

WEST AREA PLANNING COMMITTEE

Wednesday 12 November 2014

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Clack, Coulter, Darke, Gant, Hollingsworth and Tanner.

OFFICERS PRESENT: Clare Golden (City Development), Murray Hancock (City Development), Michael Morgan (Law and Governance), Andrew Murdoch (City Development), Jennifer Thompson (Law and Governance) and Nick Worlledge (City Development)

64. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Cook (substitute Councillor Darke) and Councillor Price (substitute Councillor Coulter).

65. DECLARATIONS OF INTEREST

There were no declarations of interest made.

66. FORMER TRAVIS PERKINS SITE, COLLINS STREET: 14/01273/OUT

The Head of City Development submitted a report which detailed an application for the demolition of the existing building and outline application (seeking approval of access, appearance, layout and scale) for the erection of a new building on 4 levels consisting of Class B1 offices on ground floor and 17 x 1-bed and 13 x 2-bed flats at upper levels with provision of cycle and bin stores plus communal garden area (amended description and plans) on part of the former Travis Perkins Site, Collins Street.

The Committee resolved to support the grant of outline planning permission 14/01723/OUT, at Travis Perkins site, Collins Street, with conditions as listed below, and to delegate to officers the issuing of the decision notice subject to completion of a legal agreement to secure amongst other things 50% of flats on site as affordable units; or the refusal of permission if a legal agreement is not completed.

Conditions:

1. Time – outline / reserved matters.
2. Plans – in accordance with approved plans.
3. Materials – samples agree prior to construction.
4. Contamination – prior to construction.
5. Biodiversity – measures for wildlife.
6. Restrict B1 Office use and no change use allowed.
7. Turning/ servicing area, for turning only; no parking.
8. Residents exclude from CPZ.
9. Construction Traffic Management Plan – details prior to construction.
10. Cycle & bin storage – further details.

11. Fourth floor – roof and terraces; restrict use to maintenance, other than designated terraces.
12. Windows – obscure glazing, as on approved plans; at all times.
13. Public Art – scheme for implementation inc details & location.
14. NRIA – build in accordance with; provide further details of PV, water butts.
15. SUDS – build in accordance with.
16. Tree - Tree Protection Plan.
17. Trees – Details of methods of working (construction and demolition).
18. Tree – no dig.
19. Tree – pruning – detailed specification required.
20. Tree – underground services.
21. Details of boundary treatment prior to occupation.
22. Details of additional privacy division on rear balconies at first and second floors prior to construction.

67. 17-41 MILL STREET, OSNEY LANE: 14/02397/VAR

The Head of City Development submitted a report which detailed an application for the variation of condition 2 of planning permission 11/02382/FUL (for 55 student study rooms) to allow inclusion of a kitchen, dining room/common room, and reception area at the development at 17-41 Mill Street/ Osney Lane, Oxford.

Henry Nebrensky and Rhiannon Ash, local residents, explained their concerns about the application.

The Committee, with advice from officers, discussed traffic movements including deliveries and private cars and the control of out of term use to prevent the building's use as a hotel. The Committee were minded to ensure that the wording of conditions on this application provided sufficient control to prevent use of the premises as a hotel which would give rise to an unacceptable increase in traffic movements.

The Committee resolved to grant planning permission for application 14/02397/VAR, at Osney Lane, subject to conditions as set out below (subject to agreement with the Chair on the wording of Condition 4), and/or an informative (to be agreed in consultation with the Chair) to control out of term use:

Conditions

1. Develop in accordance with approved plans.
2. Privacy louvres.
3. Management of students.
4. Out of term use.
5. Tree protection.
6. Trees - no felling, lopping, topping.
7. Landscape - underground services.
8. Tree protection plan.
9. Root protection area.
10. Landscape plan.
11. Landscape carry out after completion.
12. Landscape management plan.
13. Students no cars.
14. No car parking on site.
15. Control of access.

16. Delivery times.
17. Cycle parking.
18. CCTV.
19. Boundary treatment.
20. Ground contamination.
21. Vibration.
22. Noise attenuation.
23. Facilities for disposal of fats, oils, grease etc from kitchen.
24. Flood risk assessment.
25. Sustainable drainage.
26. Sustainability.
27. CEMP.
28. Travel plan.
29. Archaeology.
30. Public art.
31. Wildlife habitats.

Informative: out of term use restricted – no use as hotel to prevent additional private car and delivery vehicle movements on adjoining streets.

68. ALDI, BOTLEY ROAD: 14/01766/VAR

The Head of City Development submitted a report which detailed a planning application for the variation of condition 11 (opening hours) of planning permission 07/01187/FUL (Erection of supermarket) to allow for the extension of opening hours.

The Committee resolved to grant planning permission subject to conditions:

1. Development begun within time limit.
2. Deemed in accordance with approved plans.
3. Opening hours.

69. 96-97 GLOUCESTER GREEN: 14/02663/FUL

The Chair informed the Committee that this application was deferred to a future meeting to allow officers to undertake further work.

70. 4 - 5 QUEEN STREET / 114 - 119 ST ALDATES: 14/02256/FUL

The Head of City Development submitted a report which detailed an application for planning permission for:

- demolition of 4-5 Queen Street and the rear of 114-119 St Aldates;
- renovation and alteration of remaining properties at 114-119 St. Aldates with roof extension, plus erection of new building to Queen St on 5 levels plus basement.;
- change of use from offices and retail to form 2 Class A1 retail units plus further unit for either Class A1 (retail), Class A2 (offices) or Class A3 (restaurant) at basement and ground floor levels;
- provision of 133 student study rooms at upper levels, plus ancillary facilities at basement level and cycle parking for 110 cycles at ground floor level.

