

# Agenda

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## West Area Planning Committee

Date: **Tuesday 10 March 2015**

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Time: **6.30 pm**

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

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For any further information please contact:

**Jennifer Thompson, Committee and Member Services Officer**

Telephone: 01865 252275

Email: [democraticservices@oxford.gov.uk](mailto:democraticservices@oxford.gov.uk)

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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

<b>Chair</b>	Councillor Oscar Van Nooijen	Hinksey Park;
<b>Vice-Chair</b>	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

### **HOW TO OBTAIN A COPY OF THE AGENDA**

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

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# AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 WESTGATE PLANNING APPLICATIONS:14/02402/CND -  
CONDITIONS 6 & 17 (LANDSCAPING AND ELEVATIONAL  
TREATMENTS)

11 - 18

**Proposal:** Details submitted in compliance with conditions 6 (landscaping) and 17 (elevational treatments) of planning permission 14/02402/RES

**Site Address:** Westgate Centre and adjacent land encompassing the existing Westgate Centre and land bounded by Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane and Old Greyfriars St.

**Officer recommendation:** The Committee is recommended to APPROVE the details submitted in compliance with conditions 6 and 17 of reserved matters planning permission 14/02402/RES. As below;

#### Condition 6: Landscaping at Abbey Place and Greyfriar's Place

Condition 6 of the reserved matters permission reads:  
Notwithstanding the approved landscaping indicated on planting plan drawing OX5004 GIL L (20) RM PR 110 Rev. A, further details of the specification and location of proposed landscaping species at Abbey Place and the proposed Greyfriar's Place shall be submitted to and approved in writing by the local planning authority, and the landscaping implemented in accordance with the requirements of condition 9 of outline planning permission 13/02557/OUT. Amendments to the approved details may be agreed in writing from time to time by the local planning authority. The development shall be carried out in accordance with the approved details.

#### Condition 17: Elevations to Old Greyfriar's Street, Greyfriar's Place and Pennyfarthing Place.

Condition 17 of the reserved matters permission reads:  
Notwithstanding the approved drawings appended to this notice of permission, and if required by the local planning authority, within 12 months of commencement of development amended and / or additional elevational details of the following shall be submitted to and approved in writing by the local planning authority:

- the proposed eastern elevation to Building 3;
- the southern elevation of existing Building 4 facing the public square west of Turn Again Lane; and
- the eastern entrance to Building 4 where it faces Pennyfarthing Place.

The development shall only be carried out in accordance with the approved details.

**4 333 BANBURY ROAD: 14/03255/FUL**

19 - 38

**Site Address:** 333 Banbury Road,

**Proposal:** Demolition of existing buildings on site with an exception of retained 1820s villa. Construction of new independent sixth form school building on 2 and 3 floors with an extension to villa with freestanding building accommodating school hall. Provision of 27 car parking spaces accessed from Banbury Road and Capel Close, together with 60 cycle parking spaces, bin store, landscaping and ancillary works.

**Officer recommendation:** as on report: That the Committee APPROVED the Planning Application subject to the following conditions:

- 1 Commencement - time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Lighting
- 5 Obscure glazing to north facing windows
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape management plan
- 9 Landscape hard surface design - tree roots
- 10 Landscape underground services - tree roots
- 11 Tree Protection Plan
- 12 Arboricultural Method Statement
- 13 Trees: Construction Method Statement
- 14 On - Site Traffic Management Plan
- 15 Parking provision
- 16 Alternative cycle parking facilities
- 17 Deliveries - manoeuvring space
- 18 Travel Plan
- 19 Archaeology - evaluation
- 20 Biodiversity - bird and bat boxes
- 21 Contamination - risk assessment.
- 22 Vacate St. Giles and Ewert Place upon occupation
- 23 Community use of facilities
- 24 Public art
- 25 Construction management plan
- 26 SUDs
- 27 Piling methods
- 28 Extraction equipment - kitchen
- 29 Mechanical plant
- 30 Noise attenuation

**5 376 BANBURY ROAD: 14/03445/FUL**

39 - 54

**Site Address:** 376 Banbury Road,

**Proposal:** Demolition of existing building. Erection of school boarding house on 3 and 4 storeys, plus basement. Provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary works.

