

Agenda

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West Area Planning Committee

Date: **Tuesday 22 July 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 Andrew Gant	Summertown;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

The quorum for this Committee is 5 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:-

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- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk
- Sent to you in hard copy form upon payment of an annual subscription.

AGENDA

		Pages
1	APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2	DECLARATIONS OF INTEREST	
3	16 CRICK ROAD, OXFORD - 14/00962/FUL <p>The Head of City Development has submitted a report which details a planning application for the erection of two storey extension to rear and side elevations. Erection of double garage. Roof alterations, insertion of 1 no dormer window and 2 no velux windows to rear roof slope and rear gable projection. Re-arranged parking. New gate and railings to street frontage.</p> <p><u>Officer recommendation:</u> Approve subject to the following conditions:</p> <ul style="list-style-type: none"> (1) Development begun within time limit (2) Develop in accordance with approved plans (3) Brick samples (4) Further details of railings (5) Arch – Implementation of programme (6) Landscape plan required (7) Tree Protection Plan (TPP) 1 (8) Tree protection measures (9) SUDs (10) Biodiversity (11) Obscure glass 	11 - 20
4	125 HAREFIELDS - 14/01255/CEU <p>The Head of City Development has submitted a report which details a planning application to certify that the existing subdivision of dwelling into 1x1 bed flat and 1x2 bed maisonette is lawful development.</p> <p><u>Officer recommendation:</u> Approve.</p>	21 - 26
5	LAND OFF OSNEY LANE, OXFORD - 14/01160/FUL <p>The Head of City Development has submitted a report which details a planning application for a temporary change of use from land to public car park for a period of 2 years (amended description)</p> <p><u>Officer recommendation:</u> Approve subject to the following conditions:</p> <ul style="list-style-type: none"> (1) Development begun within time limit (2) Develop in accordance with approved plans (3) Car park only to operate while Westgate is closed (4) Drainage layout 	27 - 34

- (5) Construction management plan
- (6) Car park management plan
- (7) Design and operation of the access junction

6 162 COWLEY ROAD, OXFORD - BULLINGDON ARMS - 14/01296/FUL

35 - 42

The Head of City Development has submitted a report which details a planning application for conversion of existing first floor flat into bar area including roof terrace. Alterations to existing shopfront

Officer recommendation: Approve subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials as specified
- (4) Acoustic fence/barrier
- (5) Hours of use
- (6) Additional door top of stairs

7 TRAVIS PERKINS, CHAPEL STREET, OXFORD - 14/00992/FUL

43 - 50

The Head of City Development has submitted a report which details a planning application for a change of use of part of site to carwash (Sui Generis)

Officer recommendation: Approve subject to the following conditions:

- (1) Temporary use
- (2) Hours of operation
- (3) Drainage

8 ELSFIELD HALL, 15-17 ELSFIELD WAY, OXFORD - 13/03454/CT3

51 - 72

The Head of City Development has submitted a report which details a planning application for the demolition of existing Cadets building. Erection of 17 residential units (6 x 3-bed houses, 1 x-3 bed flat, 10 x 2-bed flats), together with revised access, 35 car parking spaces, cycle parking, bin stores, community garden/play area and landscaping. Change of use of existing office building to Cadets use. (Additional information) (Amended Description)

Officer recommendation: Approve subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Samples
- (4) Biodiversity enhancement
- (5) Tree protection plan
- (6) Arboricultural method statement
- (7) No felling, lopping, cutting
- (8) Service Plan

- (9) Site arrangements
- (10) Exclude from CPZ
- (11) Landscape carry out after completion
- (12) SUDS/Surface water drainage
- (13) Contaminated land
- (14) Secure by design
- (15) Road Safety Audits
- (16) Landscape Plan required
- (17) Sustainability measures to meet 20%
- (18) Noise reduction measures carried out in accordance with submitted details
- (19) Air quality measures

9 PLANNING SERVICES IMPROVEMENT ACTION PLAN

73 - 92

The Head of City Development has submitted a report which updates the Committee on the progress of the Planning Services Improvement Action Plan.

The Committee is asked to note the Action Plan.

10 PLANNING APPEALS

93 - 98

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

The Committee is asked to note this information.

11 MINUTES

99 - 108

Minutes of the meeting held on 24th June 2014.

12 FORTHCOMING APPLICATIONS

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

- Former Builders Yard, Collins Street, Oxford – 14/01273/OUT – Employment and residential
- Former Filling Station, Abingdon Road, Oxford – 13/02638/FUL – Residential
- Former Paper Mill, Mill Street, Wolvercote, Oxford – 13/01861/OUT – Residential
- 12-15 Bath Street – 14/01272/FUL – Extensions
- 67 Walton Street – 14/01642/FUL – Extension to restaurant
- 117 Fairacres Road – 14/01012/FUL

13 DATE OF NEXT MEETING

The Committee will meet on the following dates:

2014

Tuesday 22nd July (Wednesday 23rd July if necessary)
Tuesday 12th August (Thursday 14th August if necessary)
Tuesday 9th September (Thursday 11th September if necessary)
Wednesday 8th October (Thursday 9th October if necessary)
Wednesday 12th November (Thursday 13th November if necessary)
Wednesday 10th December (Thursday 11th December if necessary)

2015

Tuesday 13th January (Thursday 15th January if necessary)
Tuesday 10th February (Thursday 12th February if necessary)
Tuesday 10th March (Thursday 19th March if necessary)
Tuesday 14th April (Thursday 16th April if necessary)
Tuesday 12th May (Thursday 14th 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.

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;
 - (d) 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;
 - (e) 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 Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.

4. Preparation of Planning Policy documents – Public Meetings

At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.

5. Public requests to speak

Members of the public wishing to speak must notify the Chair or the Democratic Services Officer before the beginning of the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

6. Written statements from the public

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated up to 24 hours before the start of the meeting.

Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.

7. Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

8. Recording meetings

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.

9. Meeting Etiquette

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.

10. 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.