

# Agenda

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## West Area Planning Committee

Date: **Tuesday 8 October 2013**

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Time: **6.30 pm**

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

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For any further information please contact:

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# West Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Oscar Van Nooijen</b>	Hinksey Park;
<b>Vice-Chair</b>	<b>Councillor Michael Gotch</b>	Wolvercote;
	<b>Councillor Elise Benjamin</b>	Iffley Fields;
	<b>Councillor Anne-Marie Canning</b>	Carfax;
	<b>Councillor Bev Clack</b>	St. Clement's;
	<b>Councillor Colin Cook</b>	Jericho and Osney;
	<b>Councillor Graham Jones</b>	St. Clement's;
	<b>Councillor Bob Price</b>	Hinksey Park;
	<b>Councillor John Tanner</b>	Littlemore;

The quorum for this meeting is five members. Substitutes are permitted

### **HOW TO OBTAIN AGENDA**

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A copy of the agenda may be:-

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# AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

3 **ST. CROSS COLLEGE: 13/01800/FUL & 13/01801/LBD**

1 - 18

The Head of City Development has submitted a report which details a planning application and a listed building consent to:

(i): 13/01800/FUL - Demolition and rebuilding of existing boundary walls. Erection of 53 study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement.

(ii): 13/01801/LBD - Demolition and rebuilding of existing boundary walls

**Officer recommendation:** That the Committee APPROVE the planning application (13/01800/FUL) subject to the following conditions and legal agreement

**Conditions:**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 SUDS drainage
- 5 Contamination
- 6 Arch - Implementation of programme
- 7 Construction Traffic Management Plan
- 8 Travel Plan
- 9 Student Accommodation - Out of Term Use
- 10 Student Accommodation - Management Controls
- 11 Students - No cars
- 12 Cycle parking provision – St Giles
- 13 NRIA Sustainability design/construction
- 14 Landscape Plan
- 15 Landscape implementation
- 16 Fire Hydrants
- 17 Public Art

**Legal Agreement:**

City Council:

- £3,160 towards Indoor Sport

County Council:

- £7314.00 towards cycle safety measures within the area in accordance with the standards for this type of student

- accommodation.
- £4,505 towards libraries
- £265 towards Museum Resource Centre
- £3,392 towards waste management

These requirements can be secured by Unilateral Undertaking.

**Officer recommendation:** That the Committee GRANT the listed building consent (13/01801/LBD) subject to the following conditions:

**Conditions:**

- 1 Commencement of works LB/CAC consent
- 2 LB consent - works as approved only
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Repair of damage after works
- 6 Detailed method statement
- 7 No power tools
- 8 Stones replaced in existing locations
- 9 Additional stones to match
- 10 Sample panels stonework and pointing
- 11 Stone pile in garden, destination
- 12 Architectural recording
- 13 Stone cleaning

**4 MANSFIELD COLLEGE: 13/01637/FUL**

19 - 28

The Head of City Development has submitted a report which details a planning application to erect a new building of 5 floors plus basement to provide 78 student study rooms, offices, common rooms, ancillary facilities and landscaping improvements

**Officer recommendation:** That the Committee APPROVE the planning application subject to the following conditions and legal agreement.

**Conditions**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials in Central Conservation Area
- 4 Landscaping plan
- 5 Landscape completion
- 6 Landscape Management Plan
- 7 Tree Surgery Works
- 8 Car parking details
- 9 Cycle and refuse storage details
- 10 Mud on highway
- 11 Foul and surface water drainage
- 12 Underground services
- 13 Surface water drainage
- 14 Students - no cars
- 15 Limitation on occupancy
- 16 Energy efficiency
- 17 Archaeology
- 18 Outside term time

### **Legal Agreement**

The impact of the development on public infrastructure has already been mitigated as a result of financial contributions made to the City and County Councils at the time of granting consent for the extant scheme back in 2008. No new financial contributions are therefore required.

## **5 333 BANBURY ROAD: 13/01319/FUL**

29 - 46

The Head of City Development has submitted a report which details a planning application to demolish the modern extension to 333 Banbury Road and change of use of original house to form 4 x 2-bed flats, plus new 2 storey extension to form 2 x 3-bed houses. Erection of terrace of 5 x 5-bed and 6 x 3-bed flats on 3 and 4 levels with access from Capel Close. Provision of 33 car parking spaces, cycle parking and landscaped garden.

**Officer recommendation:** That the Committee REFUSE the planning application for the following reasons:

1. The proposed scheme for the erection of 17 dwellings does not include an adequate contribution towards the provision of affordable housing in Oxford which is contrary to policy CS24 of the Core Strategy and policy HP3 of the Sites and Housing Plan.
2. To register No. 333 Banbury Road on the Oxford Heritage Assets Register as a building of local interest.

## **6 40 CHALFONT ROAD: 13/02123/FUL**

47 - 54

The Head of City Development has submitted a report which details a planning application to demolish the existing single and two-storey rear extension. Erection of a single storey flat roof rear extension with basement level beneath, and a rear pitched-roof three storey extension, with associated landscaping.

**Officer recommendation:** That the Committee APPROVE the planning application subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified
- 4 SUDs
- 5 No balcony

## **7 81 WYTHAM STREET: 13/02084FUL**

55 - 64

The Head of City Development has submitted a report which details a planning application to erect a single storey side and rear extension.

**Officer recommendation:** That the Committee REFUSE the application for the following reason:

As a result of its bland side wall, awkward roof form and poor articulation with the form of the existing house, the proposed extension would detract from the appearance of the prominent corner plot and consequently the streetscene contrary to the requirements of policies CP1 and CP8 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policy HP9 of the Sites and Housing Plan 2011-2026.

## 8 PLANNING APPEALS

65 - 68

To receive information on planning appeals received and determined during August 2013.

The Committee is asked to note this information.

## 9 MINUTES

69 - 72

Minutes from 10 September 2013

**Recommendation:** That the minutes of the meeting held on 10 September 2013 be APPROVED as a true and accurate record.

## 10 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

- St. Edward's School, Woodstock Road: 13/01645/FUL: Music room.
- 6 & 8 Park Town: 13/02089/FUL & 13/02090/LBD: Change of use to single house.
- Part Former Travis Perkins Site, Collins Street: 13/01215/FUL: Student accommodation.
- Former Wolvercote Paper Mill: 13/01861/OUT: Residential.
- Avis Site, Abbey Street: 13/01376/FUL: Residential.
- Adjacent to Thames Wharf, Roger Dudman Way: Student accommodation.
- New Road / Tidmarsh Lane: 13/00843/FUL & 13/00844/CAC: Science Innovation Centre.
- 9 Green Street 13/02303/FUL
- Former Ruskin College, Walton Street: 13/00832/FUL & 13/01075/LBD: Educational and student accommodation
- Lamarsh Road: 13/01647/VAR: Variation to residential development.

## 11 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Thursday 10 October 2013 if needed

Tuesday 12 November 2013 (and Thursday 14 November if necessary)

Tuesday 10 December 2013 (and Thursday 12 December if necessary)

## **DECLARING INTERESTS**

### **General duty**

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

### **What is a disclosable pecuniary interest?**

Disclosable pecuniary interests relate to your\* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

### **Declaring an interest**

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

### **Members' Code of Conduct and public perception**

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

\*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

**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 [sclaridge@oxford.gov.uk](mailto:sclaridge@oxford.gov.uk) 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 of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair
7. 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.