

WEST AREA PLANNING COMMITTEE

Tuesday 10 March 2015

COUNCILLORS PRESENT: Councillors Gotch (Vice-Chair, in the Chair), Benjamin, Cook, Coulter, Gant, Henwood, 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 Worlledge (City Development)

116. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor van Nooijen (substitute Councillor Coulter) and Councillor Clack (substitute Councillor Henwood). In the absence of the Chair, the Vice Chair Councillor Gotch took the chair.

117. DECLARATIONS OF INTEREST

There were no declarations of interest made.

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

The Head of City Development submitted a report setting out details submitted in compliance with conditions 6 (landscaping) and 17 (elevational treatments) of planning permission 14/02402/RES at 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 St, Bonn Square, Street Ebbes Street, Turn Again Lane and Old Greyfriars Street.

The Chair departed from the normal procedure to allow committee members to examine visualisations and sample materials and listen to an explanation of these by the architects.

Michael Hugh Jones told the Committee of his concerns about the loss of plane trees at the site.

Debbie Dance, representing the Oxford Preservation Trust, spoke to the Committee about the Trust's concerns including those relating to property they owned nearby.

Bob Allies, Peter Coleman, Jeremy Dixon, Sara Fuge, Simon Hudspith, and Oliver Smith, representing the development consortium, presented the proposals to the committee and answered questions.

The Committee noted that the applicants had engaged with Oxford Preservation Trust and others in bringing forward the amendments and would continue to do so.

The Committee resolved to approve the details submitted in compliance with conditions 6 and 17 of reserved matters planning permission 14/902402/RES, as set out in the report and as displayed by the applicants.

119. 333 BANBURY ROAD: 14/03255/FUL

The Head of City Development submitted a report setting out an application for planning permission for the 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; and 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 at 333 Banbury Road.

Tony Joyce, a local resident, outlined his concerns about this and application 14/03445 (376 Banbury Road).

Sami Cohen, the principal, Nick Hardy, the architect, and Nik Lyzba, the agent, spoke to the committee in support of the application.

The Committee agreed to add a further condition to require interpretative material explaining the history of the site; and an informative that the authority would support a proposal for a pedestrian crossing near the site.

The Committee resolved to approve application 14/03255/FUL for planning permission at 333 Banbury Road, subject to the following conditions and with an informative:

- 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.
- 31 Interpretative material detailing history of the site.

and the addition of an informative: pedestrian crossing supported.

120. 376 BANBURY ROAD: 14/03445/FUL

The Head of City Development submitted a report setting out an application for planning permission for the demolition of existing building, the erection of school boarding house on 3 and 4 storeys, plus basement, and provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary works at 376 Banbury Road.

Those who spoke about application 14/03255/FUL had also made their statements on this application at that point.

The Committee resolved to approve application 14/03445/FUL for planning permission at 376 Banbury Road, 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.

121. OXFORD RAILWAY STATION: 15/00096/PA11

The Chair informed the committee that on the advice of officers this item would not be considered as further legal advice was required. It was withdrawn from the agenda for this meeting and not discussed.

122. ARISTOTLE LANE: 14/01348/FUL

The Head of City Development submitted a report setting out an application for planning permission for the 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 at Aristotle Lane Footbridge, Aristotle Lane.

This application was deferred from the meeting on 10 February to allow officers to present additional information.

Andrew Martin and Emma Dadson, local residents, spoke about their concerns about the application.

Colin Field, a representative of Network Rail, spoke in support of the application.

Members of the committee were concerned that the proposed solid barriers across the bridge had an adverse visual impact for those using and viewing the bridge, and may not be the only means of providing the required degree of safety for all users. They noted residents' concerns about the impact of the development on the structural soundness of existing walls but that this could not be secured by condition.

The Committee agreed that conditions should include reference to achieving the best balance between the requirements for the safety of all users of the bridge and reducing the visual impact of solid parapet walls.

The Committee resolved to approve application 14/01348/FUL for planning permission at Aristotle Lane Footbridge, Aristotle Lane 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 and bridge parapet details.
- 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.

123. FORMER RUSKIN COLLEGE, WALTON ST: 13/00832/CND10 & CND11, 13/01075/CND8

The Head of City Development submitted a report setting out details submitted in compliance with condition 3 (materials samples) of planning permission 13/00832/FUL and conditions 9 (samples materials) and 10 (sample panels) of Listed Building Consent 13/01075/LBD at Exeter College Walton Street.

The Committee inspected samples of the proposed metal tiles and saw a sample of the proposed stone.

Mary Keen, representing South Jericho Residents' Association spoke against the proposals.

Chris Patterson and Hannah Constantine, representing the applicant, spoke in support of the proposals.

The Committee resolved to 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 and 10 of 13/01075/LBD, and delegate to officers to agree further samples of materials.

124. PLANNING APPEALS

The committee noted the report.

125. MINUTES

Councillor Hollingsworth left the meeting at this point.

The Committee resolved to approve the minutes of the meeting held on 10 February 2015 as a true and accurate record subject to adding to Minute 108:

In answer to a Member question, be between £430- 860 per sqft.

In answer to a Member question, Mr Sandelson confirmed his commitment to building the entirety of the boatyard and the chandlery building.

Officers were asked to

The Committee accepted advice from their legal adviser that the further report on the legal agreement would cover the details of the heads of terms for the committee's consideration and that no amendments to the text of the minutes was required.

126. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

127. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 19 March at 6.00pm.

The meeting started at 6.30 pm and ended at 8.50 pm