental Health Centre, Sandford Road

The Committee considered an application for planning permission for the refurbishment of ground floor accommodation and a new extension to provide a new 10 bed ward, with associated landscaping, at Littlemore Mental Health Centre, Sandford Road, Oxford.

The Planning Officer reported that the Air Quality Officer advised that no objections subject to an additional condition regarding dust mitigation during construction. The archaeological investigation had shown no evidence that any further work was needed and therefore that part of the recommendation was no longer necessary. She recommended the following additional conditions:

- dust mitigation plan during construction
- boundary treatment to be agreed
- landscaping plan to be agreed
- details of cycle parking to be agreed

On being proposed, seconded, and put to the vote, the Committee agreed with the officer recommendation including removing the reference to archaeology; adding the four conditions as recommended above; and including scope for the provision of covered cycle parking.

East Area Planning Committee resolved to:

- (a) **approve** application 18/01654/FUL for the reasons given in the report and subject to the 7 required planning conditions set out in section 12 of the report and additional 4 conditions, and grant planning permission; and
- (b) **delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

50. 18/01468/VAR - T M Rana Court, 138 - 142 Hollow Way

The Committee considered an application for retrospective planning permission for the variation of condition 2 (Develop in accordance with approved plans) of planning permission 03/02494/FUL to take account of a number of variations to the approved plans at TM Rana Court, 138 - 142 Hollow Way, Oxford.

The Planning Officer recommended including 'retrospective' in the description for clarity, and amending the wording of Condition 10 as this was no longer a pre-commencement condition.

The Committee asked the planning officer to convey their disappointment that the development had not been constructed as approved and there was now no opportunity to improve the design.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer recommendation.

East Area Planning Committee resolved to:

- (a) **approve** retrospective application 18/01468/VAR for the reasons given in the report and subject to the 15 required planning conditions set out in section 12 of the report (amending the wording of condition 10) and grant planning permission; and
- (b) **delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

51. 18/01773/CT3 - 42 Stubbs Avenue, OX3 8RT

The Committee considered an application for planning permission for the removal of the existing rear shed; part demolition of existing roof section to allow for the erection of a single storey rear extension including an interior courtyard and alterations to door to front elevation to improve access; insertion of one window, one rooflight and four sunpipes to rear elevation; and the formation of paving to rear at 42 Stubbs Avenue, Oxford, OX3 8RT

Daniel Wadsworth and Allison Dalton (representing the applicant) attended to answer questions.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer recommendation

East Area Planning Committee resolved to:

- (a) **approve** application 18/01773/CT3 for the reasons given in the report and subject to the 3 required planning conditions set out in section 10 of the report and grant planning permission; and
- (b) **delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

52. 18/01879/FUL - 63 Waynflete Road, OX3 8BJ

The Committee considered an application for retrospective planning permission for the demolition of one existing pigeon loft to erect one new pigeon loft (of a different design) in the rear garden at 63 Waynflete Road, OX3 8BJ.

The Planning Officer recommended an additional condition that the building could only be used as a pigeon loft and garden store as indicated on the plans, and explained that this re-development required a new grant of planning permission.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer recommendation including the additional condition.

East Area Planning Committee resolved to:

- (a) **approve** retrospective application 18/01879/FUL for the reasons given in the report and subject to the 2 required planning conditions set out in section 12 of the report, and one additional condition restricting use to pigeon loft and garden store, and grant planning permission; and
- (b) **delegate authority** to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

53. Minutes

The Committee resolved to approve the minutes of the meeting held on held on 5 September and reconvened on 12 September 2018 as a true and accurate record.

54. Forthcoming applications

The Committee noted the list of applications.

55. Dates of future meetings

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 7.30 pm

Chair

Date: Wednesday 7 November 2018

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