

NORTH EAST AREA COMMITTEE

Tuesday 16th February 2010

COUNCILLORS PRESENT FOR THE WHOLE OF THE MEETING: The Chair (Councillor Roy Darke), the Vice-Chair (Councillor David Rundle), Councillors Beverley Hazell, Mohammed Altaf-Khan, Patrick Murray, Chris Scanlan and Ruth Wilkinson.

COUNCILLORS PRESENT FOR PART OF THE MEETING: Councillors Laurence Baxter, Mary Clarkson, Mark Lygo and Dee Sinclair.

COUNTY COUNCILLORS PRESENT FOR THE WHOLE OF THE MEETING: County Councillors Roy Darke and Mohammed Altaf-Khan.

OFFICERS PRESENT FOR THE WHOLE OF THE MEETING: Angela Cristofoli (Communities and Neighbourhoods Manager) and Mathew Metcalfe (Law and Governance).

OFFICERS PRESENT FOR PART OF THE MEETING: Murray Hancock, Nicholas Worledge and Angela Fettiplace (City Development) and Julia Tomkins (Community Housing and Community Development).

108. APOLOGIES FOR ABSENCE

Apologies were received from City Councillor Joe McManners, County Councillor Roz Smith and Parish Councillor Les Foster-Barnes.

109. DECLARATIONS OF INTEREST

The following Councillors declared interests as detailed below:

Councillor Wilkinson declared a personal interest in item 5 on the agenda – Grant allocations to community and voluntary organisations 2010/11 (minute 112 refers)

Councillor Roy Darke informed the meeting with regard to agenda item 8(a) – Oxford Brookes, Gypsy Lane, Oxford – 09/02764/FUL and 09/09/02765/FUL, that he had no connection with Oxford Brookes University and so had no interest to declare (Minute 118 refers);

Councillor Mohammed Altaf-Khan informed the Committee with regard to agenda item 8(a) – Oxford Brookes, Gypsy Lane, Oxford – 09/02764/FUL and 09/09/02765/FUL – that he was a member of the Strategic Development Control Committee which would be determining the application, but that he would approach the meeting with an open mind (Minute 118 refers);

Councillor Patrick Murray declared a personal interest in agenda item 8(a) – Oxford Brookes, Gypsy Lane, Oxford – 09/02764/FUL and 09/09/02765/FUL, as he was until 2008 a student at Oxford Brookes University (Minute 118 refers);

Councillor Wilkinson declared a personal and prejudicial interest in agenda item 8(a) – Oxford Brookes, Gipsy Lane, Oxford – 09/02764/FUL and 09/09/02765/FUL – as she was an employee of Oxford Brookes University. She did not take part in the debate and removed herself from the meeting (Minute 118 refers);

Councillor David Rundle declared a personal interest in agenda item 8(b) – Warneford Hospital, Warneford Lane, Oxford – 09/02309/FUL as he had been in discussion with the Campaign for the Protection of Rural England (CPRE) on previous issues (Minute 119 refers);

Councillor Dee Sinclair declared a personal interest in agenda item 8(b) – Warneford Hospital, Warneford Lane, Oxford – 09/02309/FUL – As she was a member of Holy Trinity Church (Minute 119 refers);

Councillor Patrick Murray declared a personal interest in agenda item 8(e) – 11 Hosker Close, Oxford – 09/01504/FUL – as he had spoken previously with objectors/supporters of the application (Minute 121 refers);

Councillor Patrick Murray declared a personal interest in agenda item 8(f) – Barton Pool, Waynflete Road, Oxford – 09/02718/CT3 as he had campaigned on this subject in the past (Minute 116 refers);

Councillor Chris Scanlan declared a personal interest in agenda item 8(f) – Barton Pool, Waynflete Road, Oxford – 09/02718/CT3 – as he had campaigned on this subject in the past (Minute 116 refers).

110. OPEN SESSION

(a) State of footpath and footbridge at the top of William Street

Jo Bartleet raised the issue of the state of the footpath and footbridge at the top of Williams Street that led to the woodland area and that she wanted the situation improved.

(b) Headington subway

Michael Haines wished to thank everyone who had signed a petition totally 4258 signatures to save the Headington subway. He said that the number signing the petition was in contrast to the 419 responses to the official consultation.

(c) Croft Road Recreation Ground - Lights

Michael Haines raised issues concerning the Croft Road Recreation Ground lights. In response Councillor Hazell said that there had been further delays and that she would take the issue back to the County Council.

(d) Cherwell Drive - Parking

Michael Haines raised the issue of parking in Cherwell Drive.

(e) Fair Trade Shop in Headington

The Committee was informed that the Fair Trade Shop in Headington would be opening on 2nd March 2010.

111. CHERWELL DRIVE BUS STOP

The Head of Law and Governance submitted a map (previously circulated, now appended) which detailed the location of an existing bus stop and a proposed relocated bus stop.

