

WEST AREA PLANNING COMMITTEE

Wednesday 10 December 2014

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

OFFICERS PRESENT: Felicity Byrne (City Development), Michael Morgan (Law and Governance), Davina Sarac (City Development), Jennifer Thompson (Law and Governance) and Nick Worlledge (City Development)

80. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Benjamin (substitute Councillor Hollick).

81. DECLARATIONS OF INTEREST

There were no declarations of interest made.

82. CHRIST CHURCH MEADOW - CONSULTATION ON FELLING LICENCE

The Head of City Development submitted a report on a Forestry Commission consultation on Christ Church Felling Licence Application 019/327/14-15; proposed removal of 10no. poplar trees and replacement planting with 18no. lime trees at New Walk, Christ Church Meadow.

The Committee resolved to:

1. raise no objection to the grant of a Felling Licence;
2. ask the Forestry Commission to impose a condition on any Felling Licence requiring 18no. heavy standard common lime trees to be planted before the end of the first planting season in the year that the trees are felled; and,
3. ask the Forestry Commission to impose a condition requiring tree felling not to take place during the ecologically sensitive time of the year between 1 April and 1 October unless there is a clear over-riding justification.

83. ST CROSS COLLEGE: 13/01800/CND

The Head of City Development submitted a report setting out details submitted in compliance with condition 17 (Construction Method Statement) of planning permission 13/01800/FUL.

The planning officer reported further correspondence from St John Street residents association confirming they were now content with the Construction Method Statement.

Robert Ellis, representing Regents Park College, raised concerns about the adverse impact of the proposals on the college.

The planning officer, representatives of the applicant who had registered to speak, and a County highways officer, answered questions from members of the committee.

The Committee sought assurance that road closures on St John Road and Pusey Street could swiftly be put in place or altered if the movement of heavy vehicles along Pusey Road caused an unacceptable safety risk or nuisance to the occupants of Regents Park College.

The Committee resolved to approve the submitted Construction Method Statement in compliance with Condition 17 of planning permission 13/01800/FUL.

84. 4 ALDRICH ROAD, CUTTESLOWE: 14/02680/FUL

The Head of City Development has submitted a report on an application for internal alterations and change of use from a single dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4). (Retrospective) (Amended description).

Nick Lamb, a local resident, spoke against the application.

The Committee agreed to add a further condition to ensure that the layout of the parking spaces did not create conflict with designated on-road parking. Members asked that the HMO licensing team be informed of the concerns raised by the resident.

The Committee resolved to grant planning permission for application 14/02680/FUL, 4 Aldrich Road, Cutteslowe subject to conditions:

1. Develop in accordance with approved plans.
2. Bin storage.
3. Exclusion from parking permits.
4. Layout of parking spaces to be agreed.

85. 22 WELLINGTON STREET: 14/02971/CT3

The Head of City Development submitted a report on an application for replacement of windows to the front elevation.

The Committee resolved to grant planning permission for application 14/02971/CT3, 22 Wellington Street subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.

86. 24 WELLINGTON STREET: 14/02968/CT3

The Head of City Development has submitted a report on an application for replacement of windows to the front elevation.

The Committee resolved to grant planning permission for application 14/02968/CT3, 24 Wellington Street subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.

87. 17 BRIDGE STREET: 14/02970/CT3

The Head of City Development has submitted a report on an application for replacement of windows to the front elevation.

The Committee resolved to grant planning permission for application 14/02970/CT3, 17 Bridge Street subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.

88. VIEW CONES

The Head of City Development submitted a report presenting the completed study of the 10 protected view cones and seeking the Committees' comments and endorsement of the findings of the study.

The planning officer introduced the report and answered questions from the committee.

The Committee resolved to:

1. support the conclusions of the study and agrees with the assessments of each of the views;
2. agree the actions and suggested changes in the consultation report, which reflect consultation responses;
3. endorse the view cones assessment, which will be used as background evidence and will be a material consideration in the determination of relevant applications; and
4. thank all the officers, the Oxford Preservation Trust, and other consultees for their work on this report for the future benefit of the city.

89. PLANNING APPEALS

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

90. MINUTES

The Committee resolved to approve the minutes of the meetings held on 12 and 25 of November 2014 as a true and accurate record.

91. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

92. DATE OF NEXT MEETING

The Committee noted these.

The meeting started at 6.30 pm and ended at 8.10 pm