

Agenda

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West Area Planning Committee

Date: **Wednesday 10 December 2014**

Time: **6.30 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@oxford.gov.uk

As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

West Area Planning Committee

Membership

| | | |
|-------------------|-------------------------------|--------------------|
| Chair | Councillor Oscar Van Nooijen | Hinksey Park; |
| Vice-Chair | Councillor Michael Gotch | Wolvercote; |
| | Councillor Elise Benjamin | Iffley Fields; |
| | Councillor Bev Clack | St. Clement's; |
| | Councillor Colin Cook | Jericho and Osney; |
| | Councillor Andrew Gant | Summertown; |
| | Councillor Alex Hollingsworth | Carfax; |
| | Councillor Bob Price | Hinksey Park; |
| | Councillor John Tanner | Littlemore; |

The quorum for this meeting is five members. Substitutes are permitted

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AGENDA

| | Pages |
|---|--------------|
| 1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS | |
| 2 DECLARATIONS OF INTEREST | |
| 3 CHRIST CHURCH MEADOW - CONSULTATION ON FELLING LICENCE | 11 - 18 |
| <p>The Head of City Development has 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.</p> <p>Officer recommendation: in response to the Forestry Commission consultation, the Committee is recommended:</p> <ol style="list-style-type: none">1. to RAISE NO OBJECTION to the grant of a Felling Licence;2. to 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. to ask the Forestry commission to impose a condition requiring tree felling not to take place during the ecologically sensitive time of the year between 1st April and 1st October unless there is a clear over-riding justification. | |
| 4 ST CROSS COLLEGE: 13/01800/CND | 19 - 26 |
| <p>The Head of City Development has submitted a report setting out details submitted in compliance with condition 17 (Construction Method Statement) of planning permission 13/01800/FUL.</p> <p>Officer recommendation: to approve the submitted Construction Method Statement in compliance with Condition 17 of planning permission 13/01800/FUL.</p> | |
| 5 4 ALDRICH ROAD, CUTTESLOWE: 14/02680/FUL | 27 - 34 |
| <p>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)</p> | |

Officer recommendation: to grant planning permission subject to conditions:

1. Develop in accordance with approved plans.
2. Bin storage.
3. Exclusion from parking permits.

6 22 WELLINGTON STREET: 14/02971/CT3

35 - 40

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

Officer Recommendation: to grant planning permission subject to conditions:

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

7 24 WELLINGTON STREET: 14/02968/CT3

41 - 46

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

Officer Recommendation: to grant planning permission subject to conditions:

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

8 17 BRIDGE STREET: 14/02970/CT3

47 - 52

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

Officer Recommendation: to grant planning permission subject to conditions:

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

9 VIEW CONES

53 - 56

The Head of City Development has 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 study and appendices are published as a supplement to the agenda because of their size.

Officer Recommendations

That the Committee

- a) supports the conclusions of the study and agrees with the assessments of each of the views;
- b) agrees the actions and suggested changes in the consultation report, which reflect consultation responses; and
- c) endorses the view cones assessment, which will be used as background evidence and will be a material consideration in the determination of relevant applications.

10 PLANNING APPEALS

57 - 62

Summary information on planning appeals received and determined during November 2014

The Committee is asked to note this information.

11 MINUTES

63 - 72

Minutes from the meetings of 12 and 25 November 2014

Recommendation: That the minutes of the meeting held on 12 and 25 November 2014 are approved as a true and accurate record.

12 FORTHCOMING APPLICATIONS

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

Former Wolvercote Paper Mill: 13/01861/OUT: residential

Jericho Boatyard: 14/01441/FUL: Residential etc

Aristotle Lane: 14/01368/FUL: Replacement footbridge

Dragon School, Charlbury Road: 14/02446/FUL New Music Room

13 Rectory Road: 14/02445/FUL: 3 flats

14 Hernes Road: 14/00310/FUL: Extensions

96/97 Gloucester Green: 14/2663/FUL: Change of use retail to restaurant

Chiltern Line: Various Conditions

Westgate: 14/02402/RES: Various Conditions

Land to the rear of 9A and 11 Chester Street: 14/03143/FUL: garage (retrospective)

13 DATE OF NEXT MEETING

The Committee will meet on the following dates:

- 13 January 2015
- 10 February 2015
- 10 March 2015
- 14 April 2015

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.

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.

4. 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.

5. 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.

6. 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.

7. Recording meetings

Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best plan to record. You are not allowed to disturb the meeting and the Chair will stop the meeting if they feel a recording is disruptive.

The Council asks those recording the meeting:

- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
- To avoid recording members of the public present unless they are addressing the meeting.

For more information on recording at meetings please refer to the Council's [Protocol for Recording at Public Meetings](#)

8. 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.

9. 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.

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7. The Forestry Commission will take account of the Council's comments when deciding whether or not to grant a Felling Licence. The Forestry Commission can impose enforceable conditions on a Felling Licence, for example that require new trees to be planted.

Other Material Considerations:

8. This application is in or affecting the Central Conservation Area.
9. Christ Church Meadow is listed grade 1 in the English Heritage 'Register of Historic Parks and Gardens and is therefore of national significance.
10. A bat roost has been found in one of the trees that it is proposed to fell. Several of the other trees have potential to contain bat roosts.

Proposals

11. New Walk was planted by Christ Church as an avenue of regularly planted trees (probably a mix of elm and lime) in the 1860s. No original trees remain and the avenue now contains 59 trees of mixed species (2 poplar species and 4 lime species) and age and variable spacing.
12. Christ Church is concerned about the safety of the hybrid black poplar trees in the avenue; 2 trees have been removed for safety reasons and others have decay. 2 trees have lost very large branches which have broken and fallen into the heavily used area near the thatched barn during the past year or so and which could have caused severe injury.
13. Christ Church also considers that much of the character of the original regular avenue has been forfeited by the current mix of species, ages and spacing of the trees in the avenue and that this should be restored.
14. Christ Church has taken expert arboricultural and historic landscape advice and has consulted with English Heritage, the Garden History Society and officers. The resulting 'Christ Church Meadow Tree Management Strategy' recommends that the long term aim for the New Walk Avenue should be "to achieve an avenue in mature lime with regularly spaced trees to create the Gothic arch intended to reflect the Meadow Building."
15. The management strategy considers a range of options for achieving this aim; for example, by clear felling the avenue and replanting, or by felling one side of the avenue and replanting first, or by removing sections of the avenue and replanting, or by continuing the *ad hoc* removal and replacement of trees as they become dangerous. It recommends the phased removal and replacement of the poplars in the avenue over a 10 to 20 year period beginning in the year 2014/15. It is considered that this approach:
 - Prioritises safety;
 - Reduces on-going management burden and safety concerns;
 - Maintains existing mature lime trees in mix of species;
 - Improves conditions for retained and newly planted trees;
 - Maintains informal outline when seen across the Meadow;
 - Works towards a more regular feature in line with regular spacing;

- Replaces short lived brittle poplars with longer lived limes, which are excellent avenue trees.
16. The proposal is therefore to fell 10 trees (marked by broken circles on the plan at Appendix 1), including 9 hybrid black poplars and 1 balsam poplar, and to plant 18 heavy standard common lime trees (marked by black dots on the plan), as the first phase of a plan to replace all of the poplar trees in the avenue over a 20 year period with common limes planted at regular 32 foot spacing (which is common in historic avenues) to restore the avenue to its former character.
 17. In this first phase 4 hybrid black poplars are to be removed from the southern end of the avenue near to the river; 7 lime trees will be planted in this part of the avenue. Also, a group of 4 hybrid black poplars and one balsam poplar are to be removed from near to the northern end of the avenue near to the thatched barn and 9 lime trees will be replanted in the gap created. An additional 2 new lime trees will be planted to fill an existing gap in the mid part of the avenue on its eastern side.
 18. The new heavy standard sized trees will be between 3 and 4 metres tall when planted. Felling and planting is intended to take place before April 2015.
 19. Christ Church has publicised its proposals by a press release.

Officer Assessment

20. It seems that the hybrid poplar trees in the avenue were planted during the 1920s, probably as replacement for elm trees that will have died of Dutch Elm Disease. It is not a long lived species, so these particular trees are considered to be in late maturity. The trees have become very large and characteristically for trees of this species now have very substantial side branches. Poplar wood is relatively brittle and this, combined with the great weight of the large branches, means that as the trees get bigger they become vulnerable to branches breaking. Sometimes branches break as a result of the forces acting on them during windy weather, but branches can also break without warning on still, windless days during the summer; a phenomenon known as 'summer branch drop'. Two very large branches have broken and fallen suddenly and without warning from different trees standing near to the thatched barn in the past year or so during windless days, and given the size, condition and age of the trees there is justified concern that this will happen again with more serious consequences; Christ Church Meadow attracts over a million visitors each year and so New Walk is often very busy with pedestrian traffic and people sitting underneath the trees.
21. For these reasons officers concur with arboricultural advice that was given to Christ Church in 2013; that although the hybrid poplar trees might be retained for up 50 years, for safety reasons they would require intense management in the form of substantial stem and branch reduction within the next 5 to 10 years which would have to be continued regularly until they are removed. This advice will need to be acted on soon if the hybrid black poplars remain.