The County Council had been consulting on the creation of a new bus stop on Cherwell Drive. The stop had been requested by an elderly resident of Eden Drive who found it difficult to walk up the hill from the parade of shops to the nearest south-east bound bus stop (Copse Lane). The County Council had received a number of objections to the new stop from local residents and County Councillor Rose requested that the matter be discussed at the North East Area Committee.

Chasika Walawagher from the Oxfordshire County Council attended the meeting and introduced the item and briefing outlined the possible options available.

The Committee agreed:

- (a) To request the Oxfordshire County Council to submit a report to the next meeting of the Area Committee detailing all of the options available:
- (b) To thank Ms Chasika Walawagher for attending the meeting.

112. GRANT ALLOCATIONS TO COMMUNITY AND VOLUNTARY ORGANISATIONS 2010/2011

The Head of Community housing and Community Development submitted a report (previously circulated, now appended). Local community and voluntary organisations were invited to apply for an Oxford City Council grant for the financial year 2010/2011. Comments from the Area Committee would be forwarded to the City Executive Board which at its meeting on 3rd March 2010 will determine the grants allocation.

The Committee agreed:

- (a) To support the recommendations detailed in the report;
- (b) To thank Julia Tomkins for attending the meeting.

113. GRANT APPLICATION FROM HEADINGTON CAR CLUB

The Head of Community Housing and community development submitted a report (previously circulated, now appended) which advised the North East Area Committee of an application for funding received from the Headington Car Club.

The Committee agreed to support the request for grant funding of £1,000 by the Headington Car Club.

114. HEADINGTON QUARRY CONSERVATION AREA APPRAISAL

The Head of City Development submitted a report (previously circulated, now appended), which presented the conservation area appraisals to the Area Committee.

The Committee agreed:

- (a) To endorse the conservation area appraisals and to support the conservation principles they promoted and their key conclusions;
- (b) To take the conservation area appraisals into account when considering changes that may affect the special interest of the conservation areas.

115. RECREATION GROUND, QUARRY HOLLOW, OXFORD – 09/02141/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for alterations to existing pedestrian entrance, comprising of the removal of an existing section of wall and reinstatement of pedestrian access within the recreation ground (amended plans).

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

- (i) Development begun within time limit
- (ii) Materials – sample panel
- (iii) Top of wall

116. BARTON POOL, WAYNFLETE ROAD, OXFORD – 09/02718/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the erection of single storey extension to pool building to provide fitness gym.

Councillor Patrick Murray declared a personal interest as he had campaigned on this subject in the past;

Councillor Chris Scanlan declared a personal interest as he had campaigned on this subject in the past.

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

- (i) Development begun within time limit
- (ii) Samples of materials
- (iii) Details of cycle parking, including means of enclosure;
- (iv) Details of parking area, including method of construction
- (v) Submission of full travel plan

117. 15 OLD HIGH STREET, HEADINGTON, OXFORD – 09/02563/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the demolition of rear storage area and erection of three storey building to provide new financial and professional services (use class A2) unit with 2x2 bed flats above.

The Committee agreed to note that the application had been withdrawn by the applicant.

118. OXFORD BROOKES UNIVERSITY, GIPSY LANE, OXFORD – 09/02765/CAC AND 09/002764/FUL

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

Councillor Roy Darke informed the meeting, that he had no connection with Oxford Brookes University and so had no interest to declare;

Councillor Mohammed Altaf-Khan informed the Committee that he was a member of the Strategic Development Control Committee which would be determining the application, but that he would approach the meeting with an open mind;

Councillor Patrick Murrery declared a personal interest, as he was until 2008 a student at Oxford Brookes University;

Councillor Wilkinson declared a personal and prejudicial interest as she was an employee of Oxford Brookes University. She did not take part in the debate and removed herself from the meeting.

09/02765/CAC – Demolition of Lloyd Building and architectural workshop.

09/002764/FUL – Erection of new library and teaching building (NLTB) consisting of lecture theatre, library, teaching accommodation and social facilities, plus linked extension to the Abercrombie Building and arcaded building to new entrance piazza to Headington Road.

The Committee made the following comments which it requested be forwarded to the Strategic Development Control Committee:

- (1) The Strategic Development control Committee should take care to note the specifics of the conditions should the application be approved;

- (2) Important that conditions attached to any permission are enforced;
- (3) The proposed legal agreement should be amended so that the development is not occupied until the numbers of Brookes students living in private rented accommodation falls below 3000 and remains so thereafter;
- (4) That the proposed development was still overbearing to the neighbouring properties;
- (5) The North East Area Committee noted the efforts made by the applicant to remedy the two previous reasons for refusal;
- (6) That it was not convinced this was the only available site at Gipsy Lane for the development;
- (7) The Committee also agreed to circulate the comments of Thames Water received in response to public consultation.

