

# **WEST AREA PLANNING COMMITTEE**

**Tuesday 22 July 2014**

**COUNCILLORS PRESENT:** Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Canning, Cook, Gant, Price, Tanner, Coulter, Brandt and Paule.

**OFFICERS PRESENT:** Michael Crofton-Briggs (Head of City Development), Murray Hancock (City Development), Fiona Bartholomew (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Committee and Member Services Officer)

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

Apologies for absence were received from Councillor Benjamin (substitute Councillor Brandt) and Councillor Clack (substitute Councillor Paule).

Councillor Price declared he had to leave at 7.15 and would be substituted by Councillor Coulter for the remaining agenda items.

## **21. DECLARATIONS OF INTEREST**

Councillor Gotch declared a pecuniary interest in item 125 Harefields 14/01255/CEU (refer minute 28) and would leave the room for that item.

## **22. PLANNING SERVICES IMPROVEMENT ACTION PLAN**

The Head of City Development submitted a report (previously circulated, now appended) which detailed the progress made on the Planning Services Improvement Action Plan.

Councillor Tanner asked when the Committee will be able to decide if the Roger Dudman Way building should be occupied?

The Head of City Development explained that Oxford University had volunteered to submit an Environmental Impact Statement (EIS), and once it was received it would be consulted on, only then will a decision be recommended to the Council or Committee.

The voluntary EIS is likely to be submitted in September or October 2014, once it had been submitted information will be presented to Members of the Committee outlining the future process and timeframe.

The Chair indicated that the Save Port Meadow campaign group were happy with the speed of the work done so far and wanted the process to be done properly rather than rushed. They would prefer that consultation happened in the autumn (when people were around) rather than the summer.

Councillor Price asked how officers planned to review the actions in September 2014 and the need for a clear action plan in the future.

The Head of City Development indicated that he would bring details of this to the next Steering Group.

The Committee resolved to note the Action Plan.

### **23. 16 CRICK ROAD, OXFORD - 14/00962/FUL**

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

The Planning Officer presented the report and stated that the application was for a single garage not a double as written in the report.

In accordance with the criteria for public speaking, the Committee noted that Sarah Coleman spoke against the application.

Councillor Cook asked whether there was a basement extension, the Planning Officer confirmed there was.

Councillor Gant asked whether the wooden panel on the garage was to be maintained the Planning Officer stated it wasn't as the new design had a pitched roof. It was asked that the design elements on the garage be reproduced and conditioned.

The Committee felt there was significant gap between the houses to warrant approval.

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) 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
- (12) Design and materials of barge boarding on garage to be reproduced

### **24. LAND OFF OSNEY LANE, OXFORD - 14/01160/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a temporary change of use from land to public car park for a period of 2 years (amended description).

The Planning Officer presented the report and indicated that the application should be conditional on the construction of the Westgate Shopping Centre and that the car park should be open for a maximum of 2 years.

Councillor Tanner asked if we could condition a pricing regime as the proposal was for much cheaper car parking than is currently available in city council car parks. The Planning Officer said that a planning condition wasn't possible to regulate pricing.

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) Car park only to operate while Westgate is closed
- (4) Drainage layout
- (5) Construction management plan
- (6) Car park management plan
- (7) Design and operation of the access junction
- (8) Open for a maximum of 2 years
- (9) Only to go ahead if Westgate is built.

## **25. 162 COWLEY ROAD, OXFORD - BULLINGDON ARMS - 14/01296/FUL**

Councillor Price left and was substituted by Councillor Coulter.

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for conversion of existing first floor flat into bar area including roof terrace. Alterations to existing shopfront.

In accordance with the criteria for public speaking, the Committee noted that Peter McIntyre and Lisa Boshier spoke against the application and Paul Williams spoke in favour of it.

Councillor Cook asked what decibel the sound fencing would be able to restrict. The Planning officer said she didn't know but had been assured by the Environmental Health Officers that what was proposed would be adequate. Councillor Brandt asked how many people would the roof top bar accommodate? The Planning Officer could not confirm this detail.

The Committee resolved to DEFER the planning application so that officers could seek more information on the noise impact on neighbouring properties and the number of people the roof top bar would accommodate.

## **26. TRAVIS PERKINS, CHAPEL STREET, OXFORD - 14/00992/FUL**

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a change of use of part of site to carwash (Sui Generis).

The Planning Officer presented the report and reminded the Committee the application was only for one year.

The Committee resolved to APPROVE the planning application subject to the following conditions:

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

## **27. ELSFIELD HALL, 15-17 ELSFIELD WAY, OXFORD - 13/03454/CT3**

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

The Planning Officer presented the report and recommended several additional conditions:

Construction management plan

Public art

Management of car park – site residents only

Development only for affordable housing.

In accordance with the criteria for public speaking, the Committee noted speakers comments for and against the application.

Councillor Tanner asked if the proposal would cause the neighbouring gardens to be over-shadowed? The Planning Officer explained that the sun path assessment concluded that the boundary was a reasonable distance for an urban environment and the relationships were satisfactory.

The Committee sought clarification on the controlled parking zone (CPZ). Officers explained that the site's residents would not be eligible to park in the Five Mile Drive or Harefield Rd parking zones, however they would have sole right to park in the on-site parking provide.

The Chair asked whether soft planting on the gable end of the development was possible, however Officers felt that to condition this would be unreasonable.

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) 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
- 20) Construction management plan
- 21) Public art
- 22) Management of car park – site residents only
- 23) Development only for affordable housing.

## **28. 125 HAREFIELDS - 14/01255/CEU**

Councillor Gotch left the room.

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to certify that the existing subdivision of dwelling into 1x1 bed flat and 1x2 bed maisonette was a lawful development.

The Committee resolved to SUPPORT that the subdivision was a lawful development.

## **29. PLANNING APPEALS**

The Head of City Development submitted a report (previously circulated, now appended) which detailed the planning appeals received and determined during June 2014.

The Planning Officer said there were 3 more decisions made since the list was published:

The footbridge on White hill Road – appeal allowed

Extension at 5 Farndon Road/Warnborough Road – appeal dismissed

Extension at 22 Lakeside – appeal allowed with costs against the Council

The Committee agreed to note the report on planning appeals received and determined during June 2014.

## **30. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on 24 June 2014 as a true and accurate record.

## **31. FORTHCOMING APPLICATIONS**

The Committee resolved to NOTE the list of forthcoming applications.

- 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

### **32. DATE OF NEXT MEETING**

The Committee noted the next meeting would be on Tuesday 12th August.

**The meeting started at 6.30 pm and ended at 8.20 pm**