22. 2 the hybrid poplar have already been removed (their stumps remain) from the avenue because they had become dangerous as a result of extensive decay in their main stems. Detailed investigation (resistograph testing) of the remaining trees has provided evidence that some of them also have internal decay in their structures. This decay will be progressive and is likely to further increase the risk of the affected trees breaking in the future.
23. The balsam poplar tree that it is proposed to remove appears to have been planted in the 1970s. Its growth has been affected by an adjacent hybrid black poplar (one of those that was removed for safety reasons) so that it leans to the north, supressing the growth of one of the more desirable lime trees in the avenue. Its removal is therefore proposed to promote the better growth of the lime and officers support this regardless of the works to the hybrid black poplar trees.
24. Although the proposed removal of the poplar trees will undoubtedly alter the appearance of the avenue both in views from within Christ Church Meadow and in external views from along the river towpath to the south, officers consider this option to be the least harmful, in visual and landscape terms, of the management options (refer to paragraph 11 above) that might deliver the desired replacement of the existing poplar trees with limes. It will also least affect the visitor experience of walking through an avenue of mature trees.
25. The greatest change on the landscape within Christ Church Meadow will be in views currently enjoyed from the Broad Walk, standing between Merton Field and the Meadow Building looking south west towards the thatched barn. In this view the group of 4 hybrid black poplar trees near to the thatched barn are tall and prominent in the skyline. However, there are other trees in the background of these views that should ensure that intrusive built elements outside of the meadow are not introduced into the view as a result of the removal of these four trees. Otherwise, views of the avenue from within Christ Church Meadow are either relatively long distance or have many other trees in either or both the foreground and background of the view.
26. The significant effects on public views from outside Christ Church Meadow are limited to the view looking north from the part of the river towpath which is near the south end of the avenue and again there are many other trees in both the foreground and background of this view. Views of the avenue from further east or west along the towpath are obscured by trees in the foreground that also stand within Christ Church Meadow.
27. On balance, officers consider that the reasons given for the proposed tree felling and planting justifies the short term changes to visual amenity in the area. New planting will help restore the avenue and sustain it as a coherent landscape into the future, which will ultimately enhance both the appearance and character of the historic landscape and the conservation area.
28. By contrast officers are concerned that should the hybrid black poplar trees be retained, the substantial stem and branch reduction pruning that is necessary to make them safe and the continued *ad hoc* felling and replacement of trees

as they become dangerous will have a long term detrimental effect on the character of the avenue, which would harm both the appearance and character of the historic landscape and the conservation area.

29. A bat survey has been undertaken which has identified a bat roosts in one of the hybrid poplar trees standing near to the thatched barn. Several other trees have been identified as having potential for bat roosts. Recommended mitigation includes installing bat boxes on some of the retained avenue trees prior to felling, detailed climbing inspection for bats prior to felling and 'soft felling' parts of the tree which might contain bats roosts. A licence from Natural England will be required prior to felling the tree with a roost if a Felling Licence is granted by the Forestry Commission. Officers consider that in addition felling should take place outside of ecologically sensitive spring and summer months unless there is a clear over-riding justification to otherwise.

Conclusion:

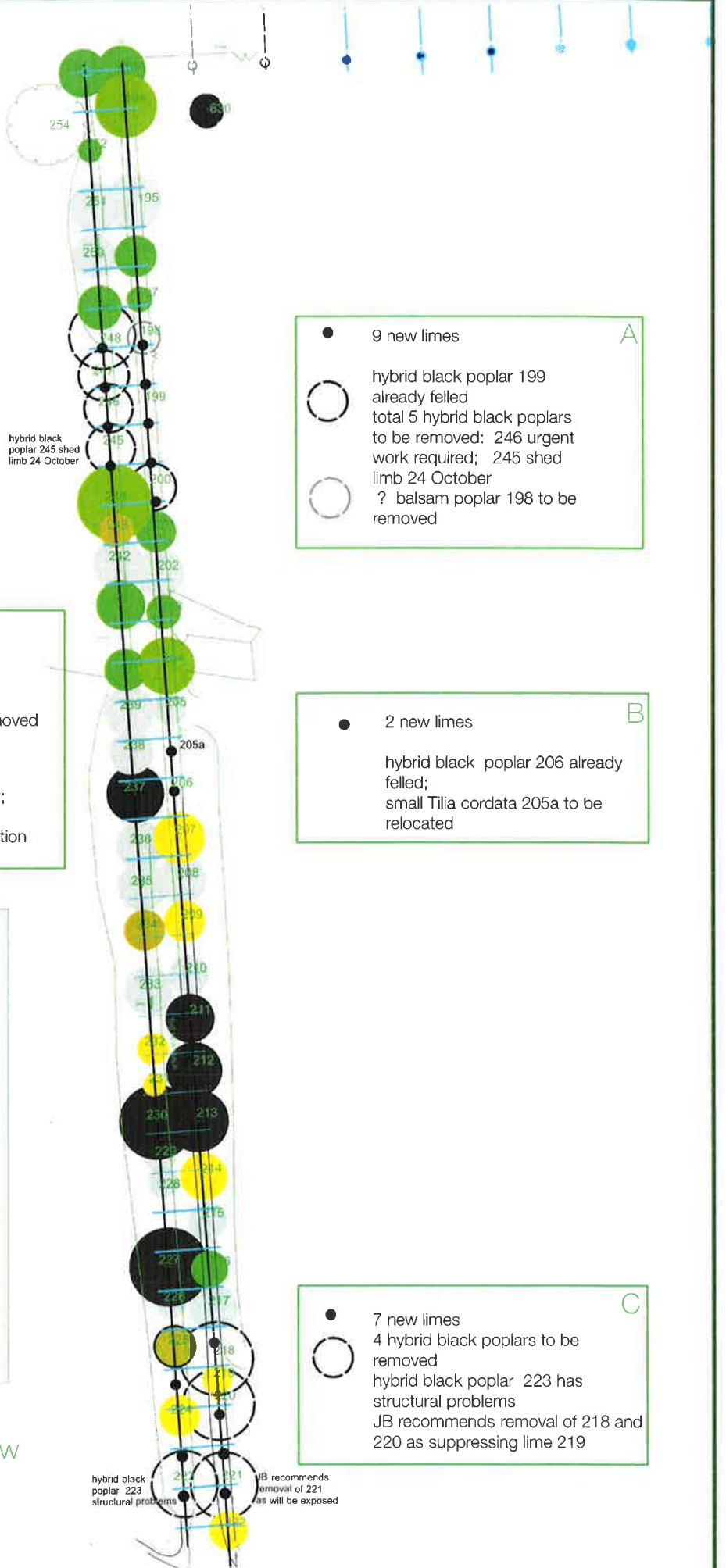
30. For the reasons set out in this report officers consider the proposal to remove 10 poplar trees and to plant 18 heavy standard trees to be good tree and landscape management.
31. Although the hybrid black poplar trees are very large and their removal will have an effect on some views from within Christ Church Meadow, most significantly on views from part of the Broad Walk, and also on some views from along the river towpath outside of Christ Church Meadow, there are many other trees in these views. Officers consider that the effect on visual amenity in the area is adequately justified by the reasons given for the proposed work. The benefit provided by the proposed new planting outweighs any harm that will be caused by felling of existing trees.
32. Having special regard for the effect on the appearance and character of the Central Conservation Area and on the historic landscape, which is listed grade 1 in the English Heritage 'register of Historic parks and Gardens', officers consider that it is not expedient in this case for the Council to use its powers to make a Tree Preservation Order.
33. Officers advise that the Council should raise no objection to the grant of a Felling Licence and should ask the Forestry Commission to impose enforceable conditions that require replacement planting to take place and for tree felling to be undertaken outside the ecologically sensitive spring and summer months without a clear over-riding justification.

Background Papers:

Contact Officer: Kevin Caldicott

Extension: 2149

Date: 26th November 2014



- A**
- 9 new limes
 - hybrid black poplar 199 already felled
total 5 hybrid black poplars to be removed: 246 urgent work required; 245 shed limb 24 October
○ ? balsam poplar 198 to be removed

- In total:**
- 18 new limes planted
 - 9 hybrid black poplars removed
 - 1 balsam poplar removed
 - lines of regular setting out; positions will need to be adjusted to suit tree retention

- B**
- 2 new limes
 - hybrid black poplar 206 already felled;
small *Tilia cordata* 205a to be relocated

- Balsam poplar
- Hybrid black poplar
- Common lime
- Silver lime
- Small leaved lime
- *Tilia euchlora*

- C**
- 7 new limes
 - 4 hybrid black poplars to be removed
hybrid black poplar 223 has structural problems
JB recommends removal of 218 and 220 as suppressing lime 219

hybrid black poplar 223 structural problems
JB recommends removal of 221 as will be exposed

Christ Church Meadow
New Walk
Phase 1 proposals
SCHL 17 December 2013

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WEST AREA PLANNING COMMITTEE

10th December 2014

Application Number: 13/01800/CND

Decision Due by: 20th January 2015

Proposal: Details submitted in compliance with condition 17 (Construction Method Statement) of planning permission 13/01800/FUL

Site Address: St Cross College St Giles'

Ward: Carfax Ward

Agent: Montagu Evans

Applicant: Mr R Todd on behalf of St Cross College

Recommendation: The West Area Planning Committee is recommended to approve the submitted Construction Method Statement in compliance with Condition 17 of planning permission 13/01800/FUL.

