

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 6 November 2019

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Committee members:

Councillor Taylor (Chair)	Councillor Tanner (Vice-Chair)
Councillor Chapman	Councillor Clarkson
Councillor Garden	Councillor Hollingsworth (for Councillor Aziz)
Councillor Lloyd-Shogbesan	Councillor Simm
Councillor Roz Smith	

Officers:

Sally Fleming, Planning Lawyer
Hayley Jeffery, Development Management Team Leader
Mike Kemp, Senior Planning Officer
Andrew Murdoch, Development Management Service Manager
Sarah Orchard, Senior Planner
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Aziz sent apologies. Councillor Hollingsworth substituted for her.

45. Declarations of interest

Minute 48 - 19/01038/FUL and Minute 49 - 19/01039/FUL

Councillor Hollingsworth said that the University Health Trust (the site owner) was listed on his register of interests but there was no connection between the interest and these applications. He would therefore take part in the debates on these items.

Minute 50 – 19/01225/RES

Councillor Clarkson said that she knew one of the people who would be involved in this proposal. She considered that this connection did not prevent her from participating in the item and that she was approaching the application with an open mind.

Minute 51 - 19/02123/FUL

Councillors Tanner, Clarkson and Simm stated that although they were signatories to the call-in of this application they were approaching the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

46. 18/03330/OUT: Sports Field William Morris Close Oxford OX4 2SF

The Committee considered an application for outline planning permission for a development comprising 86 residential units (a mixture of private, socially rented and intermediate units) together with public and private amenity space, access, bin and cycle storage and car parking (with landscaping subject to reserved matters submission) at the Sports Field, William Morris Close, Oxford OX4 2SF.

County Councillor John Sanders, City Councillors Saj Malik and Lubna Arshad, and local residents Judith Harley and Caroline Dod all spoke against the application.

Simon Sharp, Tony Nolan and James Dole (representing the applicant) came to the table to answer questions from the committee in support of the application.

The County Council highways officer was in attendance to answer questions relating to traffic and trip modelling and the highways authority's comments.

The Committee asked questions of the officers, the applicant's representatives, and the County Council highways officer.

On being proposed, seconded, and put to the vote the Committee agreed to approve the application and accept the officer's recommendations.

East Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the 30 required planning conditions set out in section 12 of the report, and **grant outline planning permission** subject to:
 - the satisfactory completion of a legal agreement under section.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the report.
2. **delegate** authority to the Head of Planning 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 Services considers reasonably necessary; and
 - finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in the report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
 - complete the section 106 legal agreement referred to above and in the report and issue the planning permission.

47. 18/02401/OUT: The Bungalow, Garsington Road, Oxford, OX4 6NQ

The Committee considered an application for outline planning permission (seeking the approval of access, landscaping, layout and scale) for the demolition of a bungalow and MOT garage and erection of proposed mixed use development comprising 9 x 2 bed flats, 257 sq. m of B1 office space and associated car parking, cycle parking, bin stores and landscaping (amended plans) at The Bungalow, Garsington Road, Oxford, OX4 6NQ.

Members had resolved at the East Area Planning Committee held on 3 July 2019 to approve planning permission for this proposed development subject to a legal agreement to provide an off-site financial contribution towards affordable housing. Subsequently the policy position in relation to the application of adopted Policy HP4 for decision making was altered. Consequently an off-site financial contribution towards the provision of affordable housing was no longer required and therefore the application was reported back to Committee for determination with a recommendation that removed the requirement for the legal agreement.

On being proposed, seconded, and put to the vote the Committee agreed to approve the application and accept the officer's recommendations.

East Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the 18 required planning conditions and one informative set out in the report and grant planning permission.
2. **delegate authority** to the Head of Planning Services to finalise the recommended conditions and informative as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

48. 19/01038/FUL: Ivy Lane, Osler Road, Oxford, OX3 9DT

The Committee considered an application for permission for the demolition of the existing buildings; phased construction of key worker housing comprising 56 cluster units, 21 x 1 bed studio apartments, 48 flats (17x1 bed, 31 x 2 beds), a management office and associated works including parking and landscaping (additional/revised information) at Ivy Lane, Osler Road, Oxford, OX3 9DT.

Henry Venners, Jim Smith and Andrew Carter (representing the applicant) spoke in support of the application.

The Committee asked questions of the officers and the applicant's representatives. On being proposed, seconded, and put to the vote the Committee agreed to approve the application and accept the officer's recommendations.

The Committee also requested that local members be consulted on the construction routes in the construction travel management plan.

East Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the 26 required planning conditions and 3 informatives set out in section 12 of the report and grant planning permission subject to:
 - the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the set out in the report and;
2. **delegate authority** to the Head of Planning Services to:
 - finalise the recommended conditions and informatives as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary and;
 - finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in the report, including refining, adding to, amending and/or deleting the obligations detailed in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary and;
 - complete the section 106 legal agreement referred to above and issue the planning permission.

