

# **WEST AREA PLANNING COMMITTEE**

**Tuesday 8 October 2013**

**COUNCILLORS PRESENT:** Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Canning, Clack, Cook, Jones, Price and Tanner.

**OFFICERS PRESENT:** Fiona Bartholomew (City Development), Felicity Byrne (City Development), Clare Golden (City Development), Nick Worlledge (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

## **46. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Benjamin.

## **47. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

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

The Head of City Development submitted a report (previously circulated now appended) which detailed 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

In accordance with the criteria for public speaking, the Committee noted that Clive Booth spoke against the application and Mark Jones, Neil Mcloughan and Richard Todd spoke in favour

The Committee resolved to REFUSE the planning application for the following reason:

The proposed development is for student accommodation in a sensitive historic location which, by virtue of its height, scale, massing and appearance would have an unacceptable impact on the special character and appearance of the conservation area in which it lies, the setting of St Cross College listed buildings and adjacent listed buildings. As a part of these concerns the Council considers that the proposal fails to enhance the streetscape and wider environment, as it blocks the Grade 2 listed Pusey House chapel's west window viewed from Pusey Street.

Consequently the proposal is not considered to accord with the requirements of policies in the development plan, in particular:

Oxford Local Plan 2001-2016  
CP8 - Design Development to Relate to its Context  
CP9 - Creating Successful New Places  
HE3 - Listed Buildings and Their Setting  
HE7 - Conservation Areas

**Core Strategy**

CS18 - Urban design, town character, historic environment

**Sites and Housing Plan**

HP9 - Design, Character and Context

And to refuse listed building consent for the following reason:

The works for the demolition and rebuilding of the boundary walls are associated with the proposals for the development of student accommodation on the site subject to a planning application (reference 13/01800/FUL). This planning application has been refused and in the absence of an acceptable scheme for the development of the site the works proposed in this application, involving the demolition of the walls would cause harm to the heritage significance of the structures that is not justified by any public benefits deriving from the works. The works therefore do not accord with policies and advice in the National Planning Policy Framework.

**49. MANSFIELD COLLEGE: 13/01637/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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

In accordance with the criteria for public speaking, the Committee noted that Nik Lyzba and Andy Matthews spoke in favour of the application and no one spoke against it.

The Committee resolved to 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.

### **50. 333 BANBURY ROAD: 13/01319/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

The Planning Officer explained to the Committee the viability assessment of the site.

In accordance with the criteria for public speaking, the Committee noted that Dan Miller spoke against the application and no one spoke in favour of it.

The Committee resolved to REFUSE the planning application for the following reason:

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.

The Committee resolved to register No. 333 Banbury Road on the Oxford Heritage Assets Register as a building of local interest.

### **51. 40 CHALFONT ROAD: 13/02123/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

In accordance with the criteria for public speaking, the Committee noted that Phillip Watt spoke against the application and Nik Lyzba spoke in favour of it.

The Committee resolved to 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

## **52. 81 WYTHAM STREET: 13/02084FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a single storey side and rear extension.

In accordance with the criteria for public speaking, the Committee noted that Matthew Fasanya spoke in favour of the application and no one spoke against it.

The Committee resolved to 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.

## **53. PLANNING APPEALS**

The Committee resolved to NOTE the report on planning appeals received and determined during August 2013

## **54. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on 10 September 2013 as a true and accurate record.

## **55. FORTHCOMING APPLICATIONS**

The Committee resolved to NOTE the list of forthcoming applications.

## **56. DATE OF NEXT MEETING**

The Committee NOTED the next meeting is scheduled for Tuesday 12 November 2013.

**The meeting started at 6.30 pm and ended at 8.10 pm**