

Agenda

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West Area Planning Committee

Date: **Tuesday 13 January 2015**

Time: **6.30 pm**

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

For any further information please contact:

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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 LAND AT JERICHO CANAL SIDE: 14/01441/FUL	13 - 70

This application will be debated at the same time as application 14/01442/LBD.

Site address: Land At Jericho Canal Side

Proposal:

Demolition of various structures on an application site including former garages and workshops. Erection of 23 residential units (consisting of 13 x 3 bed and 1 x 4 bed house, plus 5 x 1 bed and 4 x 2 bed flats), together with new community centre, restaurant, boatyard, public square, winding hole and public bridge across the Oxford Canal. Demolition of existing rear extension and erection of two storey extension to Vicarage at 15 St. Barnabas Street and ramped access to church entrance. (Amended plans, Amended description)

Officer recommendations:

to support the proposal in principle subject to and including the conditions listed below, and subject to the Environment Agency removing their objection, and authorise Officers to issue the decision notice on completion of an accompanying legal agreement.

If a legal agreement is not completed and/ or the Environment Agency objection is not overcome through the revised FRA, then committee is recommended to authorise Officers to refuse the planning application.

Conditions

1. Time – outline / reserved matters.
2. Plans – in accordance with approved plans.
3. Materials – samples agree prior to construction.
4. Contamination, phased risk assessment – prior to construction.
5. Strategy for control of dust and dirt from demolition and construction; prior to demolition.
6. Drainage Strategy & SUDS Strategy– Implement in accordance with DS & SUDS S. Further SUDS details required.
7. Biodiversity - 6 integrated bat roosting devices.
8. Biodiversity - A lighting scheme designed to minimise disturbance to foraging bats.
9. Biodiversity - Vegetation clearance will only take place outside of the bird nesting season or following an inspection from a suitably qualified ecologist and under guidance arising from that inspection.
10. Archaeology – Watching Brief - Prior to demolition/ Construction.
11. Public open Space; no parking; access only except in exceptional circumstances (e.g. deliveries, emergency services/ in conjunction with

- events).
12. Public Open Space; details of hard surfacing/ bollards/ street furniture.
 13. Public Open Space –Use and management Strategy – prior to completion.
 14. Parking -Residents exclude from CPZ.
 15. Parking layout in accordance with plan; for Church and disabled use only.
 16. Deliveries Strategy for Community Centre/ Nursery/ Boatyard and Restaurant.
 17. Construction Traffic Management Plan – details prior to construction.
 18. Restaurant – Restrict opening hours: 09:00hrs to 22:30hrs Mon-Fri; 09:00hrs to 23:00hrs Saturday only; 09:00hrs to 22:00hrs Sundays.
 19. Cycle & bin storage – further details.
 20. Windows – obscure glazing, as on approved plans; at all times.
 21. PD rights removed – houses.
 22. NRIA – build in accordance with; provide further details of PV's (size, location), CHP prior to that phase of construction of development.
 23. Details of boundary treatment prior to occupation inc. pre-school railings.
 24. Vicarage – construct rear extension prior to restaurant/flats.
 25. Vicarage – rear extension: first floor bathroom window obscure glazed, revised details of sitting room window to avoid overlooking.
 26. landscape plan – details required prior to substantial completion.
 27. landscape carried out.
 28. landscape Management Plan.
 29. Trees- hard surfaces –tree roots.
 30. Trees -underground services –tree roots.
 31. Trees - tree protection plan Prior Demolition.
 32. Trees -Arboricultural Method statement – to include details of the suspended, cantilevered floor slab for the house at the southern end of the site which is required to ensure that roots of trees that stand adjacent to the site within the ground of Worcester College are not damaged during construction.
 33. Noise- details of air conditioning.
 34. Noise- mechanical ventilation or associated plant.
 35. Noise- restriction on noise in relation to neighbouring residential properties.
 36. Noise- details of a scheme for treating cooking odours.
 37. Noise - details of a management plan for the boatyard including how noise from operational procedures will be mitigated in practice.
 38. Flooding conditions (to be confirmed subject to EA response).
 39. Heritage - programme of architectural recording of the buildings and structures on the site by measurement, drawing and photography before work commences.
 40. Heritage -architectural features and structures exposed by demolition and/or during the progress of the works shall be preserved in situ or relocated in accordance with submitted details, prior to demolition.
 41. Heritage- a written scheme of investigation, details of architectural salvage prior to demolition.
 42. Heritage - details of a scheme for protection of heritage assets during demolition and construction (hoarding etc) prior to demolition.

Legal Agreement: S106 Heads of Terms:

City:

- Affordable Housing: 39% all social rent (9 flats);
- Bridge & maintenance: Exact figures to be confirmed. Bridge fully automated with a call out mechanism in the event of mechanical

failure, in conjunction with CRT as Landowner;

- Canal works (bank and winding hole (and boatyard docks)) in conjunction with CRT;
- Public open space works and maintenance: by Applicant;
- Moorings: Replacement moorings will need to be created on the canal bank to the north of the Mount Place Bridge on the Western bank as a result of the new bridge, at Applicant's expense (which has been agreed);
- Dog bin and Sign: Contribution towards provision of dog litter bins and an information board at the Walton Well Road entrance to Port Meadow in order to comply with the Habitat Regulations and to mitigate the impact of the development. Applicant agreed, sum to be confirmed (indicative £1000);

County:

- Monitoring fees of £1240 for the Framework Travel Plan - other elements of the scheme may trigger additional fees if they are large enough to require individual travel plans;
- £1,000 for a new pole/flag/information case unit at the Canal Street Bus Stop (if required to be relocated);
- £5,000 to amend the existing Traffic Regulation Order (TRO) - to include changes to existing short stay parking bays in the area and the exclusion of the residential dwellings from parking permit eligibility.