49. 19/01039/FUL: Site Adjacent Randolph Court, Churchill Drive, Oxford

The Committee considered an application for permission for the demolition of the existing buildings and construction of key worker housing (19 cluster units) and associated works (additional/revised information) on a site adjacent to Randolph Court, Churchill Drive, Oxford.

The Planning Officer corrected paragraph 3.1 of the report as the requirement for a financial contribution towards monitoring of a travel plan was not required in this case.

Henry Venners, Jim Smith and Andrew Carter (representing the applicant) came to the table to answer questions from the Committee.

The Committee asked questions of the officers and the applicant's representatives. The Committee noted that although the application site included the length of Churchill Drive this was not within the applicant's control and improvements could not be required as part of this permission.

On being proposed, seconded, and put to the vote the Committee agreed to approve the application and accept the officer's recommendations.

East Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the 25 required planning conditions and 3 informatives set out in section 12 of the report and grant planning permission subject to:
 - the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the report with the deletion of the requirement for a financial contribution towards the monitoring of a travel plan; and
2. **delegate authority** to the Head of Planning Services to:
 - finalise the recommended conditions and informatives as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary and;
 - finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in the report, including refining, adding to, amending and/or deleting the obligations in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary and; complete the section 106 legal agreement referred to above and issue the planning permission.

50. 19/01225/RES: University Of Oxford Old Road Campus, Roosevelt Drive, Oxford, OX3 7DQ

The Committee considered an application for planning permission for reserved matters for application 12/02072/OUT (appearance, landscaping, scale and layout) for plot B3, University Of Oxford Old Road Campus, Roosevelt Drive, Oxford, OX3 7DQ

This was a proposal to create the Institute of Developmental Regenerative Medicine (IDRM) by providing an academic research building of approximately 5,921m² over 3 floors.

The Planning Officer reported a correction to paragraph 4 of the report: there was no liability for Community Infrastructure Levy as none had been due on the outline application.

Paul Riley (representing the applicant) spoke in support of the application.

The Committee asked questions of the officers.

The Committee asked officers to make the applicant aware through a suitable informative that the emerging Local Plan policy 7.3 would require developments to future proof travel arrangements, and in light of this the inclusion of electric bike charging points on-site should be considered.

The Committee noted that the Construction Travel Management Plan had to take full account of the impact on access for ambulances and on patient parking.

On being proposed, seconded, and put to the vote the Committee agreed to approve the application and accept the officer's recommendations.

East Area Planning Committee resolved to:

1. **approve the reserved matters application** submitted in relation to condition 2 of outline planning permission for 12/02072/OUT for the reasons given in the report and subject to the 10 required planning conditions and 2 informatives set out in section 12 of the report and an informative on electric bike charging points, and grant planning permission.
2. **delegate authority** to the Head of Planning Services to finalise the recommended conditions and informatives as set out in the report and the additional informative referred to above including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

51. 19/02123/FUL: 76 Campbell Road, Cowley, Oxford OX4 3NU

Councillor Hollingsworth left the meeting at the start of this item.

The Committee considered an application for permission for the demolition of the existing single storey extension and garage, and the erection of a single storey extension and one 2 bedroom dwellinghouse with associated parking, amenity space and bin and bicycle storage at 76 Campbell Road, Oxford, OX4 3NU.

Simon Sharp (agent for the applicant) spoke in support of the application.

A motion to approve the application with a condition that the materials matched the existing building was not seconded and therefore fell.

On being proposed, seconded, and put to the vote the Committee agreed to **refuse** the application for the reasons set out in the report.

East Area Planning Committee resolved to:

Refuse the application for the following reasons:

- 1) Because of its prominent site, excessive width and overall mass and bulk, as well as the unconventional position of the side extension relative to the existing house, the proposed extension would fail to achieve an appropriate and subservient visual relationship with the existing house, would unbalance the pair of semis and appear as an overly prominent, and visually jarring and incongruous addition to the street scene, to the detriment of visual amenity and contrary to Policies CP1 and CP8 of

the adopted Oxford Local Plan 2001 - 2016, CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and DH1 of the emerging Local Plan 2036.

- 2) Because of its limited size, awkward shape and disjointed provision of space, along with its proximity to boundary treatments and the side and rear wall of the proposed house, the private amenity space proposed for the proposed new dwelling would be experienced as overly enclosed and claustrophobic and would fail to provide an outside area of acceptable quality to serve a family dwelling, to the detriment of residential amenity and contrary to Policy HP13 of the Sites and Housing Plan.

52. Minutes

The Committee resolved to approve the minutes of the meeting held on 2 October 2019 as a true and accurate record.

53. Forthcoming applications

The Committee noted the list of applications due to come to the committee for consideration.

54. Dates of future meetings

The Committee noted the dates with a correction to the date of the December meeting.

The next meeting is on Wednesday 4 December 2019 (not 2 December).

The meeting started at 6.00 pm and ended at 8.55 pm

Chair

Date: Wednesday 4 December 2019

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