

# Agenda

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## Planning Review Committee

Date: **Wednesday 27 July 2011**

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Time: **6.00 pm**

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Place: **St Aldate's Room, Town Hall**

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For any further information please contact:

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# Planning Review Committee

## Membership

<b>Chair</b>	<b>Councillor Tony Brett</b>	Carfax;
<b>Vice-Chair</b>	<b>Councillor Antonia Bance</b>	Rose Hill and Iffley;
	<b>Councillor Mohammed Altaf-Khan</b>	Headington Hill and Northway;
	<b>Councillor Alan Armitage</b>	North;
	<b>Councillor Laurence Baxter</b>	Quarry and Risinghurst;
	<b>Councillor Mark Lygo</b>	Churchill;
	<b>Councillor Mike Rowley</b>	Barton and Sandhills;
	<b>Councillor Ed Turner</b>	Rose Hill and Iffley;
	<b>Councillor Nuala Young</b>	St. Clement's;

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## AGENDA

**Pages**

**1 APOLOGIES FOR ABSENCE**

**2 DECLARATIONS OF INTEREST**

Councillors serving on the Committee are asked to declare any personal or prejudicial interests they may have in any item on the agenda.

**3 REAR OF 17 - 41 MILL STREET, OXFORD - 11/00927/FUL**

1 - 30

The Head of City Development submitted a report to West Area Planning Committee held on 13<sup>th</sup> July 2011. A copy of this is attached.

The application is as follows:-

*17-41 Mill Street – Application for the erection of a 3 storey building to accommodate 74 student rooms and wardens accommodation. Cycling facilities, bin store and landscaping.*

The West Area Planning Committee made the following decision:-

*Resolved to support the development in principle but defer the application in order to complete an accompanying legal agreement and delegate Officers the issuing of planning permission subject to the following conditions:-*

- 1 *Development begun within time limit*
- 2 *Develop in accordance with approved plans*
- 3 *Amended drawings*
- 4 *Samples*
- 5 *On site management of students*
- 6 *Occupancy restrictions*
- 7 *Student accommodation: out of term use*
- 8 *Tree protection plan*
- 9 *No felling, lopping, cutting*
- 10 *Landscape: underground services*
- 11 *Tree protection plan*
- 12 *Arboricultural method statement*
- 13 *Landscape plan required*
- 14 *Landscape carry out after completion*
- 15 *Landscape management plan*
- 16 *Students no cars*
- 17 *No car parking on site*
- 18 *Control of access*
- 19 *Restrict delivery / service times*
- 20 *Cycle parking*
- 21 *Bin stores: amended drawings*
- 22 *Scheme of lighting and CCTV*
- 23 *Boundary treatment*
- 24 *Ground contamination*

- 25 *Vibration: details to protect development*
- 26 *Noise from development*
- 27 *Soundproofing of development from railway noise*
- 28 *Development in accordance with Flood Risk Assessment (FRA)*
- 29 *Sustainable drainage*
- 30 *NRIA*
- 31 *Construction management plan*
- 32 *Travel plan*
- 33 *Archaeology*
- 34 *Public art*
- 35 *Further habitat survey*
- 36 *Wildlife habitats*
- 37 *Fire hydrants*

*The Committee also required details of the landscaping scheme (conditions 13 and 15 refer) be brought to a future Committee meeting for approval, and that in the event that there is additional demand for cycle parking then it should be provided accordingly.*

The decision has now been called in to this Committee for further consideration by Councillor Benjamin, supported by Councillors Wilkinson, Morton, Young, Williams, Wolff, Pressel, Hazell, Clarkson, Armitage, Brundin and Craft.

**4 MINUTES**

31 - 38

Minutes of the meeting held on 2<sup>nd</sup> June 2011 are attached.

**5 DATES AND TIMES OF FUTURE MEETINGS**

Meetings are scheduled for the following dates, starting at 6pm:-

- 27<sup>th</sup> July
- 31<sup>st</sup> August
- 28<sup>th</sup> September
- 26<sup>th</sup> October
- 30<sup>th</sup> November
- 22<sup>nd</sup> December
- 25<sup>th</sup> January 2012
- 29<sup>th</sup> February
- 28<sup>th</sup> March
- 25<sup>th</sup> April

## **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 Committee meetings

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's development plans 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: -

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material.
2. The sequence for each application shall be as follows:-
  - (a) The Planning Officer will introduce;
  - (b) Any objectors may speak for up to 5 minutes in total;
  - (d) Any supporters may speak for up to 5 minutes in total;
  - (e) Speaking times may be extended by the Chair provided that equal time is given to both sides
  - (f) Members of the Committee may ask questions (which shall be directed via the Chair to the relevant Officer or speaker);
  - (g) Members will debate and determine the application.
4. Members of the public wishing to speak must complete a "Speaker's form" and hand it to the Democratic Services Officer before the meeting commences or alternatively you can e-mail [Istock@oxford.gov.uk](mailto:Istock@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. No additional documents that were not published as part of the agenda may be referred to.
5. All representations should be heard in silence and without interruption. The Chair should discourage 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, in law, material;
  - (b) Question the personal integrity or professionalism of officers in public;
  - (c) Proceed to a vote if minded to determine an application against the officer's recommendation until the reasons for that determination have been formulated.
  - (d) Seek to re-design, or negotiate amendments to, an application (but the Committee may impose appropriate conditions).