**Officer recommendation:** That the Committee approve the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Boundary treatment
- 5 External lighting
- 6 Obscure glazing to north facing windows
- 7 Landscape plan required
- 8 Landscape carry out after completion
- 9 Landscape management plan
- 10 Landscape hard surface design - tree roots
- 11 Landscape underground services - tree roots
- 12 Tree Protection Plan
- 13 Arboricultural Method Statement
- 14 Landscape top soil retention
- 15 Amendment to parking spaces
- 16 Cycle parking - details
- 17 Variation of Road Traffic Order
- 18 Travel plan
- 19 Students - No cars
- 20 Full time students
- 21 Supervision of students
- 22 Use as boarding school only
- 23 Contamination - risk assessment
- 24 Archaeology - evaluation
- 25 Biodiversity - bird and bat boxes
- 26 Construction management plan
- 27 Ground resurfacing - SUDS compliant
- 28 Piling methods
- 29 Mechanical plant
- 30 Extraction equipment
- 31 Noise attenuation
- 32 Drainage strategy
33. Repeat bat survey.

**6 OXFORD RAILWAY STATION: 15/00096/PA11**

55 - 66

**Site Address:** Oxford Railway Station, Park End Street

**Proposal:** Application seeking prior approval for development comprising extension to the length of existing north bay platforms, replacement platform canopies, new re-locatable rail staff accommodation building and reconfiguration of short stay and staff car parking under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

**Officer recommendation:** The Committee approve prior approval - siting and design subject to the following conditions:

1. Materials samples
2. Windows in east and north facing elevations
3. Contamination risk study

4. Remediation Strategy
5. Unexpected contamination
6. Surface water disposal
7. Time limit of 3 years

**7 ARISTOTLE LANE: 14/01348/FUL**

67 - 86

**Site address:** Aristotle Lane Footbridge, Aristotle Lane

**Proposal:** Demolition of the existing footbridge and erection of replacement footbridge with ramped approaches and new stepped access. Provision of 12 car parking spaces and change of use of part of land adjacent to railway lines for educational purposes as part of SS Phillip and James School (amended plans)

**Officer recommendation:** That the Committee APPROVE the application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Boundary and abutment details, including spur ramp, handrails and boundary walls
- 4 Flood plain storage
- 5 Contamination and remediation
- 6 Demolition and Construction Travel Plan
- 7 Sustainable drainage
- 8 Tree protection
- 9 Landscape plan required
- 10 Landscape carry out after completion
- 11 Landscape management plan
- 12 Hard surface design.
- 13 Underground services
- 14 Tree protection plan
- 15 Arboricultural method statement
- 16 Samples of materials.
- 17 Sample panels.
18. Biodiversity
- 19 Archaeology

**8 FORMER RUSKIN COLLEGE, WALTON ST: 13/00832/CND10 & CND11, 13/01075/CND8**

87 - 98

**Site Address:** Exeter College Walton Street, Site Plan Appendix 1

**Proposal:** Details submitted in compliance with condition 3 (materials samples) of planning permission 13/00832/FUL.

Details submitted in compliance with conditions 9 (samples materials) and 10 (sample panels) of Listed building Consent 13/01075/LBD.

**Officers Recommendation** That the Committee approve the proposed materials as set out in the materials schedule submitted in compliance with condition 3 of approval 13/00832/FUL and conditions 9 & 10 of 13/01075/LBD, and delegate to Officers to agree further sample panels of

stone and bricks.

## **9 PLANNING APPEALS**

99 - 104

Summary information on planning appeals received and determined to 23 February 2015.

The Committee is asked to note this information.

## **10 MINUTES**

105 - 110

Minutes from the meeting of 10 February 2015

**Recommendation:** That the minutes of the meeting held on 10 February 2015 are approved as a true and accurate record.

## **11 FORTHCOMING APPLICATIONS**

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

96 Gloucester Green: 14/02663/FUL: Change of use shop to restaurant.

Former Wolvercote Mill: 13/00186/OUT: Residential.

14 Polstead Rd: 15/00035/FUL: Change of use to 2 flats.

Chiltern Line: Conditions.

89 Pennywell Drive: 15/00168/FUL: Extensions.

## **12 DATE OF NEXT MEETING**

The Committee will meet on the following dates:

19 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.