Evie Kemp and Pam Manix, representing the Oxford Jewish Heritage Committee, spoke about the archaeological opportunities provided by this application.

Stewart Deering, representing the applicant, spoke in support of the application.

The Committee, with advice from officers, discussed the application and in particular concerns about the requirements for a sensitive design of the Queen Street frontage, adequate and useable cycle and bin storage, and to take advantage of the opportunity for archaeological study.

The Committee resolved to support the grant of planning permission for application 14/02256/FUL, 4-5 Queen Street/ 114-119 St Aldates and delegate to officers the issuing of the decision notice subject to:

- approval by the Committee of the details of conditions 9, 10, and 13, before these are discharged to ensure that the specific points of concern are fully addressed; and
- an additional condition (22) that notwithstanding submitted details further details for the façade treatment for the Queen Street frontage be submitted to the Council and agreed by the Committee; and
- the completion of a legal agreement to secure amongst other things a contribution towards affordable housing off-site;

or the refusal of permission if a legal agreement is not completed.

Conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Submission of design details - windows, roof extension, shop fronts etc.
4. Material Samples in Conservation Area.
5. No demolition before rebuilding contract.
6. Student Accommodation – Full Time Courses / Management Plan.
7. Student Accommodation - No cars.
8. Student Accommodation - Out of Term Use.
9. Archaeology - Design & method statement.
10. Archaeology – Written scheme of investigation.
11. Transport Assessment.
12. Travel Plan.
13. Cycle and Refuse Areas Provided.
14. Construction Traffic Management Plan.
15. Noise - insulation before use.
16. Air conditioning plant.
17. Scheme of extraction / treating cooking odours from restaurant.
18. Detailed Energy Statement / NRIA.
19. Drainage Strategy.
20. Biodiversity Measures / Enhancements.
21. Development of a Servicing Plan for all uses.
22. Design of Queen Street frontage to be agreed.

Legal agreement: £628,028.24 towards off-site affordable housing provision.

71. ST JOHN'S COLLEGE, ST GILES: 14/02399/FUL & 14/02396/LBC

The Head of City Development submitted a report which detailed an application for planning permission for a new study centre building on 2 and 3 level basement as an extension to existing library and re-landscaping of the Presidents Garden (amended plans) and an application for listed building consent for internal and external alterations associated with links to the proposed library and study centre in the Presidents Garden and various alterations to the Old Library, Laudian Library and Paddy Room at east and south ranges of Canterbury Quad, including access (amended plans) at St John's College.

The planning officer recommended an additional condition to the listed building consent to require submission of further construction details and treatments of the new openings through the historic fabric.

Andrew Parker and Claire Wright, representing the applicant, spoke in support of the applications.

The Committee resolved to: grant planning permission for application 14/02399/FUL, St John's College, St Giles, subject to conditions:

1. Development begun within three years.
2. Development in accordance with approved plans.
3. Samples in Conservation Area.
4. Ground re-surfacing – SUDS.
5. Programme of archaeological work.
6. Implementation of programme of archaeological work.
7. Landscaping plan required.
8. Landscape carry out after completion.
9. Hard landscaping.
10. Landscape underground services.
11. Tree Protection Plan.
12. Arboricultural Method statement.
13. Nesting birds.
14. Lighting scheme – ecology.
15. Remove bower structure by hand.
16. Bat boxes.
17. Construction Management Plan.

and to grant listed building consent 14/02396/LBD, at St John's College, St Giles, subject to conditions:

1. Commencement of works Listed Building consent.
2. Listed Building consent - works as approved only.
3. 7 days' notice to Local Planning Authority.
4. Listed Building notice of completion.
5. Further works - fabric of Listed Building - fire regulations.
6. Sample panels of stonework.
7. Repair of damage after works.
8. Preservation of features from demolition.
9. Walls/openings to match adjoining.
10. Setting aside/reinstatement of features.
11. Preservation of unknown features.
12. Recording.

13. Restoration of bookcases.
14. Details relocated fabric.
15. Samples of exterior materials.
16. Further construction details and treatment of new openings through the historic fabric to be submitted.

72. ST. EDWARD'S SCHOOL, WOODSTOCK ROAD: 14/02294/VAR

The Head of City Development submitted a report which detailed an application for the variation of condition 2 (approved plans) of planning permission 13/01645/FUL (Erection of two storey building accommodating music school and ancillary facilities) to allow alternative materials to be used and minor amendments to the approved plans involving alterations to windows.

The Committee resolved to grant planning permission for application 14/02294/VAR, at St Edward's school, Woodstock Road, subject to conditions:

1. Time Limit.
2. Develop in accordance with approved plans.
3. Samples of materials required.
4. Cycle parking details required.
5. Tree protection plan to be implemented.
6. Arboricultural construction methods as approved.
7. Bat Survey recommendations to be carried out.
8. Biodiversity measures required.
9. External lighting scheme required.
10. SUDS.
11. Phased contamination risk assessment required.
12. Sustainability measures to be implemented as approved.

and note that the development is liable for Community Infrastructure Levy to the amount of £9,500 unless a claim for relief is made.

73. PLANNING APPEALS

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

74. MINUTES

The Committee resolved to approve the minutes of the meeting held on 8 October 2014 as a true and accurate record.

75. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

76. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 25th November 2014.

The meeting started at 6.30 pm and ended at 8.30 pm