

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 7 July 2015

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

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

20. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Price (substitute Councillor Fry).

21. DECLARATIONS OF INTEREST

There were no declarations of interest made.

22. UNIVERSITY SPORTSGROUND, IFFLEY ROAD: 15/01207/VAR

The Committee considered a report detailing an application for planning permission for the variation of conditions 2 (Approved plans), 3 (Samples), 4 (Detailing), 5 (Lighting), 6 (Carparking), 7 (Cycle parking), 9 (Arboricultural Method Statement), 10 (Tree Protection Plan), 12 (Landscaping Plan), 13 (Landscape), 14 (Landscape), 15 (Landscape Management Plan), 16 (Flood Risk Assessment), 17 (Drainage), 19 (Bat boxes), 20 (Implementation), 21 (Construction Travel Plan), 22 (Travel Plan) and 23 (Public art) of planning permission 10/01006/FUL (Erection of new sports centre) in order to allow the development to be completed in two phases and to discharge details in relation to phase 1 at the University Running Ground Iffley Road.

Emma Potts, representing the applicant, and Dawn Brodie, the agent, spoke in support of the application.

The Committee resolved to approve application 15/01207/VAR with the following conditions and amendment to the legal agreement:

1. Commencement of development.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Revised details of 'fitness spine'.
5. External lighting.
6. Car park sustainable surfacing.

7. Cycle parking.
8. Tree protection.
9. Arboricultural method statement.
10. Implement tree protection measures.
11. No felling of trees.
12. Landscaping details.
13. Hard surfacing details.
14. Landscape management.
15. Flood risk assessment.
16. Surface water drainage.
17. Flood storage compensation.
18. Biodiversity enhancement.
19. Archaeology - Scheme of investigation.
20. Construction traffic management plan.
21. Travel plan.
22. Public art.
23. Alteration to Jackdaw Lane Access.

Legal Agreement.

The original planning permission was granted subject to a legal agreement relating to (amongst other things) a Joint User agreement to provide access to the sporting facilities for the local community. The legal agreement refers specifically to the previous planning permission and changes to the agreement will be necessary to ensure that the benefits that were secured by the original Agreement are not lost through the grant of a fresh planning permission. The recommendation to approve this fresh planning application is therefore made subject to any necessary change to the Legal Agreement, for example, by way of an addendum to the Agreement.

23. 44 UNION STREET:15/01443/FUL

The Committee considered a report detailing an application for planning permission for change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4) at 44 Union Street.

Simon Sharp, the agent for the applicant, spoke in support of the application.

The Committee agreed to add a further condition to prevent construction of a gate in the rear boundary of 44 Union Street in the interests of privacy and to preserve the amenity space for the house.

The Committee resolved to approve application 15/01443/FUL with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Submission of further matters – cycle and bin stores.
4. No access through rear boundary.

24. CUTTESLOWE PARK, HARBORD ROAD: 15/01197/FUL

The Committee agreed to **defer** consideration of this item to allow for further discussions between Council officers, the Board Member for Leisure, Parks and Sport, and the applicants about the siting of the proposed facility.

25. PLANNING APPEALS

The Committee noted information would be presented to the next meeting.

26. MINUTES

The Committee resolved to approve the minutes of the meeting held on 9 June 2015 as a true and accurate record subject to correcting the site address to 23 Upland Park Road in Minute 9.

The Committee resolved to:

correct the title of the preamble and deleting repeated text from Minute 16, add to Minute 19 paragraph 8 "...not include the third as officers advised they had sufficient power to control noise and it was not necessary" (the exact words are on the signed copy)

and with these changes, approve the minutes of the meeting held on 16 June 2015 as a true and correct record.

27. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

28. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 11 August.

The meeting started at 6.30 pm and ended at 7.00 pm