119. WARNEFORD HOSPITAL, WARNEFORD LANE, OXFORD – 09/02309/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the demolition of existing Highfield Unit. Erection of single storey and two-storey and re-provision of 31 car parking spaces. Provision of temporary access from Roosevelt Drive for construction vehicles.

Councillor David Rundle declared a personal interest as he had been in discussion with the Campaign for the Protection of Rural England (CPRE) on previous issues.

Councillor Dee Sinclair declared a personal interest as she was a member of Holy Trinity Church.

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

Conditions

- (i) Development begun within time limit
- (ii) Samples
- (iii) Tree Protection Plan (TPP) 1
- (iv) Landscape plan required
- (v) Landscape carry out by completion
- (vi) Boundary details before commencement
- (vii) Bollard off existing access
- (viii) Cycle parking details required
- (ix) Construction travel plan
- (x) Provision of car parking spaces
- (xi) Bat protection
- (xii) Sustainable drainage system
- (xiii) Archaeology – implementation of programme
- (xiv) Sustainable construction measures

- (xv) Close temporary access upon completion
- (xvi) Demolish existing building
- (xvii) Public art
- (xviii) Biodiversity enhancements
- (xix) Porous materials for new car park
- (xx) Details of lighting bollards
- (xxi) Replant trees to be removed

Legal Agreement

Completion of a satisfactory Section 106 Planning Obligation to:

- (i) Increase the contribution required in the planning obligation from £150,000 to £200,000;
- (ii) Require that the new approved building is not occupied until replacement pitch/es have been secured preferably in the locality on a permanent basis, where United Oxford Hospitals Cricket Club can be accommodated; Members also understood and requested that the financial contribution is used to facilitate this.

120. CONTINUATION OF MEETING

At 9.15pm the Chair took the decision in accordance with the City Council Constitution to continue with the meeting, as the meeting had been in session for 3 hours.

121. 11 HOSKER CLOSE, OXFORD – 09/01504/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the demolition of garage and erection of 2 storey 3 bed dwelling with off street parking. Erection of single storey rear extension to existing dwelling and conversion of extended building to form 2x2 bed and 1x1 bed self-contained flats with off street parking and bin stores (amended plans).

Councillor Patrick Murray declared a personal interest as he had spoken previously with objectors/supporters of the application.

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

- (i) Development begun within time limit
- (ii) Samples of materials
- (iii) Revised plans showing treatment of external elevation of detached dwelling
- (iv) Details of refuse and cycle storage
- (v) Means of enclosure for all boundaries
- (vi) Landscape plan required
- (vii) No felling lopping cutting of trees
- (viii) Landscape carried out by completion
- (ix) Landscape management plan
- (x) No additional windows in side elevation of detached dwellings

- (xi) Design – no additions to the detached dwelling
- (xii) Details of parking area for frontage
- (xiii) Noise assessment survey
- (xiv) Contaminated land study

122. WOOD FARM PRIMARY SCHOOL, TITUP HALL DRIVE, OXFORD – 10/00105/CC3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for the demolition of existing school. Erection of new building to provide primary and nursery school accommodation (primary school to be increased from 1.5 form entry to 2 form entry), community facilities, children's centre and primary care trust facilities (new building to be constructed in 3 phases). Erection of temporary classroom accommodation for duration of construction works and relocation of existing Youth Action Group Building. Creation of new all weather sports pitch and hard/soft play areas. Improvements and alteration to existing pedestrian and vehicle access, boundary treatments, soft and hard landscaping and other associated works.

The Committee agreed to raise no objection to the application but commented on the issue of a potential conflict between construction traffic and the continued use of part of the school during the construction periods.

123. PLANNING APPEALS RECEIVED AND DECIDED DURING DECEMBER 2009

The Head of City Development submitted a note and tables (previously circulated, now appended), which detailed those planning appeals received and decided during December 2009.

The Committee agreed to note the information.

124. MINUTES

The Committee agreed to approve the minutes (now appended) of the meeting held on 19th January 2010.

125. MATTERS ARISING FROM THE MINUTES

- (a) Minute 100(1) – Open Session – Old High Street Car Park

Councillor Wilkinson informed the Committee that the bins which had been occupying six designated parking spaces had now been removed and placed back in their original positions.

The Committee agreed to note the position.

(b) Minute 100(2) – Footpath clearance in adverse weather conditions

Councillor Wilkinson informed the Committee that she had been in discussion with Shaun Hatton and Tim Sadler on the relevant emergency strategy.

The Committee agreed to note the position.

(c) Minute 100(3) – Council Website – Oxford Spring Clean

The Committee noted that the contact details of the officer responsible for the Council's website, Christopher Lee had been passed to Tony Joyce.

The meeting started at 6.15 pm and following a time extension at 9.15pm, finished at 9.40pm

Approximately 50 members of the public were present at the start of the meeting, rising in numbers as the meeting progressed, with 10 present at the end.