Background to Proposals:

Planning permission was approved on appeal for demolition and rebuilding of existing boundary walls, erection of 53 student study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement under 13/01800/FUL. Condition 17 of the approval in the Inspector Decision requires the submission of a Construction Method Statement (CMS). The Condition states:

'No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include provision for:

- i) the parking of vehicles of site operatives and visitors*
- ii) loading and unloading of plant and materials*
- iii) storage of plant and materials used in constructing the development*
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- v) wheel washing facilities*
- vi) measures to control the emission of dust and dirt during construction*
- vii) a scheme for recycling/disposing of waste resulting from demolition*

and construction works

viii) Hours of demolition and construction

ix) Routing arrangements for construction vehicles

x) Traffic management/road closures during construction and demolition ‘

xi) A scheme for keeping local residents informed of developments and of significant deliveries

Reason: In the interest of the amenity of local residents and highway safety’

This condition wording is similar to the City Council's standard Construction Traffic Management Plan condition normally requested by the County as Highways Authority in relation to impact of demolition/ construction of the development on the highway.

The Applicant has undertaken pre-application discussion with the Highway Authority and with local residents prior to submission of the CMS. During the process of this application submission the CMS document has been revised twice to address issues raised.

The updated CMS Rev 4 states as follows in relation to the condition:

i) Parking of vehicles of site operatives and visitors:

There is no provision for onsite parking. At peak Prime Construction estimate a workforce of between 40 – 60 operatives. Where possible operatives will be encouraged to car share or use local bus services, train or Park & Ride facilities. Those choosing to car share will be expected to drop off colleagues, tools and plant and leave the area to park off site either at the Park & Ride or Multi Storey Car Parks. Contractors will be instructed not to use St John's Street for this purpose.

ii) Loading and unloading of plant and materials:

Construction vehicles will turn into the site and load and unload within the site. To regulate the volume of deliveries a booking in system will be implemented. Where possible contractors will be required to pre book deliveries 48 hours in advance. Vehicle holding areas will be established within the lay by on the A34 and A40. Vehicles will be prohibited from loading and unloading on the street. There is to be no waiting vehicles in the nearby streets, or on Pusey Street itself, with vehicles brought to site using a Just in Time strategy.

iii) Storage of plant and materials used in constructing the development:

There is restricted space for the storage of plant and materials due to the limitations of the site. Contractors will be expected to undertake Just in Time Deliveries. The use of prefabricated items/materials will be encouraged to reduce the number of minor deliveries. Limited storage will be made available for essential items, such as welfare provisions, spills

kits and the like. Contractors will be expected to remove all unused plant from site when not in use.

iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate:

A hoarding 2m from the boundary wall to Pusey Street and 1.5m to Pusey Lane constructed to a height of 2.4m. The erection of the hoarding to Pusey Street is positioned within the suspended disabled parking bays giving a greater width to the road than is currently present. The hoarding will be of timber ply construction with timber cover strips and top and bottom timber skirting's. The hoarding will be retained in place by means of concrete weight blocks. On erection the hoarding will be finished in the company branding of white with an orange banding to the top and bottom. The project architect is currently reviewing a request for graphic displays to be affixed to the hoarding and will advise in due course. Apertures will be provided at locations to be agreed to enable public viewing of the works. All procedures and control measures will comply with environmental legislation and best practice, monitoring performance and the reviewing of procedures will be ongoing.

v) Wheel washing facilities:

All vehicles will be checked for cleanliness before re-joining the public highway, and if required will pass through a wheel washing facility (JET Wash). Sufficient road sweeping operations will be carried out on site and the surrounding road networks to ensure cleanliness at all times.

vi) Measures to control the emission of dust and dirt during construction:

The demolition phase of this project is likely to create noise and dust. Provision for the control and reduction of noise and dust will be made within specific method statements and risk assessments. In particular damping down during demolition and any ground works will form an integral part of our dust management strategy. The site will be regularly damped down during dust generating operations, such as demolition, and piling using a fine water spray. The quantity of water emitted by the sprays will be regulated and controlled to prevent any flooding at ground level. To comply with the considerate construction criteria the control of dust, debris and spoil will be carefully managed. It is in the interest of the College as well as the residents, that this is managed appropriately.

vii) A scheme for recycling/disposing of waste resulting from demolition and construction works:

Waste will be managed in a proactive way and a waste hierarchy applied to minimise the volume of waste produced and divert waste from landfill as far as possible. General material arising from demolition, ground works and piling will be sent for beneficial reuse off site in accordance with Good Practice guidance. Timber will be reused on site until it reaches the end of its life. Given the site constraints it is intended to remove waste from site utilising common skips and wheelie bins. The waste generated will be taken to the

waste contractor's waste transfer station for sorting, segregation and recycling.

viii) Hours of demolition and construction:

Agreed hours (with residents and HA) are 08:00 and 18:00 Monday to Friday's with weekend working hours only taking place by prior agreement with the Local Planning Authority e.g painting/ decorating or installation of rigs/crane's or whatever.

ix) Routing arrangements for construction vehicles:

No construction traffic will enter the site via St John Street. All traffic will enter and exit via Pusey Street and St Giles. "No Entry" signs will be posted on Pusey Street at the junction of Pusey Lane to reinforce the restriction for vehicles leaving the site. See Logistics plan attached at **Appendix 1**

x) Traffic management/road closures during construction and demolition:

Two Banksman / Traffic Marshalls will be on site throughout construction/ demolition; one at St Giles' / Pusey Street and one at the site entrance/ St John's Street entrance. Their role is not only to control traffic but also to ensure safety of pedestrians. The County has suspended the No Entry from St Giles' and replaces it with Access Only and put in a No Entry regulation at the junction of Pusey Lane to prevent motorists from driving through.

xi) A scheme for keeping local residents informed of developments and of significant deliveries:

Prime Construction in conjunction with the clients Project Manager have established contact with the local residents association. A point of contact will be provided to deal with any queries and provide immediate response to any issues raised. Regular newsletters will be distributed to local residents and businesses detailing contact details for the site and general construction information. It will be proposed to hold fortnightly meetings once construction commences to explain any significant deliveries and the works anticipated for the forthcoming period and how these will impact upon neighbours.

The Highway Authority has been consulted and has confirmed that the details of the CMS Rev 4 are acceptable in accordance with its requirements and therefore recommends it be approved in accordance with the condition.

Comments from Residents:

There is no statutory requirement to consult the public on conditions compliance. However, residents may view the details and comment on them. A number of comments have been received from the St John Street Residents Association (SJRA) since the submission of the details, to which Prime has responded and adjusted the CMS where possible. Comments on Revision 4 relate to potential damage to property and noise/ disturbance from piling and potential harm to pedestrians on the North side of Pusey Street from vehicles reversing and

backing into the site.

It should be noted that the way in which a proposed building is constructed does not fall within the remit of Planning or therefore the condition. It would be unreasonable to refuse compliance with this condition on this basis. However the College and Prime Construction are mindful of the impact on both the College itself and its neighbours during this process.

Piling

Two types of piling will be used; sheet piling and augered piling. The sheet piling is to create a small basement. The piling technique consists of vibro installed sheet piles for the small basement area. This is the technique which was used in constructing the double basement at the new Mathematics building adjacent to the listed St. Luke's Church on Woodstock Road and for the basement to the new Somerville extension within 2m of its listed library. The technique "pushes" piles into the ground in lieu of hammering piles in to the ground. The second piling technique is a type of augered piling in a 'cork-screw' effect that infill's with concrete from the bottom up. There will therefore be no hammering and virtually no vibration. This technique has also been used on other projects. It is estimated that the piling should take 3-4 days to complete.

Prime Construction will condition survey the chapel, install survey monitors on the listed Chapel façade as industry best practice. Furthermore, Prime Construction Company has an obligation to minimise disruption to St Cross College throughout the entire construction works (e.g. there will be students studying for exams etc.) and therefore will be monitoring all aspects of dust, noise and vibration constantly within the site boundary as well as externally in accordance with the requirements of the CMS.

Officers would add that the College has a duty of care in respect on of the Listed Building and therefore if there was damage to the building then this would have to be repaired, in conjunction with any listed building consent required as a result. Officers are satisfied however that the proposed piling methods have been used successfully elsewhere in relation to listed building and structures without damage resulting.

In relation to damage to the resident's property from the piling the Council is unable to require the developer to do a condition survey, at its expense, of nearby properties and agree to remedy resulting damage as requested by SJRA. This is outside the scope of the condition and in any event a civil matter. However, Officers would again comment that the proposed piling methods have been used successfully elsewhere without damage resulting.

Lastly, with regard to impact on residential amenity from noise from piling, Officers consider that the proposed piling methods would minimise noise impact and in conjunction with the restricted working hours (as agreed with both HA and SJRA), the amenities of neighbouring residents would suitably and reasonably be safeguarded.

Pedestrian Safety:

SJRA state that the developer will manoeuvre vehicles by reversing on to site and

the front section of longer vehicles may endanger pedestrians on the north pavement. Residents have asked for a barrier to be erected along the kerb to segregate traffic and protect pedestrians during the project.

Only in certain circumstances will vehicles reverse up Pusey Street. Mostly the contractors will be using smaller HGV's not large articulated lorries. An exception could be the installation of a crane or piling rig for instance. When this occurs, the Banksmen will stop all vehicles, cyclists and pedestrians from entering/ travelling down Pusey Street, from both ends. This means that pedestrians would not find themselves in a position to be in danger from any larger vehicles that have to reverse up. In fact this will occur regardless of the size of vehicle and regardless of whether they going forward or in reverse.