Community Infrastructure Levy requirements.

The CIL contribution will be £272,978.79.

4 LAND AT JERICHO CANAL SIDE: 14/01442/LBD

71 - 78

This application will be debated at the same time as application 14/01441/FUL.

Site address: Land At Jericho Canal Side [Church of St Barnabas]

Proposal: Demolition of boundary walls on north and west elevations as part of re-development of canal site (14/01441/FUL) and involving provision of ramped access to south entrance of church (amended plans).

Officer recommendations: to support the proposal in principle subject to conditions listed below:

1. Commencement of works LB consent.
2. LB consent - works as approved only.
3. 7 days' notice to LPA.
4. LB notice of completion.
5. Repair of damage after works.
6. Recording.
7. Re-use of stone and brick.
8. Metal finish.
9. Handrail and posts iron.
10. Paint colour.

5 17 APSLEY ROAD OXFORD: 14/02833/FUL

79 - 90

Site address: 17 Apsley Road, Summertown

Proposal: Demolition of existing house. Erection of 2 x 4 bedroom dwellings (Use Class C3). Provision of private amenity space, car parking, refuse and cycle stores (amended plans).

Officer recommendations: to grant planning permission subject to a Community Infrastructure Levy of £24,400 and the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Landscape plan required.
5. Landscape carry out by completion.
6. Landscape hard surface design - tree roots.
7. Landscape underground services - tree roots.
8. Tree Protection Plan (TPP) 1.
9. Arboricultural Method Statement (AMS) 1.
10. Car/cycle parking provision before use.
11. Bin stores provided before occupation.
12. Design - no additions to dwelling.
13. Amenity no additional windows.
14. Amenity windows obscure glass - first and second floor side elevations.
15. Boundary details before commencement
16. Details of solar panels.
17. SUDS.
18. Variation of Road Traffic Order.
19. Vision Splays.

6 14 HERNES ROAD: 14/03010/FUL

91 - 98

Proposal: Erection of single storey side and rear extension (amended plans)

Officer recommendations: to grant planning permission subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as proposed.
4. Amenity no additional windows.
5. Amenity no balcony.

7 23 FRENCHAY ROAD OX2 6TG : 14/03051/FUL

99 - 106

Proposal: Erection of a single storey rear extension. Insertion of 2 no. windows to west elevation. Formation of 2no. dormer windows to rear elevation and insertion of 1 no. rooflight to front elevation in association with loft conversion. Replacement of garage with home office. Repositioning of garden gate (amended plan).

Officer recommendations: to grant planning permission subject to

conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Approved materials.
4. Use of outbuilding.

8 7 FARNDON ROAD: 14/02945/FUL

107 - 114

Proposal: Erection of a two storey basement and ground floor side and rear extension, first floor side and rear extension and second floor rear extension (amended plans).

Officer recommendations: to grant planning permission subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Tree Protection Plan (TPP) 1.
5. Obscure glazing.

9 30 HARPES ROAD: 14/02925/FUL

115 - 120

Proposal: Erection of garden outbuilding.

Officer recommendations: to grant planning permission subject to conditions:

1. Development begun within time limit.
2. Materials as specified.
3. Develop in accordance with approved plans.
4. Use of building.
5. Ground resurfacing - SUDS compliant.

10 PLANNING APPEALS

121 - 126

Summary information on planning appeals received and determined to mid-December 2014

The Committee is asked to note this information.

11 MINUTES

127 - 130

Minutes from the previous meeting

Recommendation: That the minutes of the meeting held on 10 December 2014 are approved as a true and accurate record.

12 FORTHCOMING APPLICATIONS

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

8 Charlbury Road: 14/03198/FUL: Extensions.

12 Charlbury Road: 14/02909/FUL: Extensions

Dragon School, Charlbury Road: 14/02466/FUL: New music room

333 Banbury Road: 14/03255/FUL: Sixth form school building (for D'Overbroeke's)

376 Banbury Road: 14/03445/FUL: School boarding house (for D'Overbroeke's)

Former Wolvercote Paper Mill: 13/0186/OUT: Residential

Aristotle Lane: 14/01368/FUL: Replacement footbridge

96 / 97 Gloucester Green: 14/02663/FUL: Change of use from retail to restaurant

9A & 11 Chester Street: 14/03143/FUL: Garage

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

5 Farndon Road / 19 Warnborough Road: 14/03290/VAR: Variation to extensions previously permitted

Westgate: 14/02402/RES: Various conditions

Chiltern Line: Various conditions

13 DATE OF NEXT MEETING

The Committee will meet on the following dates:

10 February 2015

10 March

14 April

12 May

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.