

Agenda

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West Area Planning Committee

Date: **Tuesday 8 April 2014**

Time: **6.30 pm**

Place: **The Long Room, 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

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

- Viewed on our website – mycouncil.oxford.gov.uk
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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 WORCESTER COLLEGE, WORCESTER STREET: 14/00392/FUL & 14/00393/LBC

11 - 26

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

14/00392/FUL: Erect a new building incorporating lecture theatre, studio, two common rooms, bar, servery etc. Removal of part of wall to form new courtyard, extension to lake, landscaping works plus relocation of tennis courts and storage sheds.

14/00393/LBC: Demolition of 6.7m of curtilage listed wall and alterations to other sections of existing wall.

Officer recommendation: That the Committee APPROVE the planning application (14/00392/FUL) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material samples
- 4 Flood mitigation measures
- 5 Buffer zone around lake
- 6 Method statement for removal of trees
- 7 Archaeology - evaluation
- 8 Biodiversity enhancements
- 9 Construction traffic management plan
- 10 Replacement tennis court
- 11 Details of re-located buildings required
- 12 Noise and emission mitigation scheme
- 13 Hardsurfacing to be SuDS compliant
- 13 Lighting plan
- 14 Tree protection plan required
- 15 Arboricultural method statement
- 16 Landscape plan required
- 17 Landscaping to be completed prior to end of first planting season
- 18 Details of underground services avoiding tree roots
- 19 Site arrangements plan

Officer recommendation: That the Committee APPROVE the listed building consent (14/00393/LBC) 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 Sample panel of stonework
- 6 Rebuilt wall incorporate
- 7 Photo survey

**4 FORMER TRAVIS PERKINS SITE, CHAPEL STREET:
14/00163/VAR**

27 - 38

The Head of City Development has submitted a report which details a planning application to vary condition 8 (Student accommodation) of planning permission 12/02560/VAR (Variation of condition 7 (occupation by full time students) of planning permission 09/02518/OUT to allow occupation of the development by students in full time education on courses of an academic year or more) to allow occupation of the development including vacation periods.

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

- 1. Time limits.
- 2. Maximum floor space & student rooms.
- 3. Boundary treatment: student accommodation.
- 4. Boundary treatment: B1 offices.
- 5. Obscure glazing.
- 6. Student accommodation – vocational use.
- 7. Exclusion from CPZ.
- 8. Tenancy agreement.
- 9. Emergency access
- 10. Car parking spaces
- 11. Car and cycle spaces.
- 12. Landscape management.
- 13. Noise attenuation.

**5 GRANDPONT NATURE PARK, WHITE HOUSE ROAD:
13/01344/VAR**

39 - 48

The Head of City Development has submitted a report which details a planning application to vary condition 17 (Hours of use) of planning permission 13/01344/CT3 (Erection of pavilion and clubroom) to allow for the extension of opening hours.

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

To include the conditions imposed on planning permission 13/01344/CT3

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Sports Pavilion Management Plan
- 5 Details of Secure By Design Principles
- 6 Details of Cycle and Refuse Storage
- 7 Construction Traffic Management Plan
- 8 Landscape plan required
- 9 Tree Protection Plan (TPP) 1

- 10 Arboricultural Method Statement (AMS) 1
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Flood Risk Assessment recommendations carried out
- 14 Details of Sustainable Design Principles
- 15 Ecological Appraisal recommendations carried out
- 16 Sustainable Urban Drainage Scheme
- 17 Hours of use - Monday to Sunday 09.00 – 21.30 hours
- 18 Contaminated Land Risk Assessment
- 19 Contamination - Verification Report
- 20 Contamination- unsuspected contamination

6 **24 CHARLBURY ROAD: 14/00144/FUL**

49 - 58

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

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 Samples in Conservation Area: North Oxford Victorian Suburb,
- 4 Tree Protection Plan (TPP) 1
- 5 Front paving
- 6 Arboricultural Method Statement (AMS) 1

7 **TREE PRESERVATION ORDER (TPO) AT FOLLY BRIDGE**

59 - 66

The Head of City Development has submitted a report to confirm a tree preservation order to protect two willow trees on land to the south of 5 Folly Bridge, Oxford.

Officer recommendation: That the Committee CONFIRM the Oxford City Council – Folly Bridge (No.1) Tree Preservation Order, 2013 with a modification changing the wording in the order Schedule; at paragraph 2(2), line four: "...Regulations 2011." to read "...Regulations 2012.

8 **12 ALMA PLACE: 13/03252/FUL**

67 - 72

The Head of City Development has submitted a report which details a planning application for a change of use from dwelling house (Use Class C3) to HMO (Use Class C4) (Retrospective)

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

- 1 Develop in accordance with approved plans
- 2 Bin and cycle storage

9 15C CROSS STREET: 14/00047/FUL

73 - 78

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

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
- 4 Materials - matching
- 5 Amenity - no additional windows
- 6 Sustainable drainage
- 7 No further buildings

10 PLANNING APPEALS

79 - 84

To receive information on planning appeals received and determined during February 2014.

The Committee is asked to note this information.

11 MINUTES

85 - 94

Minutes from 11 and 18 March 2014

Recommendation: That the minutes of the meeting held on 11 March 2014 be APPROVED as a true and accurate record.

Recommendation: That the minutes of the meeting held on 18 March 2014 be APPROVED as a true and accurate record.

12 FORTHCOMING APPLICATIONS

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

- Elsfield Way: 13/03454/CT3: Residential
- Former Filling Station, Abingdon Road: 13/02638/FUL: 9 flats
- 3/5 Middle Way: 14/00582/FUL: First floor extension to office
- Former MFI site, 110 to 120 Botley Road: Supermarket
- 127 to 129 Walton Street: Change of use from retail to restaurant.

13 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Thursday 10 April if necessary
Wednesday 7 May and (Friday 9 May if necessary)
Tuesday 24 June and (Wednesday 25 June if necessary)
Tuesday 22 July and (Wednesday 23 July if necessary)
Tuesday 12 August and (Thursday 14 August 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.