Furthermore, the installation of a barrier will mean that the width of the pavement would be reduced for the entire duration of the works, and indeed the width of the road, which in itself could be problematic. The Highways Authority has commented that having been on site on a number of occasions the footfall in Pusey St has been minimal and while safety of one is no different to 100 it is managed easier and therefore they do not consider that a fence is required for separation. However, they will be visiting/monitoring the site with regard to the CMS condition and will if necessary require Prime to make changes.

Conclusion:

Officers consider that the details of the CMS Rev 4 submitted are acceptable in compliance with Condition 17 of 13/01800/FUL and recommend that West Area Committee approve the CMS accordingly.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 13/01800/CND

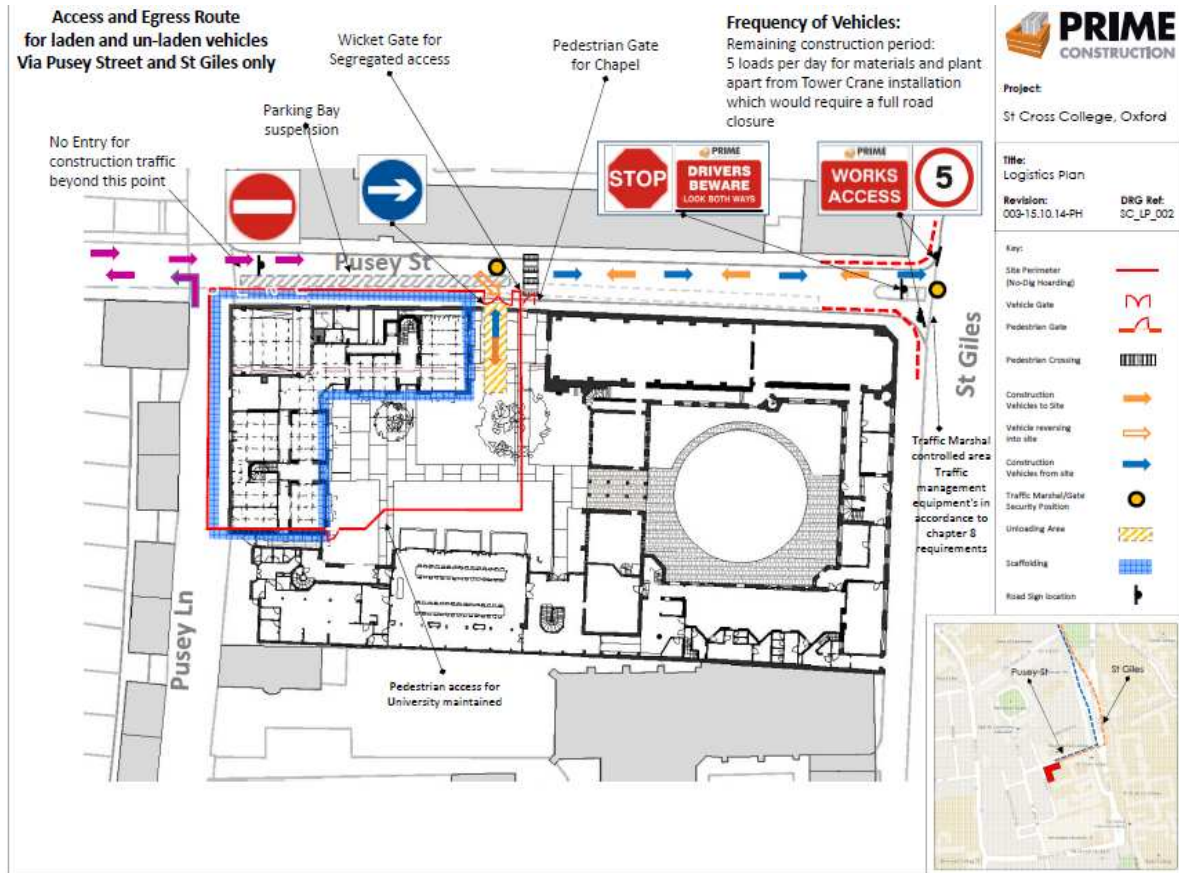
Contact Officer: Felicity Byrne

Extension: 2159

Date: 25th November 2014

APPENDIX 1

Logistics Plan



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West Area Planning Committee

10th December 2014

Application Number: 14/02680/FUL

Decision Due by: 4th December 2014

Proposal: Internal alterations and change of use from single dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4). (Retrospective) (Amended description)

Site Address: 4 Aldrich Road, Appendix 1

Ward: Summertown Ward

Agent: Ai Design Oxford

Applicant: VO Properties

Application Called in – by Councillors - Fooks, Gotch, Wade and Royce. for the following reasons – The property has been extended contrary to the approved 4-bed development to a 6-bed and 6-bathroom building , not in accordance with the approved plans.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed change of use would not result in an over-concentration of HMO's in the immediate area and would adequately provide for the amenity of future occupiers without resulting in harm to neighbouring amenity or highway safety. Consequently the proposals are considered to accord with policies CP1, CP6, and CP10 of the adopted Oxford Local Plan 2001-2016 and policies HP7, HP13, HP12, HP15 and HP16 of the Sites and Housing Plan and CS23 of the Core Strategy.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Develop in accordance with approved plans
- 2 Bin storage
- 3 Exclusion from parking permits

Main Planning Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP10 - Siting Development to Meet Functional Needs

Core Strategy (OCS)

CS23_ - Mix of housing

Sites and Housing Plan (SHP)

HP15_ - Residential cycle parking

HP16_ - Residential car parking

HP12_ - Indoor Space

HP13_ - Outdoor Space

MP1 - Model Policy

HP7_ - Houses in Multiple Occupation

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

66/17704/A_H - Enclose existing verandah to form covered access to lavatory and internal alterations. Permitted development 28th June 1966.

68/20043/A_H - Garage for private car with vehicular access. Permitted development 23rd April 1968.

94/00048/NF - Two storey side extension incorporating integral garage. Approved 4th March 1994.

13/01509/FUL - Erection of two storey side and rear extension. Withdrawn 14th August 2013.

13/02433/FUL - Erection of two storey side extension. Approved 24th October 2013.

Public Consultation:

Third Party comments received:

6 Letters received from no.'s 2, 6, 21, 27, 33 and 35 Aldrich Road and one letter received from one of the ward councillors of Summertown Ward. The comments have been summarised below:

- The property is already in use as a HMO;
- The 6 bedroom/6 bathroom development is a breach of the original 4 bedroom family house;
- Object to HMO's in this residential area;
- Moved from Cowley to get away from HMO's;
- Adjoining property forced to put property on market as does not wish to live next door to potentially 12 people;
- Increased parking pressure as potential for at least 6 to 12 cars;
- Sets a dangerous precedent for more HMO's in Cutteslowe;
- As an elderly member of the community its intimidating the amount of people coming and going;
- The property of 6 people or potentially 8 would be create noise disturbance to the adjoining property;
- Impact of a large number of tenants brings with it concerns over excess noise, refuse and anti-social behaviour that will be detrimental to the ambience of the street and in turn downgrade the immediate and surrounding area

Statutory Consultees:

Oxfordshire Local Highway Authority - This application should be granted subject to a condition applied that the development/proposed unit(s) shall be excluded from eligibility for parking permits should planning permission be granted.

Determining Issues:

- Proportion of HMO's
- Facilities
- Garden size
- Parking

Officers Assessment:

Site Description and Proposal

1. 4 Aldrich Road is a two storey semi-detached property. The property has recently been extended at the side and rear under planning reference number 13/02433/FUL. Since then it appears that work has been carried out internally to change the layout to create 6 bedrooms all with en suite bathrooms. The property is currently in use as a House in Multiple Occupation (HMO).
2. Permission is sought for a retrospective change of use from a single dwelling house (Use Class C4) to a small (Use Class C4) House in Multiple Occupation (HMO).

Proportion of HMO's

3. Policy CS23 of the Core Strategy (OCS) states that Planning permission will only be granted for residential development that delivers a balanced mix of housing both within each site and across Oxford as a whole. Oxford has a

large number of HMOs and in some areas of the city, high concentrations of HMOs are resulting in changes to the character of the local area.

4. The Sites and Housing Plan states that the Council will use its planning responsibilities to prevent any further over-concentration of HMOs in areas where there are already significant numbers. Policy HP7 of the Sites and Housing Plan states (SHP) that permission for a change of use to an HMO will only be granted where the proportion of buildings used as an HMO within 100m of street length of the application site does not exceed 20%.
5. There are 49 buildings within 100m street length of 4 Aldrich Road, Wren Road and Scott Road. Of these 49 buildings the Council's records show that there are 4 buildings with a HMO license. The actual number may be higher, due to some HMOs not being licensed, but the figures indicate that around 8% (8.16% to be exact) of buildings in the relevant area are HMOs, well below the 20% concentration defined in Policy HP7. The surrounding area does not therefore show a significant concentration of HMOs and on this basis the current proposal will not materially harm the overall mix of housing in the local area and the application therefore complies with Policy CS23 of the OCS and Policy HP7 of the SHP.

