

WEST AREA PLANNING COMMITTEE

Tuesday 14 April 2015

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Brandt, Cook, Coulter, Gant, Henwood, Hollingsworth and Price.

OFFICERS PRESENT: David Edwards (Executive Director City Regeneration and Housing), Murray Hancock (City Development), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

137. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Benjamin (substitute Councillor Brandt), Councillor Clack (substitute Councillor Henwood), and Councillor Tanner (substitute Councillor Coulter).

138. DECLARATIONS OF INTEREST

There were no declarations of interest made.

139. CASTLE MILL - RODGER DUDMAN WAY - 11/02881/FUL

The Head of City Development submitted a progress report (previously circulated now appended) which informed Members of the close of the public consultation on the University of Oxford's voluntary Environmental Assessment for the Castle Mill, Roger Dudman Way 11/02881/FUL development.

The Chair permitted public addresses in accordance with part 14.8 of the Council's Constitution.

Sean Feeney addressed the Committee about his concerns that the land may be contaminated.

Wendy Skinner Smith, representing Cripsey Meadow Allotment holders, addressed the Committee and asked for improvements to fencing and dredging of Fiddlers Stream to prevent badgers damaging the allotments.

The Committee agreed to note the progress report and requested a further update in due course.

140. 5 FARNDON ROAD/19 WARNBOROUGH ROAD 14/03290/VAR

The Head of City Development submitted a report detailing an application for planning permission for a variation of condition 2 (approved plans) of planning permission 13/00180/FUL (single storey side and basement extensions) to allow alterations to side extension, basement, front lightwell and erection of glass box at rear at 5 Farndon Road/19 Warborough Road.

Adrian Gould and James Roach, the agent and architect, spoke in favour of the application.

The Committee agreed to add a further condition requiring appropriate limits on the noise generated by the pool equipment to preserve the amenity of neighbours.

The Committee resolved to approve application 14/03290/VAR for planning permission, subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Archaeology.
5. Sustainable drainage.
6. Landscaping.
7. Landscaping implementation.
8. Wall.
9. Trees.
10. Noise restriction on pool plant.

141. 38 FRENCHAY ROAD: 15/00173/FUL

The Head of City Development submitted a report detailing an application for planning permission to erect a single storey rear extension and rear garden studio/office; formation of one rear dormer window and insertion of one side rooflight and two front rooflights in association with loft conversion; and alterations to access to enable parking for one vehicle (amended plans including reduction in depth and height of rear extension) at 38 Frenchay Road.

David Burson, representing a number of local residents, spoke against the application.

Stephen Broadly, the architect, spoke in favour of the application.

The Committee agreed to add a further condition requiring obscure glazing to the rooflights to prevent any overlooking from or to neighbouring properties.

The Committee resolved to approve application 15/00173/FUL for planning permission at 38 Frenchay Road subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – samples.
4. Wall and railing details and sample.
5. Ground resurfacing - SUDS compliant.
6. Protection of tree roots.
7. Roof lights to the rear extension to be obscure glazed.

142. 27 CROSS STREET 15/00581/FUL

The Head of City Development submitted a report detailing an application for planning permission to erect a single storey rear extension; formation of patio area at the rear; and formation of one rear dormer window and insertion of rooflight in association with loft conversion.

The Committee resolved to approve application 15/00582/FUL for planning permission at 27 Cross Street subject to the following conditions:

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

143. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined to 1 April 2015.

144. MINUTES

The Committee resolved to approve the minutes of the meeting held on 10 March 2015 as a true and accurate record subject to correcting a typographical error to a name in minute 118.

The Committee resolved to approve the minutes of the meeting held on 19 March 2015 as a true and accurate record.

145. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

146. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 12 May 2015.

The meeting started at 6.30 pm and ended at 7.30 pm