

# Agenda

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## West Area Planning Committee

Date: **Wednesday 13 July 2011**

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Time: **6.00 pm**

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Place: **The Old Library, Town Hall**

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If you would like help to understand this document please call Alec Dubberley, Democratic Services Officer on or email [adubberley@oxford.gov.uk](mailto:adubberley@oxford.gov.uk) in advance of the meeting.

# West Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Oscar Van Nooijen</b>	Hinksey Park;
<b>Vice-Chair</b>	<b>Councillor John Goddard</b>	Wolvercote;
	<b>Councillor Elise Benjamin</b>	Iffley Fields;
	<b>Councillor Colin Cook</b>	Jericho and Osney;
	<b>Councillor Michael Gotch</b>	Wolvercote;
	<b>Councillor Graham Jones</b>	St Clement's;
	<b>Councillor Shah Khan</b>	Cowley;
	<b>Councillor Bob Price</b>	Hinksey Park;
	<b>Councillor John Tanner</b>	Littlemore;

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# AGENDA

	<b>Pages</b>
<b>1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
<b>2 DECLARATIONS OF INTEREST</b>	
<p>Councillors serving on the Committee are asked to declare any personal or personal prejudicial interests they may have in any of the following agenda items.</p>	
<b>3 ST CLEMENT'S CAR PARK AND PUBLIC CONVENIENCE, ST CLEMENT'S STREET, OXFORD - 11/01044/CAC</b>	1 - 24
<p>Demolition of public toilets. Redevelopment of St Clements car park to provide student accommodation (141 bedrooms) and ancillary facilities over 3 blocks. Replacement car park (74 spaces), public toilets and landscaping and ancillary works.</p>	
<b>4 123 - 127 WALTON STREET AND 32 - 32A LITTLE CLARENDON STREET, OXFORD - 11/00711/FUL AND 11/01478/FUL</b>	25 - 50
<p><u>(i): 11/00711/FUL</u>: Retention of front part of 123-125 and 127 Walton Street. Erection of new structure. Demolition of 126 Walton Street and 32-32A Little Clarendon Street and their replacement with new 3 and 4 storey building. Provision of 6 retail units on ground and basement floors with student accommodation (41 Study rooms) on upper floors (amended plans)</p> <p><u>(ii)11/01478/FUL</u>: Demolition of 126 Walton Street and 32/32a Little Clarendon Street.</p> <p><b>Officer recommendation:</b> Support the proposals in principle, but defer the applications in order to receive a unilateral undertaking with the City and County Councils to secure appropriate developer contributions, and on receipt of the agreement to delegate to officers the issuing of the notices of planning permission and conservation area consent subject to conditions:</p>	
<b>5 REAR OF 17 - 41 MILL STREET, OXFORD - 11/00927/FUL</b>	51 - 74
<p>Erection of 3 storey building to accommodate 74 student rooms plus warden's accommodation. Provision of cycle and bin storage facilities and landscaping.</p>	
<b>6 HERNES HOUSE RESIDENTIAL HOME, 3 HERNES CRESCENT, OXFORD - 10/02605/FUL</b>	75 - 98
<p>Demolition of Hernes House and erection of 9 dwellings (5 x 4-bedroom and</p>	

4 x 5-bedroom). Provision of 18 car parking spaces, private amenity space and landscaping.

**Officer Recommendation:** Grant planning permission subject to the completion of a legal agreement and delegate to officers the authority to issue the decision notice.

<b>7</b>	<b>376 BANBURY ROAD, OXFORD - 10/00755/FUL</b>	99 - 112
	Demolition of existing building. Erection of 5 storey building providing 3 x 3 bedroom and 6 x 2 bedroom flats, with 18 car parking spaces, cycle parking and bin store at basement level accessed from Hernes Road.	
	<b><u>Officer Recommendation:</u></b> Refuse planning permission.	
<b>8</b>	<b>OXONIAN REWLEY PRESS LTD, LAMARSH ROAD, OXFORD - 11/01214/FUL</b>	113 - 120
	Demolition of existing Oxonian Rewley Press premises. Erection of 8 flats (2x1, 4x2 and 2x3 bed) in a three storey block with 10 car parking spaces, cycle and bin storage.	
	<b><u>Officer recommendation:</u></b> Grant planning permission but to delegate authority to officers the power to issue the notice of permission on completion of the legal agreement.	
<b>9</b>	<b>7 NORHAM GARDENS, OXFORD - 11/01307/FUL AND 11/01308 LBC</b>	121 - 138
	i) 11/01307/FUL – Change of use from educational use to single dwelling. Erection of two storey side extension and erection of garden studio, involving removal of existing classroom building.	
	ii) 11/01308/LBC – Demolition of existing conservatory, toilet block and garage. Erection of two-storey extension. Internal alterations including new openings, removal of existing partitions, new staircase and new partitions.	
	<b><u>Officer Recommendation:</u></b> Approve with conditions	
<b>10</b>	<b>92 GLOUCESTER GREEN, OXFORD - 11/01135/FUL</b>	139 - 146
	Change of use of a ground floor retail unit from class A1 (shop) to use within class A3 (restaurant).	
<b>11</b>	<b>98 GLOUCESTER GREEN, OXFORD - 11/01140/FUL</b>	147 - 154
	Change of use of ground floor retail unit from class A1 (Shop) to class A3 (restaurant).	

<b>12</b>	<b>99 GLOUCESTER GREEN, OXFORD - 11/01142/FUL</b>	155 - 162
	Change of use of ground floor retail unit from class A1 (Shop) to class A3 (restaurant).	
<b>13</b>	<b>FORTHCOMING PLANNING APPLICATIONS</b>	
	The following items are listed for information. They are not for discussion at this meeting.	
	1) 190 Iffley Rd: 11/00268/FUL: Office in garden (call in)	
	2) Meadow Lane: 11/01473/FUL: Skateboard Park	
	3) Grove Street, Summertown: 11/01165/FUL: 4 houses & 3 flats	
	4) Travis Perkins site, Chapel St: 11/01712/RES: Graduate student accommodation	
	5) St. Hugh's College: Chinese Institute and student accommodation.	
	6) University Science Area: 11/00940/CONSLT: Science Area Masterplan	
	7) 65 Donnington Bridge Road: 11/01532/FUL: Extension and conversion to 2 flats.	
	8) 3 Bladon Close - 11/01398/FUL	
<b>14</b>	<b>PLANNING APPEALS</b>	163 - 166
	To receive information on planning appeals received and determined during May 2011.	
	The Committee is asked to note the information.	
<b>15</b>	<b>MINUTES</b>	167 - 174
	Minutes of the meeting held on 8 June 2011.	

## **DECLARING INTERESTS**

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

### **What do I need to do if I have a personal interest?**

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

### **What is a prejudicial interest?**

You have a prejudicial interest in a matter if;

- a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and
- b) the matter affects your financial interests or relates to a licensing or regulatory matter; and
- c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

### **What do I need to do if I have a prejudicial interest?**

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

## **CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE**

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
  - (a) the Planning Officer will introduce it with a short presentation;
  - (b) any objectors may speak for up to 5 minutes in total;
  - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

  - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
  - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to [planningcommittee@oxford.gov.uk](mailto:planningcommittee@oxford.gov.uk) before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
  - (a) rely on considerations which are not material planning considerations in law;
  - (b) question the personal integrity or professionalism of officers in public;
  - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
  - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.