Facilities

6. Policy HP7 of the SHP also states that permission for a change of use to an HMO will only be granted where the applicant has demonstrated compliance with the City Council's good practice guide "Amenities and Facilities for Houses in Multiple Occupation" by Oxford City Councils Environmental Development department. The accompanying text makes it clear that adequate provision should be made for refuse storage and collection, cycle and car parking.
7. CP10 of the Oxford Local Plan states that permission will only be granted where outdoor needs are properly accommodated, including refuse and recycling storage and parking.
8. The application demonstrates rooms of adequate size. Each bedroom is considered to be of a reasonable size and layout to ensure it is capable of providing acceptable quality living accommodation. There is also an adequate level of shower-rooms, WCs and kitchen facilities with a separate living room.
9. The provision of the bin storage in the front garden is considered acceptable. However, the application does not demonstrate how the required storage for bins is to be provided. It is considered that this can be addressed by the imposition of a condition to ensure the compliance with Policy CP10 of the OLP.
10. The plans show that storage for bicycles is to be provided at the front with 6 Sheffield Stands. This complies with policy HP15 which requires HMO's to provide at least one cycle parking space per occupant. However, the policy also states that the cycle storage should be covered, preferably enclosed.

Given that there is no side access to the rear garden, it is considered acceptable to provide the cycle at the front otherwise occupiers would be forced to carry their bicycles through the house and this not ideal. Given that the property is located on a prominent corner of the street and is highly visible; it is considered that a covered cycle storage unit at the front would represent an incongruous development that would block some out light to the living room window. Given the constraints of the site, it is considered, that on balance, an uncovered cycle storage at this location is acceptable.

Garden Size

11. Policy CP10 of the OLP states that permission will only be granted where developments are sited to ensure that outdoor needs are properly accommodated, including private amenity space, where buildings are orientated to provide satisfactory light, outlook and privacy, and where the amenity of other properties is adequately protected. Policy HP13 of the SHP states that permission will only be granted for houses of 2 or more bedrooms that have direct access to an area of private open space that is of adequate size and proportions for the size of house proposed, while the accompanying text states that the City Council will expect an area of private garden for each family house which is at least equivalent to the original building footprint.
12. The proposed development would not result in the loss of any private amenity space to the rear of the property. Although the garden size is limited, officers are satisfied that the provision of private amenity space can be accepted for this HMO. The proposal therefore accords with Policies CP1, and CP10 of the OLP and HP13 of the SHP.

Parking

13. Policy CP1 of the OLP states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. Appendix 8 of the SHP makes it clear that C4 HMOs will be subject to the same standards as houses and flats.
14. The property lies within the North Summertown Controlled Parking Zone and there are currently two on plot parking spaces. There has been concern raised about the parking demand posed by the increase of the number of bedrooms in the dwelling. Two parking spaces are provided however which meets the standards for a Class C4 HMO. Nevertheless it is recommended that the property be excluded from eligibility for parking permits in order not to exacerbate existing conditions.
15. Officers shall therefore impose a condition that excludes the property from eligibility for parking permits as recommended by Local Highway Authority.

Other matters

16. There has been some concern raised about the building material not matching the existing building. At the rear there is a lean to single storey rear extension

that has a tiled roof that doesn't quite match the existing tiles and the bricks have been painted grey. Whilst this does not match the existing dwelling, this extension was existing and was in situ prior to the two-storey side and rear extension being built. Being located at the rear officer consider it non-expedient to require the applicant to change those materials.

17. It has also been noted that brick course detail does not follow through to the side and rear elevation of the building. Officers consider that, on balance, the absence of brick course detailing on the side and rear elevations do not harm the character and appearance of the area. Therefore, it would not be unreasonable to refuse the application on that basis.

Conclusion

The proposed change of use would not result in an over-concentration of HMO's in the immediate area and would adequately provide for the amenity of future occupiers without resulting in harm to neighbouring amenity or highway safety. The proposal conforms to the Council's standards and the presumption should be in favour of the grant of permission. Whilst the comments from neighbours have been carefully considered, they do not raise issues which would justify the application being refused planning permission

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant permission officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 14/02680/FUL

Contact Officer: Davina Sarac

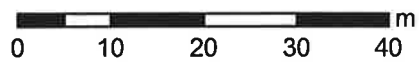
Date: 25th November 2014

Appendix 1

4 Aldrich Road



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Ordnance Survey 100019348.



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Oxford City Council

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Planning

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10 December 2014

Application Number: 14/02971/CT3

Decision Due by: 17 December 2014

Proposal: Replacement of windows to front elevation

Site Address: 22 Wellington Street Oxford Oxfordshire OX2 6BB

Ward: Jericho and Osney

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The new windows form an appropriate visual relationship with the existing dwelling and will respect the special character and appearance of the conservation area. The proposals therefore accords to policies CP1 and HE7 of the Oxford Local Plan and CS18 of the Core Strategy.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

Other Material Considerations:

National Planning Policy Framework

The application is located within the Jericho Conservation Area.

Planning Practice Guidance

Relevant Site History:

14/02048/CT3 - Replacement of windows to front elevation. APPRET .

Representations Received:

None received.

Issues:

Impact upon the character and appearance of the conservation area.

Officers Assessment:**Site:**

1. The application site comprises a two-storey Victorian terrace dwelling located on the southern side of Wellington Street in Central Jericho. The property currently displays a single window at ground and first floor to front elevation.
2. The application proposes to replace the existing uPVC framed windows with new sliding timber sash windows. As proposed each of the two windows would be fitted with 12 pane sashes within the existing window openings. Planning permission is required in this instance as an "Article 4 Direction" is in place in the conservation area, withdrawing usual "Permitted Development" rights. The planning application comes to committee as a City Council proposal.

Impact upon the Character and Appearance of the Conservation Area:

3. The proposed windows to the front elevation are considered to improve the appearance of the dwelling as the existing uPVC windows are detrimental to the character of the dwelling and the conservation area. The new sliding timber framed sash windows are of a traditional form and design would enhance the character and appearance of the conservation area and therefore complies with policy CP1 and HE7 of the Oxford Local plan and CS18 of the Core Strategy.

Conclusion:

Approve subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: None

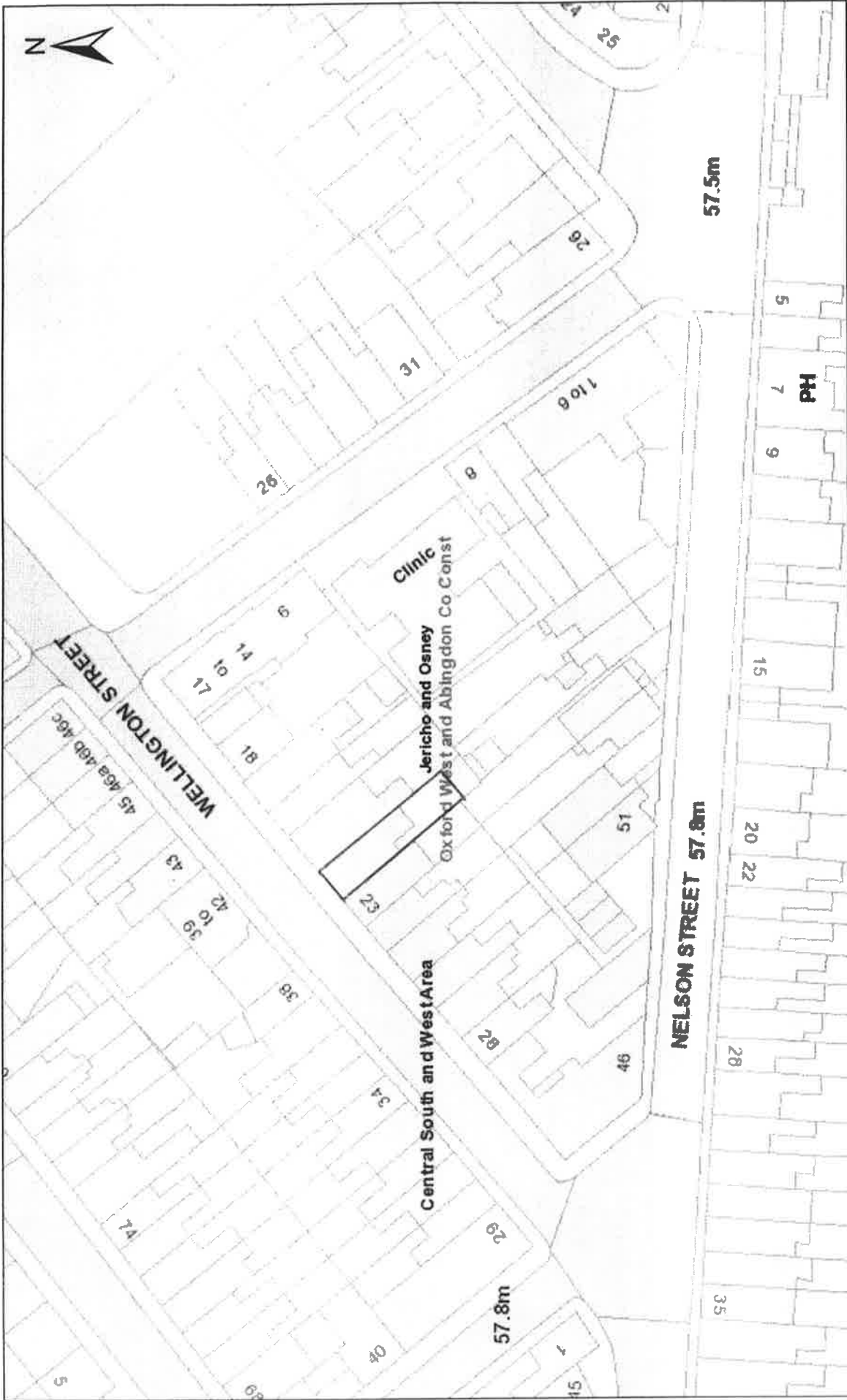
Contact Officer: Tobias Fett

Extension: 2241

Date: 26 November 2014

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22 Wellington street



Window replacement

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Date: 15/07/2014



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10 December 2014

Application Number: 14/02968/CT3

Decision Due by: 17 December 2014

Proposal: Replacement of windows to front elevation

Site Address: 24 Wellington Street Oxford Oxfordshire OX2 6BB

Ward: Jericho and Osney

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The new windows form an appropriate visual relationship with the existing dwelling and will respect the special character and appearance of the conservation area. The proposals therefore accords to policies CP1 and HE7 of the Oxford Local Plan and CS18 of the Core Strategy.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

Other Material Considerations:

National Planning Policy Framework

The application is located within the Jericho Conservation Area.

