

Agenda

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West Area Planning Committee

Date: **Tuesday 11 February 2014**

Time: **6.30 pm**

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

For any further information please contact:

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West Area Planning Committee

Membership

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

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

HOW TO OBTAIN AGENDA

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **CASTLE MILL, ROGER DUDMAN WAY: 11/02881/FUL**

The Head of City Development has submitted a report which details a planning application for extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces.

Officer recommendation: That the Committee NOTE the progress reported.

Due to its size, this item has been published as a supplement to the main agenda.

4 **AVIS RENT A CAR LTD, 1 ABBEY ROAD 13/01376/FUL**

1 - 16

The Head of City Development has submitted a report which details a planning application to demolish the existing buildings. Erection of 9 x 3 storey, 4 bed dwelling houses (Use class C3).

Officer recommendation: That the Committee REFUSE the application for the following reasons:-

- 1 The site is of a size, layout and location close to the city centre such that it could reasonably accommodate residential development to a significantly greater density than that proposed through the provision of a greater mix of dwelling sizes and types. The site therefore has the capacity to provide at least 10 dwellings however the proposals fail to make provision for 50% of the dwellings on site to be affordable homes, or to robustly justify on viability grounds either a lesser proportion on site or a financial contribution towards off-site provision. Consequently the proposals fail to make sufficient provision towards affordable housing to the detriment of the mix and balance of dwellings within the City contrary to the requirements of policy HP3 of the Sites and Housing Plan 2011-2026 and policy CS24 of the Oxford Core Strategy 2026.
- 2 The development proposes nine very large houses that are equivalent to 5 bedroom units. The proposals therefore fail to provide an acceptable mix of dwellings within the site to the detriment of the range of housing stock provided for residents of the City as a whole as well as the local community. Consequently the proposals fail to accord with the requirements of policy CS23 of the Oxford Core Strategy 2026 through the associated requirements of the Balance of Dwellings SPD.

The Head of City Development has submitted a report which details a planning application to demolish existing buildings and erection of 2 x 4-bedroom semi-detached dwelling houses (Use Class C3) and new building with office (Use Class B1) on ground floor and 1 x 2-bedroom flat (Use Class C3) above. Provision of car parking, cycle parking and bin storage facilities.

Officer recommendation: That the Committee REFUSE planning permission for the following reasons:

- 1 That the proposed development would not constitute an appropriate modernisation of a key protected employment site, by reason that the amount of employment space retained within this mixed-use scheme along with the overall form and layout of the proposal would not be adequate to maintain its status as a key protected employment site and secure or create employment important to Oxford's local workforce, and maintain a sustainable distribution of business premises and employment land in Oxford. This would be considered contrary to Policy CS28 of the Oxford Core Strategy 2026
- 2 The proposed development has been designed in a manner that has the appearance of a residential development rather than a mixed-use scheme where the employment and residential uses contained within the buildings are clearly articulated in the built form. The employment use on site has a historical significance which reflects the historical development of the street and surrounding suburb and the site is designated as a Key Protected Employment Site. The absence of any articulation of the employment use within the form, layout and appearance of Plot 3 would not reinforce the local distinctiveness and significance of the site, and create a sense of place for the Key Protected Employment Site within the street. Furthermore the applicant has failed to demonstrate that the form and layout of Plot 3 has been designed to enable the employment use to function properly over the lifetime of the development and assist in maintaining the sites status as a key protected employment site. As a result the proposed development would not meet the aims for good design as set out within the National Planning Policy Framework, Oxford Core Strategy Policy CS18, Sites and Housing Plan Policy HP9.
- 3 That the proposed development would fail to provide adequate outdoor space for the 2 bedroom flat in Plot 3, by reason that the commercial unit would have a full height window in the rear elevation which would directly overlook this space and also allow the commercial unit access to the private garden compromising the privacy and quality of this space to the detriment of the living conditions of the future occupants of this dwelling. This would be considered contrary to Sites and Housing Plan Policy HP13.

The Head of City Development has submitted a report which details two applications to:

- (i) 13/03339/CT3 – Internal alterations involving formation of new residential unit on second floor and enlargement of existing residential unit on the third floor involving removal of staircase from first to second floor. Removal of dumb waiter, insertion of new partitions, formation of new openings, new doors and new secondary glazing. External alterations to upgrade existing roof access and new door fronting Broad Street.
- (ii) 13/03338/CT3 – Use of basement, ground and first floor as retail unit (use of class A1). Formation of 1x2 bed flat on second floor and enlargement of existing residential unit on third floor.

Officer recommendation: That the Committee GRANT planning permission (13/03338/CT3) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Implementation of programme of archaeological investigation
- 4 Details of refuse storage

And RAISE NO OBJECTIONS to the listed building consent (13/03339/CT3) subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days notice to LPA
- 4 LB notice of completion
- 5 Further works - fabric of LB - fire regs
- 6 Arch - Implementation of prog + historic post-medieval remains,
- 7 Materials - samples
- 8 Internal features
- 9 Further details for windows, doors, fireplace and service run
- 10 Repair of damage after works

The Head of City Development has submitted a report which details two applications to:

- 13/03226/CT3: Alterations involving removal of panels and replacement with glazing at units 131-141, Avenue 4.
- 13/02533/CT3: Listed Building Consent for removal of panels and replacement with glazing at units 131-141, Avenue 4.

Officer recommendation: That the Committee GRANT planning application (13/03226/CT3) subject to the following conditions:

- 1 Development begun within time limit

- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area

And RAISE NO OBJECTIONS to listed building consent (13/02533/CT3) subject to the following 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 Glass not to be tinted in colour, further details to be submitted

8 **WHITE HOUSE ROAD: 13/03320/PA11**

49 - 76

The Head of City Development has submitted a report which details an application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Officer recommendation: That the Committee GRANT prior approval to the application.

9 **PLANNING APPEALS**

77 - 82

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

The Committee is asked to note this information.

10 **MINUTES**

83 - 88

Minutes from 7 January 2014

Recommendation: That the minutes of the meeting held on 7 January 2014 be APPROVED as a true and accurate record.

11 **FORTHCOMING APPLICATIONS**

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

Westgate: 13/02557/OUT: Retail

Oxpens Road: 13/02558/FUL: Temporary car park.

Redbridge Park & Ride: 13/02563/FUL: Temporary coach parking.

Elsfield Way: 13/03454/CT3: Residential development.

110 - 120 Botley Road: 14/00067/FUL: Retail supermarket.

Summerfields School, Summertown: 13/03393/FUL: new pavilion and function room.

30 Plantation Road: 13/03400/FUL: Extensions.
13 Farndon Road: 13/03355/FUL: Extensions.
12 Alma Place: 13/03252/FUL: Extensions.
272 Woodstock Road: 13/03379/FUL
19 Plough Close: 13/0147/FUL
35 Sunderland Avenue: 13/00181/FUL

12 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Tuesday 11 March 2014 – Westgate application

Tuesday 18 March 2014

Tuesday 8 April 2014 (and Thursday 10 April if necessary)

Wednesday 7 May 2014 (and Friday 9 May 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 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.