

EAST AREA PLANNING COMMITTEE

Wednesday 1 June 2011

COUNCILLORS PRESENT: Councillors Darke (Chair), Brown, Campbell, Hazell, Keen, Altaf-Khan and Van Nooijen.

OFFICERS PRESENT: Mathew Metcalfe (Democratic Services), Martin Armstrong (City Development) and Andrew Murdoch (City Development)

1. ELECTION OF CHAIR FOR THE COUNCIL YEAR 2011/12

Councillor Roy Darke was elected as Chair for the Council Year 2011/12.

2. ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2011/12

Councillor David Rundle was elected as Vice-Chair for the Council Year 2011/12.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillors Clarkson (Councillor Hazell attended as a substitute), Fooks (Councillor Campbell attended as a substitute), Rundle (Councillor Mohammed Altaf-Khan attended as a substitute) and Sanders (Councillor Van Nooijen attended as a substitute).

4. DECLARATIONS OF INTEREST

None declared.

5. 10B KELBOURNE ROAD, OXFORD - 11/00605/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of two storey rear extension and conversion of part of extended building to provide 2x1 bedroom flats with car parking, bin storage and amenity space. Retention of 1x3 bedroom dwelling. Amended plans).

The Committee agreed to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials- matching
4. Boundary details before commencement
5. Landscape plan required
6. Landscape carry out after completion
7. Landscape management plan

8. Car parking to accord with plans
9. Bin and cycle storage design
10. Design – no additions to dwelling

6. COLTHORN FARM, OXFORD ROAD, MARSTON - 11/00825/FUL

The Head of City Development submitted two reports (previously circulated, now appended) which detailed applications as follows:

11/00826/CAC – Conservation Area Consent for the demolition of existing barn and outbuildings

11/00825/FUL – Erection of 2x4 bedroom dwellings. Provision of 3 car parking spaces for each house. (Amended description).

The Committee agreed:

(a) With regard to application 11/00826/CAC to grant Conservation Area Consent subject to the following conditions:

1. Development begun within time limit
2. Architectural recording
3. Contract for re-development

(b) With regard to application 11/00825/FUL to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sample materials in Conservation Area
4. Landscape plan required
5. Landscape carried out by completion
6. Details of means of enclosure
7. Details of parking areas and access road to meadow
8. Sustainable urban drainage system
9. Obscure glazing of first floor en-suite and bedroom windows in House 2
10. Removal of Permitted Development Rights
11. Archaeological Investigation
12. Details of ecological measures – bat boxes
13. Contaminated land risk assessment and remediation measures
14. Dormer windows amended design on rear of properties

7. RED MULLIONS GUEST HOUSE, 23 LONDON ROAD, OXFORD - 11/00769/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the demolition of existing outbuildings. Erection of single storey building as 2 bedroomed staff accommodation. Conversion of existing accommodation to form 3 additional guest bedrooms.

The Committee agreed to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples of materials
4. Retention of outbuilding as staff accommodation

8. SANDY LANE FILLING STATION, OXFORD - 11/00864/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of 6 two storey houses (4x3 bedroom and 2x2 bedroom). Provision of 10 car parking spaces, cycle parking and bin store.

The Committee agreed to grant planning permission subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples of materials
4. Landscape plan required
5. Landscape carried out by completion
6. Tree Protection Plan (TPP) 1
7. Arboricultural Method Statement (AMS) 1
8. No felling, lopping, cutting of trees
9. Landscape hard surface design – tree roots
10. Landscape underground services – tree roots
11. Details of means of enclosure
12. Details of refuse and cycle storage
13. Details of parking areas
14. Visibility splays
15. Design – no additions to dwelling
16. Noise Assessment Survey and Sound Proofing Scheme
17. Contaminated Land Assessment and remediation

9. 2300, 2400, 2600 JOHN SMITH DRIVE, OXFORD - 11/00707/RES

The Head of city development submitted a report (previously circulated, now appended) which detailed an application for erection of 9,097 square metres of class B1 Business offices on 3 floors. Provision of 252 car parking spaces and 111 cycle spaces. (reserved matters of planning permission 91/01303/NO as varied by permission 99/01351/VF and 04/00215/VAR seeking approval of access, appearance, layout, landscaping and scale) (Amended Plans).

The Committee to grant planning permission subject to the following conditions and informatives:

Conditions

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

3. Samples of materials
4. Landscaping Strategy carried out on site
5. Landscape Management Plan
6. Parking Areas provided as submitted
7. Cycle Parking provided as submitted
8. Re-alignment of footpath and cycleway
9. Full Travel Plan
10. Construction travel Plan
11. Details of Flood Risk Assessment carried out
12. Detailed design of surface water drainage scheme
13. Contaminated Land Risk Assessment
14. Restriction on surface water drainage infiltration
15. Construction Management Plan

Informatives

1. Consideration Contractors Initiative
2. Further enhancement of public transport links

10. PLANNING APPEALS

The Head of city Development submitted a note (previously circulated, now appended) which detailed planning appeals received and decided during April 2011.

The Committee agreed to note the information.

11. PLANNING ENFORCEMENT - PERFORMANCE UPDATE

The Head of city development submitted a report (previously circulated, now appended) which informed the Committee of the performance of the Planning Enforcement function within city Development.

The Committee agreed to note the report.

12. DATES AND TIMES OF FUTURE MEETINGS

The Committee agreed:

- (a) To note the dates of future meetings as detailed in the agenda
- (b) That the July 2011 meeting of the Committee should commence at 5.00pm
- (c) To place an item on the next agenda for the Committee to consider if it wishes to continue to start its meetings at 5.00pm

The meeting started at 5.00 pm and ended at 6.35 pm