Planning Practice Guidance

Relevant Site History:

14/02047/CT3 - Replacement of windows to front elevation. APPRET

Representations Received:

None received.

Issues:

Impact upon the character and appearance of the conservation area.

Officers Assessment:Site:

1. The application site comprises a two-storey Victorian terrace dwelling located on the southern side of Wellington Street in Central Jericho. The property currently displays a single window at ground and first floor to front elevation.
2. The application proposes to replace the existing uPVC framed windows with new sliding timber sash windows. As proposed each of the two windows would be fitted with 12 pane sashes within the existing window openings. Planning permission is required in this instance as an "Article 4 Direction" is in place in the conservation area, withdrawing usual "Permitted Development" rights. The planning application comes to committee as a City Council proposal.

Impact upon the Character and Appearance of the Conservation Area:

3. The proposed windows to the front elevation are considered to improve the appearance of the dwelling as the existing uPVC windows are detrimental to the character of the dwelling and the conservation area. The new sliding timber framed sash windows are of a traditional form and design would enhance the character and appearance of the conservation area and therefore complies with policy CP1 and HE7 of the Oxford Local plan and CS18 of the Core Strategy.

Conclusion:

Approve subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

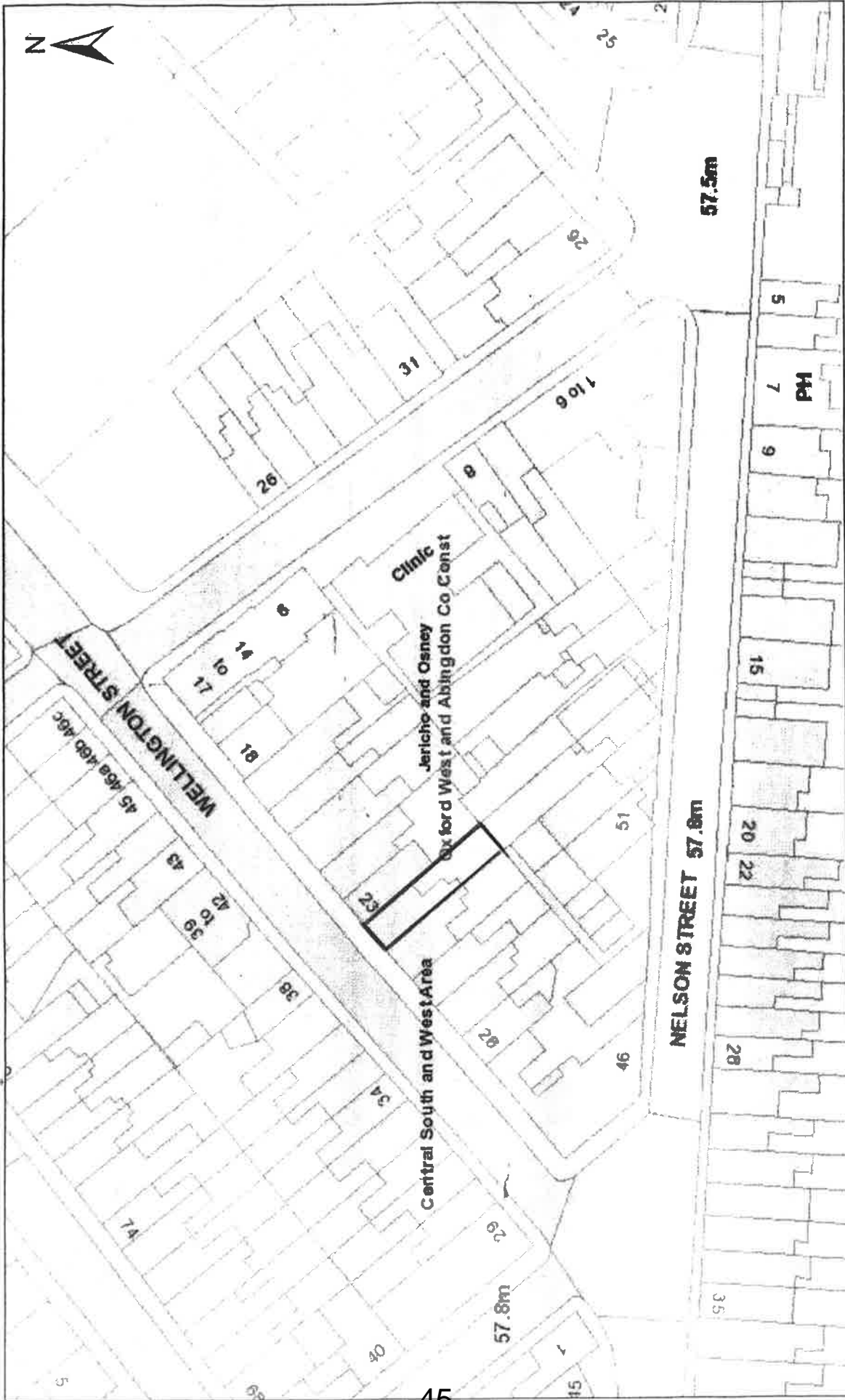
Contact Officer: Tobias Fett

Extension: 2241

Date: 26 November 2014

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24 Wellington street



45

Window replacement

Scale (printed to A4): 1:625



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Date: 15/07/2014



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10 December 2014

Application Number: 14/02970/CT3

Decision Due by: 17 December 2014

Proposal: Replacement of windows to front elevation

Site Address: 17 Bridge Street Oxford Oxfordshire OX2 0BA

Ward: Jericho and Osney

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The new windows form an appropriate visual relationship with the existing dwelling and will respect the special character and appearance of the conservation area. The proposals therefore accords to policies CP1 and HE7 of the Oxford Local Plan and CS18 of the Core Strategy.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

Other Material Considerations:

National Planning Policy Framework

The application is located within the Osney Town Conservation Area.

Planning Practice Guidance

Relevant Site History:

85/01164/GFH - Two storey rear extension, with demolition of existing kitchen
And W.C. DMD 7th March 1986.

14/02046/CT3 - Replacement of windows to front elevation. APPRET .

Representations Received:

None received

Issues:

Impact upon the character and appearance of the conservation area.

Officers Assessment:Site:

1. The application site comprises a two-storey Victorian terrace dwelling located on the western side of Bridge Street on Osney Island. The property currently displays a single window at ground and first floor to front elevation.
2. The application proposes to replace the existing uPVC framed windows with new sliding timber sash windows. As proposed each of the two windows would be fitted with 12 pane sashes within the existing window openings. Planning permission is required in this instance as an "Article 4 Direction" is in place in the conservation area, withdrawing usual "Permitted Development" rights. The planning application comes to committee as a City Council proposal.

Impact upon the Character and Appearance of the Conservation Area:

3. The proposed windows to the front elevation are considered to improve the appearance of the dwelling as the existing uPVC windows are detrimental to the character of the dwelling and the conservation area. The new sliding timber framed sash windows are of a traditional form and design would enhance the character and appearance of the conservation area and therefore complies with policy CP1 and HE7 of the Oxford Local

plan and CS18 of the Core Strategy.

