

# **WEST AREA PLANNING COMMITTEE**

**Tuesday 9 September 2014**

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

**OFFICERS PRESENT:** Murray Hancock (City Development), Michael Morgan (Law and Governance), Jennifer Thompson (Law and Governance).

**OTHER COUNCILLORS PRESENT:** Councillors Simmons and Wade.

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

There were no apologies.

## **44. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

## **45. 96 WOODSTOCK ROAD - 14/01725/FUL**

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for planning permission for the change of use from Doctor's Surgery (Use Class D1) to 9-bedroom student accommodation (Use Class C2) and associated Porter Lodge on ground floor; and the creation of an additional entrance to provide access into entrance hall. (As altered by amended plans and amended description).

Natasha Beloff, on behalf of residents, spoke objecting to the application and Nick Paterson Nield, the agent, spoke in support of the application.

The Committee discussed the application and agreed that the full wording of the conditions should specify no car parking at all for students in residence and the provision of sufficient cycle hoops, and to add informatives regarding reinstating the front railing and greywater technology.

The Committee resolved to grant planning permission for application 14/01725/FUL subject to the following conditions and informatives:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Students - no cars.
5. Cycle parking details required.
6. Management controls.
7. Out of term use.
8. No link to student accommodation to rear.
9. Details of parking for disabled use and servicing only.

Informatives:

- Consider reinstating railings to frontage of property.
- Use of greywater technology recommended.

#### **46. 135 BANBURY ROAD - 14/01777/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed an application for planning permission for the erection of marquees from 14 June to 20 August for a temporary period of three years (part retrospective). The planning officer confirmed that the proposed structures required planning consent.

Laurie Kennedy, local resident, spoke objecting to the application and Nick Paladina, the agent, spoke in support of the application.

In order to control disturbance to neighbours caused by the use of the marquees, the Committee agreed to add a condition requiring a management control plan to be submitted and agreed. They requested that the applicant enter into early dialogue with planning officers about providing permanent, extended dining facilities.

The Committee resolved to grant planning permission for application 14/01777/FUL subject to the following conditions:

1. Limited time period.
2. Hours of use.
3. Garden restored.
4. Management controls.

#### **47. 21 REGENT STREET - 14/01601/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed an application for planning permission for the erection of a single storey rear extension (retrospective). The planning officer recommended further conditions: that a boundary fence of suitable height and detail be agreed; and that one parking space only be retained.

Tom Hamilton, Sian Taylor, and Councillor Craig Simons spoke objecting to the application.

The Committee agreed to add conditions to secure bin and cycle storage and to ensure that the boundary was secured by a wall of appropriate design and materials to secure the garden, flats, and neighbouring gardens and to be in keeping with the character of the area.

The Committee resolved to grant planning permission for application 14/01601/FUL subject to the following conditions:

1. Protection of private amenity space.
2. Sustainable drainage.
3. Bin store agreed and implemented before first occupation.
4. Cycle store agreed and implemented before first occupation.
5. Boundary wall and gates fronting Denmark Street of appropriate materials agreed and implemented before first occupation Provision of single parking space before first occupation.
6. Details of measures to prevent access to flat roof of extension agreed and

implemented before first occupation.

7. Flank wall of extension to be painted to match before occupation.

#### **48. PLANNING APPEALS**

The Committee noted the report on planning appeals received and determined during July 2014.

#### **49. MINUTES**

The Committee resolved to approve the minutes of the meeting held on 12<sup>th</sup> August 2014 as a true and accurate record.

#### **50. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

#### **51. DATE OF NEXT MEETING**

The Committee noted that an additional meeting would be held on 24<sup>th</sup> September at 6.30pm and the next ordinary meeting would be held on 8<sup>th</sup> October 2014.

**The meeting started at 6.30 pm and ended at 8.00 pm**