

Agenda

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West Area Planning Committee

Date: **Tuesday 8 September 2015**

Time: **6.30 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

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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

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor Michael Gotch	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Andrew Gant	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;
	Councillor Louise Upton	North;

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:-

- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk
- Sent to you in hard copy form upon payment of an annual subscription.

AGENDA

		Pages
1	APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2	DECLARATIONS OF INTEREST	
3	LAND TO THE REAR FAIRFIELD 115 BANBURY ROAD:15/01102/FUL	11 - 26
	<p>Site Address: Land to the rear of Fairfield, 115 Banbury Road</p> <p>Proposal: Erection of six pavilion buildings to provide 30 student bedrooms and ancillary facilities. Partial demolition of Fairfield House Northern Annex and associated reformation of Northern elevation. New vehicular access from Banbury Road and associated openings in existing boundary walls (Amended plans)</p> <p>Officer recommendation: recommended to approve the application subject to and including conditions listed</p> <ol style="list-style-type: none"> 1. Time – outline / reserved matters. 2. Plans – in accordance with approved plans. 3. Materials – samples agree prior to construction. 4. Works to historic walls; re-use materials and make good etc. 5. Biodiversity – measures for wildlife. 6. Construction Traffic Management Plan – details prior to construction. 7. Cycle & bin storage – further details prior to substantial completion. 8. Sustainability – in accordance with details submitted. 9. SUDS – build in accordance with. 10. Landscape plan in accordance with submitted documents and plans. 11. Landscape – planting carry out after completion. 12. Trees - Hard Surfaces – tree roots). 13. Trees - (Underground Services – tree roots). 14. Trees - (Tree Protection Plan). 15. Trees - (Arboricultural Method Statement). 16. Details of boundary treatment prior to occupation. 17. Archaeology – WSI. 18. Travel Plan. 19. Student Accommodation and Out of Term Use. 20. Student Accommodation - Management Plan. 21. Students - No cars. 22. Lighting Strategy/ Scheme. 23. Obscure glazing. 	
4	FAIRFIELD RESIDENTIAL HOME, REAR OF 115 BANBURY ROAD:15/01104/FUL	27 - 46
	<p>Site Address: Part of 115 Banbury Road, University College Annexe, 19A and 25 Staverton Road, Oxford.</p>	

Proposal: Demolition of existing bungalow, part of existing Fairfield Residential Home and various outbuildings. Erection of replacement residential care home consisting of 38 bedrooms, communal and ancillary facilities on 1, 2 and 3 storeys, together with extension and alteration to existing garage to rear of 25 Staverton Road to form manager's accommodation. New vehicular access from Banbury Road, 18 car parking spaces and landscaped garden.

Officer recommendation: to approve the application subject to and including conditions

1. Time – outline / reserved matters.
2. Plans – in accordance with approved plans.
3. Exclude details and resubmit; roof plant room.
4. Materials – samples agree prior to construction.
5. Works to historic walls; re-use materials and make good etc.
6. Biodiversity – measures for wildlife.
7. Construction Traffic Management Plan – details prior to construction.
8. Cycle & bin storage – further details prior to substantial completion.
9. Sustainability – in accordance with details submitted.
10. SUDS – build in accordance with.
11. Landscape plan in accordance with submitted documents and plans.
12. Landscape – planting carry out after completion.
13. Trees - Hard Surfaces – tree roots).
14. Trees - (Underground Services – tree roots).
15. Trees - (Tree Protection Plan).
16. Trees - (Arboricultural Method Statement).
17. Details of boundary treatment prior to occupation.
18. Archaeology – WSI.
19. Obscure glazing.

5 CORPUS CHRISTI COLLEGE: 15/01550/LBC & 15/01549/FUL

47 - 64

Site Address: Corpus Christi College, Merton Street, Oxford

Proposals:

15/01550/LBC - Demolition of Staircase 6 and the West Building. Erection of new four storey annexe with basement, to provide storage library facilities, refurbished student rooms, provision of front gates and railings.

15/01549/FUL - Demolition of Staircase 6 and the West Building. Erection of new four storey annexe with basement, to provide storage library facilities, refurbished student rooms, provision of front gates and railings and associated re-landscaping of Garden Quad and front car parks including front gates and railings.

Officer recommendations:

15/01550/LBC: Recommend approval, defer to Government Office for the West Midlands (GOWM) and delegate to officers to issue decision once cleared by GOWM.

subject to the following conditions

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Commencement.
4. Completion.
5. Further construction and design details to be submitted (including details of junction between new work and historic fabric).
6. Samples of materials.
7. Sample panels on site.
8. Archaeological investigation and mitigation.
9. Building recording and details of salvage/reuse.
10. Informative: Considerate Contractors Scheme.

15/01549/FUL: Recommend approval

subject to the following conditions

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Further construction and design details to be submitted.
4. Samples of materials.
5. Sample panels on site.
6. Archaeological investigation and mitigation.
7. Building recording and details of salvage.
8. Proposed landscaping and tree planting.
9. Landscaping scheme implementation.
10. Landscape management plan and implementation.
11. Sustainable drainage.
12. Construction traffic management plan.
13. Informative: Considerate Contractors Scheme
14. Informative: Water main.

6 4 - 5 QUEEN STREET / 114 - 119 ST ALDATES: 14/02256/CND - DETAILS OF CONDITIONS

65 - 108

Site Address: Site of 4 - 5 Queen Street and 114 - 119 St Aldate's Oxford

Proposal: Details submitted in compliance with conditions 10 (archaeology), 13 (refuse and cycle storage), and 22 (Queen Street elevation) of planning permission 14/02256/FUL.

Officer recommendation: to

1. approve the details submitted in compliance with conditions 13 (refuse and cycle storage), and 22 (Queen Street elevation) of planning permission 14/02256/FUL
2. approve the outline methodology for archaeological works submitted in compliance with condition 10 (archaeology) of planning permission 14/02256/FUL and delegate to officers the approval of the remaining details to be submitted as part of this condition.

7 PLANNING APPEALS

Summary information on planning appeals received and determined during August will be circulated prior to the meeting if available.

The Committee is asked to note the information.

8 MINUTES OF PREVIOUS MEETING

109 - 110

Minutes from the meeting of 26 August 2015

Recommendation: That the minutes of the meeting held on 26 August 2015 are approved as a true and accurate record.

9 FORTHCOMING APPLICATIONS

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

298 Abingdon Road: 15/019823/FUL: Pet shop and veterinary surgeon
Museum Art Oxford, Pembroke St: 15/02347/FUL: various alterations and extensions

Manor Place: 15/01747/FUL: Student accommodation

Abbey Road: 15/02137/FUL: Residential

Jericho Canalside: 14/01441/FUL: Residential

Former Wolvertcote Paper Mill, Wolvercote: 13/01861/OUT: Residential

Dragon School, Bardwell Road: 15/01562/FUL: New music building

Westgate: 14/02402/RES: Various conditions and details

333 Banbury Road: 15/01548/VAR: Variation to educational use

26 Norham Gardens: 15/01601/FUL: Student accommodation

10 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

13 October 2015

10 November 2015

1 December 2015

5 January 2016

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.