Conclusion:

Approve subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

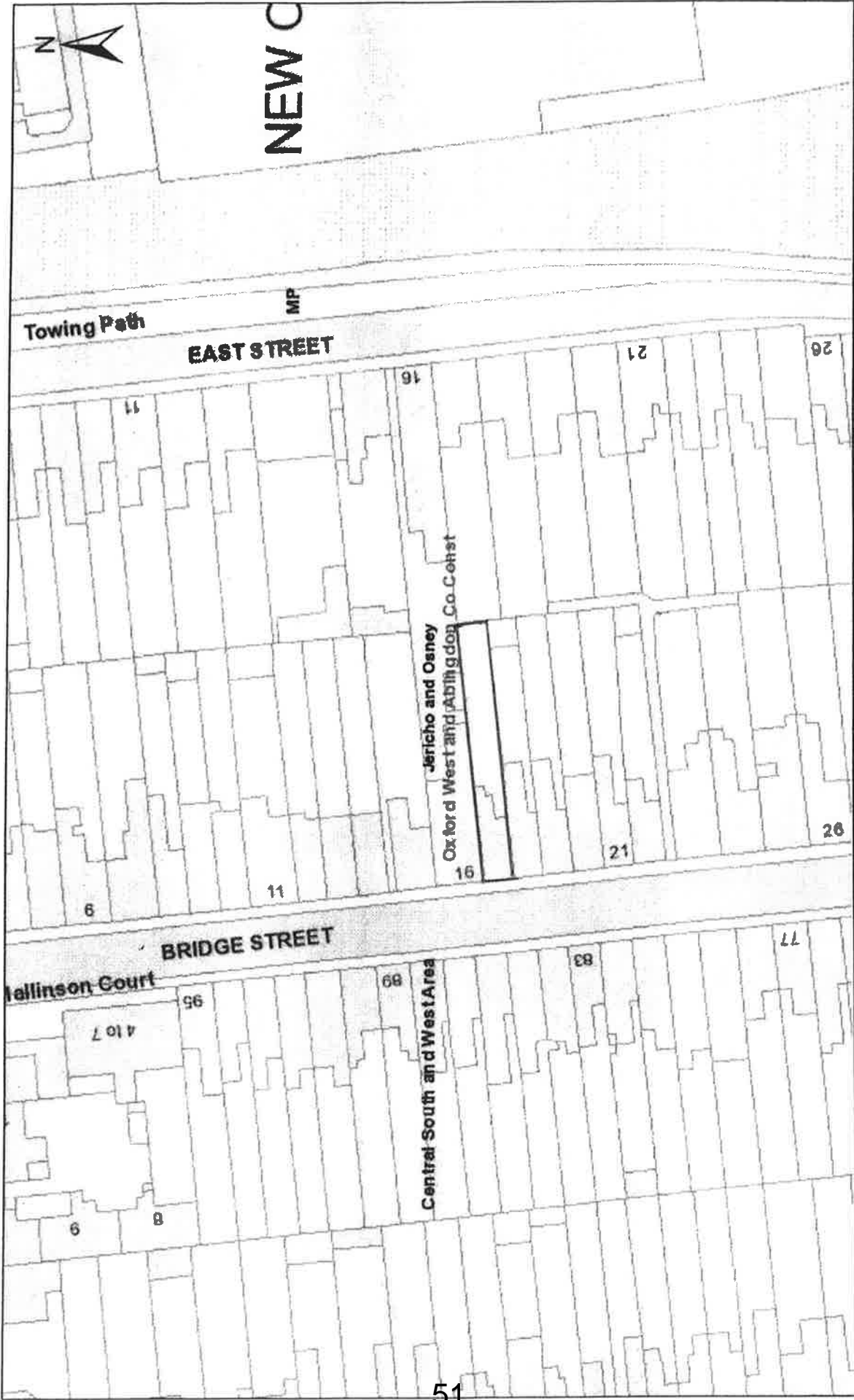
Contact Officer: Tobias Fett

Extension: 2241

Date: 26 November 2014

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17 Bridge Street



51

Window replacement

Scale (printed to A4): 1:625



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Date: 11/07/2014



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To: West Area Planning Committee 10th December 2014
East Area Planning Committee 7th January 2015

Report of: Head of City Development

Title of Report: Oxford View Cones Study

Summary and Recommendations

Purpose of report: To present the completed study of the 10 protected view cones and seek the Committees' comments and endorsement of the findings of the study

Key decision: No

Policy Framework: National Planning Policy Framework
Adopted Oxford Local Plan 2001-2016
Core Strategy 2006-2026

Legislative Framework:
Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning Act 1990

Recommendation(s): That the Committee

- a) supports the conclusions of the study and agrees with the assessments of each of the views
- b) agrees the actions and suggested changes in the consultation report, which reflect consultation responses
- c) endorse the view cones assessment, which will be used as background evidence and will be a material consideration in the determination of relevant applications.

Introduction

1. The 'dreaming spires' of Oxford are an internationally recognised symbol of the city and its renowned University. The image of the ancient city in its green setting draws visitors from around the world. The opportunity to walk into and through Oxford's countryside setting and look back on the city's domes, towers and spires from the green valley or hillsides is valued by its residents as a rich inheritance that should be carefully protected for future generations.
2. The historic environment of Oxford is an integral part of a thriving C21st city, facing particular challenges in accommodating new development that sustains its academic, research and commercial profile and meets the needs of its growing population. In 1962 the City Architect and Planning Officer observed that siting high buildings in Oxford presents particular problems because of the city's unique skyline. These observations led to the establishment of high buildings and view cone policies, which have been retained, with some adaptation, in successive development plans.

3. This study has been prepared to understand the significance of each of the views and the contribution to Oxford's heritage (**Appendix 1**). It is part of a suite of studies that the City Council's Heritage Team has produced (in collaboration with Oxford Preservation Trust) to inform development management decisions in the city (such as Character Assessment Toolkit, Oxford Heritage Asset Register, Oxford Archaeological Plan).

Approach to project

4. Understanding the significance of the views of Oxford is complex and goes beyond simply recording what is in the view. Developing the methodology has been a critical element of the project, to ensure it delivers the right outcomes but also so that it is compliant with current heritage management policy and government advice.
5. English Heritage has already commissioned work on views (based on City of London) and the setting of heritage assets (*Seeing History in the View, Setting of Heritage Assets*) and these publications have helped to inform the approach here. Simply put we wanted to establish what matters and why. To do that the study considers the characteristics and history of the viewing place, the viewers and the view. This is presented as a narrative with graphics to help illustrate the findings. Part One of the study explains the methodology and the special interest of the assets that are in the view and then in Part Two each of the ten view cones is examined, with a summary of their main characteristics.
6. The project has been a collaborative and pioneering exercise, sharing knowledge skills and resources with Oxford Preservation Trust. English Heritage funded the project, selecting the City's heritage team to develop a methodology that would work outside London acknowledging that the work would be 'experimental'. The knowledge and skills gained in carrying out developing the methodology is being shared with other authorities as part of English Heritage's objective to 'build capacity' across the heritage and development management sector and was a key component of the funding offer.

Development Management

7. The existing high buildings and view cones policy has been in place since the 1960's and broadly has served the city well. Recent developments have highlighted a need to better understand the views so that applicants and the local planning authorities are better able to assess the impact of proposals and landscape management regimes on the significance of the views. The study is not 'policy' - it represents an evidence base to inform decision making, in much the same way that the conservation area appraisals do. As such it will be a material consideration in decision making. The robustness of its methodology and the quality of the evidence are important as the study forms part of the evidence base that will be used to inform decision-making.

Public Consultation

8. There have been four key stages of consultation in the preparation of the study:
 - Initial feedback at a public meeting after the pilot study to test the scope and methodology (2010). Following this the methodology was adapted to be less technical and more accessible

- In the final draft report stages seeking feedback from ‘critical friends’ (February 2014), to test the methodology. Consultees were broadly supportive of the approach
- Consideration by the Oxford Design Review Panel (April 2014). Advice letter attached as **Appendix 2**. In summary, the Panel recognised the value of the view cones approach in planning the Oxford skyline of the future, and encouraged the Council to manage the inevitable changes in a positive manner.
- Wider and formal public consultation on the final draft (June 2014) which ran from 13th June to 25th July 2014. There were 43 responses with 85% agreeing that the study successfully defines the characteristics of the 10 views and what makes them special. The results of the wider stakeholder consultation are presented in **Appendix 3**.

Next Steps

9. The study is already being used to inform the design stages of a number of proposals in the city, and it will be a material consideration in plan making and development management. A published version will be made available on line and in printed form, also for use as an educational and research tool to encourage better understanding and enjoyment of this aspect of Oxford’s heritage.

Recommendations

That the Committee

- a) supports the conclusions of the study and agrees with the assessments of each of the views
- b) agrees the actions in the consultation report, to reflect consultation responses
- c) endorse the view cones assessment as evidence
- d) endorse the view cones assessment as a material consideration in the determination of planning applications.

Appendices:

Appendix 1. Oxford View Cones Study

Appendix 2. Advice letter from Oxford Design Review Panel, 28 April 2014

Appendix 3. Report of public consultation, 13 June to 25 July 2014.

