

WEST AREA PLANNING COMMITTEE

Tuesday 13 January 2015

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

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

93. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

94. DECLARATIONS OF INTEREST

There were no declarations of interest made.

95. LAND AT JERICHO CANAL SIDE: 14/01441/FUL

Prior to the meeting, this application was deferred by the Head of City Development at the request of the Chair of the committee.

Before the application will be considered by the Committee, a formal visit to the site will be arranged for committee members.

96. LAND AT JERICHO CANAL SIDE: 14/01442/LBD

Prior to the meeting, this application was deferred by the Head of City Development at the request of the Chair of the committee.

Before the application will be considered by the Committee, a formal visit to the site will be arranged for committee members.

97. 17 APSLEY ROAD OXFORD: 14/02833/FUL

The Head of City Development submitted a report setting out an application for planning permission to demolish the existing house and construct two four-bedroom dwellings with private amenity space, car parking, refuse and cycle stores.

The planning officer reported a correction to paragraph 8 of the report: the single storey element was 5.5m not 7m as in the report.

Helen Morton, a local resident, raised concerns including the adverse impact of the proposals on the character of this part of the street.

David Burson, agent for the applicant, spoke in support of the application.

The Committee resolved to grant planning permission for application 14/02833/FUL, 17 Apsley Road, Oxford subject to 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.

A Community Infrastructure Levy charge of £24,400 is payable.

98. 14 HERNES ROAD: 14/03010/FUL

The Head of City Development submitted a report setting out an application for planning permission for the construction of a single storey side and rear extension.

Barbara Wyatt, a local resident, spoke against the application.

Gino Magnotta, the applicant, spoke in support of the application.

The planning officer clarified that the separation of 2.3m stated in paragraph 19 of the report related to a specific point and was not the minimum separation (1.3m) of the buildings.

The Committee resolved to grant planning permission for application 14/03010/FUL, 14 Hernes Road, Oxford 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.

99. 23 FRENCHAY ROAD OX2 6TG : 14/03051/FUL

The Head of City Development submitted a report setting out an application for planning permission for the construction of a single storey rear extension; insertion of two windows to west elevation; formation of two dormer windows to rear elevation and insertion of one rooflight to front elevation in association with loft conversion; replacement of garage with home office; and repositioning of garden gate.

The planning officer recommended an additional condition to agree details of the reinstatement of the boundary wall to Hayfield Road once the gate was moved. He drew attention to condition 4 (use of outbuilding) restricting use to ancillary to the main dwelling and that condition 2 included first floor windows overlooking Hayfield Road being obscure glazed and fixed shut.

John-Paul Ghobrial, a local resident, spoke against the application.

The Committee resolved to grant planning permission for application 14/03051/FUL, 23 Frenchay Road OX2 6TG, subject to conditions as set out in the report and recommended at the meeting:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Approved materials.
4. Use of outbuilding.
5. Details of relocated pedestrian gate to boundary wall.
6. New windows to Hayfield Road to be fixed closed and obscure glazed.

100. 7 FARNDON ROAD: 14/02945/FUL

The Head of City Development submitted a report setting out an application for planning permission for construction of a two storey (basement and ground floor) side and rear extension, first floor side and rear extension and second floor rear extension.

Mairi Pritchard and Robin Aitken, local residents, raised their concerns about the application.

Greg Brisk, applicant, and Tom Brown, architect, spoke in support of the application.

The Committee resolved to grant planning permission for application 14/02945/FUL, 7 Farndon Road, Oxford 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.

101. 30 HARPES ROAD: 14/02925/FUL

The Head of City Development submitted a report setting out an application for planning permission for construction of a garden outbuilding.

Gretchen Seiffert, a local resident, spoke against the application.

Notwithstanding the officer's recommendation for approval, the Committee were of the view that the building was too large and in particular too high, and was as a result dominating and overbearing given the narrow plot and its proximity to the adjacent gardens and did not sit well in its wider surroundings. The outbuilding therefore was considered not to comply with policies CP1, CP8, CS18 and HP9 highlighted in the report.

The Committee resolved to refuse planning permission for application 14/02925/FUL, 30 Harpes Road because:

the size and in particular the ridge height of the building was overly dominant in the narrow plot and created an unacceptably overbearing development adversely affecting the amenities of neighbouring householders contrary to policies CP1, CP8, CS18 and HP9.

102. PLANNING APPEALS

The Committee noted the report.

103. MINUTES

The Committee resolved to approve the minutes of the meeting held on 10 December 2014 as a true and accurate record.

104. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications and that 9A & 11 Chester Street: 14/03143/FUL (which had been called in) would not be considered as officers had refused permission.

105. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 10 February 2015.

The meeting started at 6.30 pm and ended at 8.20 pm