Background Papers: *Understanding the setting of heritage assets* (English Heritage 2011) *PPS5 Practice Guide* (English Heritage 2010)

Report author: Nick Worlledge, Ext 2147

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Monthly Planning Appeals Performance Update – November 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 21 November 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 21 November 2014.

| Table A | Council performance | | Appeals arising from Committee refusal | Appeals arising from delegated refusal |
|---------------------|---------------------|--------|--|--|
| | No. | % | No. | No. |
| Allowed | 23 | 34.8% | 9 | 14 |
| Dismissed | 43 | 65.2% | 9 | 34 |
| Total BV204 appeals | 66 | 100.0% | 18 | 48 |

**Table A. BV204 Rolling annual performance
(1 December 2013 to 21 November 2014)**

| Table B | Council performance | | Appeals arising from Committee refusal | Appeals arising from delegated refusal |
|---------------------|---------------------|--------|--|--|
| | No | % | No. | No. |
| Allowed | 16 | 44.4% | 9 | 7 |
| Dismissed | 20 | 55.6% | 7 | 13 |
| Total BV204 appeals | 36 | 100.0% | 16 | 20 |

**Table B. BV204: Current business plan year performance
(1 April 2014 to 21 November 2014)**

All Appeal Types

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

| Table C | Appeals | Performance |
|---------------------|----------------|--------------------|
| Allowed | 26 | 34.7% |
| Dismissed | 49 | 65.3% |
| All appeals decided | 75 | 100.0% |
| Withdrawn | 3 | |

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 December 2013 to 21 November 2014**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during November 2014.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during November 2014. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 24/10/14 And 21/11/14

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; **APP DEC KEY:** ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS – Dismissed

| DC CASE | AP CASE NO. | DECTYPE: | RECM: | APP DEC | DECIDED | WARD: | ADDRESS | DESCRIPTION |
|--------------|-----------------|----------|-------|---------|------------|--------|---|---|
| 14/00184/FUL | 14/00030/NONDET | DEL | REF | DIS | 07/11/2014 | COWLYM | St Dominic Hall Hollow Way Oxford Oxfordshire | Temporary change of use for two years of existing car parking area to car washing facility, erection of means of enclosure to car wash bays, machinery housing, office and waiting room building. |

Total Decided: 1

Enforcement Appeals Decided Between 24/10/2014 And 21/11/2014

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

| EN CASE | AP CASE NO. | APP DEC | DECIDED | ADDRESS | WARD: | DESCRIPTION |
|----------------|--------------------|----------------|----------------|----------------|--------------|--------------------|
|----------------|--------------------|----------------|----------------|----------------|--------------|--------------------|

Total Decided: 0

Table E

Appeals Received Between 24/10/14 And 21/11/14

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; **TYPE KEY:** W - Written representation, I - Informal hearing, P - Public Inquiry, H – Householder

| DC CASE | AP CASE NO. | DEC TYPE | RECM | TYPE | ADDRESS | WARD: | DESCRIPTION |
|--------------|-----------------|----------|------|------|---|--------|---|
| 14/00942/FUL | 14/00055/REFUSE | DEL | REF | H | 64 Kelburne Road Oxford OX4 3SH | LITTM | Change of roof from hipped to gable end and formation of 1no dormer to rear roofslope |
| 14/01578/FUL | 14/00063/REFUSE | DEL | REF | H | 12 Middle Way Oxford OX2 7LH | SUMMT | Erection of a two storey side and rear extension and formation of vehicular access and parking. |
| 14/01802/FUL | 14/00064/REFUSE | DEL | REF | W | 6 And 8 Mortimer Road Oxford OX4 4UQ | RHIFB | Erection of two storey side extension to form 1x1-bed dwelling. Provision of car parking and bin and cycle stores. |
| 14/02287/H42 | 14/00062/PRIOR | DEL | 7PA | H | 30 Regent Street Oxford Oxfordshire OX4 1QX | STMARY | Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.565m, and for which the height of the eaves would be 2.81m. |

Total Received: 4

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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 Worledge (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

WEST AREA PLANNING COMMITTEE

Tuesday 25 November 2014

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

OFFICERS PRESENT: Michael Crofton-Briggs (Head of City Development), Murray Hancock (City Development), Michael Morgan (Law and Governance), Jennifer Thompson (Law and Governance) and Nick Worledge (City Development)

ALSO PRESENT: Daniel Round (Oxfordshire County Council)

77. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Clack (substitute Councillor Darke).

78. DECLARATIONS OF INTEREST

There were no declarations of interest made.

79. WESTGATE CENTRE, OX1 1NX: 14/02402/RES

The Head of City Development submitted a report which detailed an application for planning permission for the demolition of southern part of Westgate Centre, 1-14 Abbey Place and multi-storey car park, retention of library, refurbishment of remainder of the existing Westgate Centre and construction of a retail-led mixed use development together providing A1 (retail), A2 (finance and professional services) and/or A3 (restaurants and cafes) and/or A4 (public house, etc.) and/or A5 (hot food takeaways) uses, C3 (residential) use and D2 (assembly and leisure) uses, public toilets, associated car and cycle parking, shopmobility facility, servicing and access arrangements together with alterations to the public highway. This application dealt with the reserved matters of outline planning permission 13/02557/OUT.

The site comprised the Westgate Centre and adjacent land encompassing the existing Westgate Centre and land bounded by Thames Street, Castle Mill Stream, Abbey Place, Norfolk Street, Castle Street, Bonn Square, St Ebbes Street, Turn Again Lane and Old Greyfriars Street OX1 1NX.

Introduction and speakers

The Committee had before it:

- The report of the Head of City Development
- An addendum of comments received after the publication of the report and a summary of the environmental impact assessment relating to air quality

- The papers considered by the committee in respect of application 13/02557/OUT

and had the opportunity to view architectural models, plans, and material samples on display prior to the meeting and during the adjournment.

Planning officers presented the report, showed plans and visualisations of the finished development, and drew attention to:

- air quality, including the relevant condition on the outline planning permission;
- those design elements still to be agreed via conditions;
- the impact of the proposals on the immediate and wider area; and
- updates to the papers: since publication of the addendum, a comment from resident opposing the development was submitted and a response from the Environment Agency raised no objection on flooding grounds.

The Chair permitted a maximum of 20 minutes for those speaking as representatives of the community and the same time for those speaking on behalf of the developer.

Cecilia Fry, representing Cyclox, outlined the remaining concerns of the cycling group including providing adequate cycle parking and providing safe cycling routes separate from bus routes.

John Miller, representing SENDRA, requested reassurances that there would be an acceptable impact on flooding, on air quality and of additional bus traffic. There were concerns over the impact of construction work. A full traffic assessment was needed before changes were made.

Councillor Ruthi Brandt, local ward councillor, urged refusal because of the lack of on-site affordable housing was contrary to council policy, and the impact on air quality, traffic and on residents.

Jane Baldwin, representing the Oxford Preservation Trust, raised concerns over the impact of the development on views across the city due to its size and scale and design, and the blank frontages. The design was not sympathetic to the remaining heritage sites in St Ebbes and Thames Street, and the public realm could be improved.

Sara Fuge and John Grinnell, representing the developer, explained the wider benefits of the scheme, low carbon and sustainable design, design influences, increased employment and proposals to provide training for prospective retail employees.

The Chair adjourned the meeting to allow committee members to view the models and plans, then reconvened.

Debate

Members questioned officers about remaining points of concern about the proposals including the provision of cycle parking; detailed design of specific frontages; the treatment of public spaces, landscaping and the relationship of the new development to existing buildings and spaces; air quality; traffic; and the provision of affordable housing. Sara Fuge answered questions about the proposed skills training programme.

A motion was proposed and seconded to grant reserved matters planning permission, with conditions as set out in the report.

The Committee agreed amendments as below:

Additional conditions

A requirement for air filtering equipment for any properties at Tennyson Lodge, flats at new Building 1A, Paradise Square or Butterwyke Place if its NO₂ levels exceed 40µg/m³.

Amended elevational details of the south side of building 4 and north – east corner of building 3 as they face onto the public space created at Turn Again Place, and also of the eastern elevation of Old Greyfriar's Street and the entrance from Pennyfarthing Place.

Amendments to conditions

The existing public realm condition to make specific reference to all squares and public places

Points not relating to the grant of permission

The Committee noted that the operation of the taxi rank should be such as to cause the minimum of disruption to nearby residents.

The Committee agreed that:

- (1) the following should be presented to Committee for decision at a later stage once details were submitted:
 - Landscaping, in particular in Abbey Place and Turn Again Lane.
 - Public realm details.
 - Tower feature.
 - The elevational amendments referred to above
 - Details of cycle parking (condition on permission 13/02557/OUT) to ensure that the concerns of Cyclox were addressed.
- (2) the Learning and Skills Strategy be agreed in consultation (not necessarily formally) with the committee to ensure this was wholly satisfactory.

Decision

The Committee resolved to grant reserved matters planning permission for application 14/02402/RES, at Westgate Centre and adjacent land, subject to conditions:

1. Time limits.
2. Reserved matters approved.
3. Approved drawings.
4. Southern entrance door to block 1.
5. Details of public realm works, including covered streets and squares.
6. Landscaping details.
7. Ecology and new habitats.
8. Details of tower feature to block 4.

9. Bus routes via Queen Street.
10. External lighting scheme.
11. Mitigation of any adverse wind impacts.
12. Temporary wind screens.
13. Protection of privacy to new County Hall building.
14. Details of display cabinets to Castle Street elevation of Building 4.
15. Architectural and construction details, (to include windows, doors, roof, plant enclosures, escalators, stairs etc).
16. A requirement for air filtering equipment for any properties at Tennyson Lodge, flats at new Building 1A, Paradise Square or Butterwyke Place if it NO2 levels exceed 40ug/m3.
17. Amended elevational details of the south side of building 4 and north – east corner of building 3 as they face onto the public space created at Turn Again Place, and also of the eastern elevation of Old Greyfriar's Street and the entrance from Pennyfarthing Place.

Decisions not related to the grant of planning permission

The Committee agreed that:

- (1) the following should be presented for decision at a later stage once details were submitted:
 - Landscaping.
 - Public realm details.
 - Tower feature.
 - The elevational amendments referred to above
 - Details of cycle parking (condition on permission 13/02557/OUT) to ensure that the concerns of Cyclox were addressed.
- (2) the Learning and Skills Strategy be agreed in consultation (not necessarily formally) with the committee to ensure this was wholly satisfactory.

The meeting started at 6.30 pm and ended at 9.10 pm