

# MINUTES OF THE WEST AREA PLANNING COMMITTEE

**Tuesday 8 September 2015**

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

**OFFICERS PRESENT:** Felicity Byrne (Planning and Regulatory Services), Michael Morgan (Law and Governance), Andrew Murdoch (Planning and Regulatory Services), David Radford (Planning and Regulatory Services), Jennifer Thompson (Law and Governance) and Nick Worlledge (Consulting heritage specialist)

## **43. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Councillor Tanner submitted apologies.

## **44. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **45. LAND TO THE REAR FAIRFIELD 115 BANBURY ROAD:15/01102/FUL**

The Committee considered a report detailing an application for planning permission for the erection of six pavilion buildings to provide 30 student bedrooms and ancillary facilities, partial demolition of Fairfield House Northern Annex and associated re-formation of Northern elevation, new vehicular access from Banbury Road, and associated openings in existing boundary walls at land to the rear of Fairfield, 115 Banbury Road.

Simon Sharp, planning agent, and Adrian Hewitt and John Mordue, local residents, spoke against the application.

Nick Paterson-Neild, representing the applicant, spoke in support of the application.

The Committee debated the application, with advice from officers, and agreed to expand condition 6 (construction management plan) to include: details to be agreed; working hours between 8am and 4pm; enter and leave site from Banbury Road only; workers to park site; ward councillors to be consulted on the construction management plan before agreement.

The Committee resolved to approve application 15/01102/FUL at with the following conditions:

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 (see above)
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.

#### **46. FAIRFIELD RESIDENTIAL HOME, REAR OF 115 BANBURY ROAD:15/01104/FUL**

The Committee considered a report detailing an application for planning permission for demolition of the existing bungalow, part of existing Fairfield Residential Home and various outbuildings; the 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 on part of 115 Banbury Road, University College Annexe, 19A and 25 Staverton Road, Oxford.

Simon Sharp, planning agent, and Adrian Hewitt and John Mordue, local residents, spoke against the application.

Stephen Sensecall, representing the applicant, spoke in support of the application.

The Committee asked questions of the officers and applicant. In particular they had concerns about the potential relocation of the plant, the response to and

from the Oxford Design Panel, and that some of the design details round the windows added unnecessarily to the bulk and mass of the building.

The Committee resolved to defer decision on application 15/01104/FUL until a later meeting because of the equivocal nature of the officer's report, to allow officers to present any further information on design, and to allow the applicant to take into account comments on the detailed design and relocating the plant room from the roof.

#### **47. CORPUS CHRISTI COLLEGE: 15/01550/LBC & 15/01549/FUL**

The Committee considered a report detailing applications for listed building consent and planning permission at Corpus Christi College, Merton Street, Oxford:

**15/01550/LBC** - Demolition of Staircase 6 and the West Building. Erection of new four storey annexe with basement (to provide library storage facilities, readers' rooms, public exhibition space and historic and special collections archive), 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 library storage facilities, readers' rooms, public exhibition space and historic and special collections archive), 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.

Joanna Snelling, James Roach and Chris Pattison representing the applicant, spoke in support of the application.

The Committee debated the proposal and agreed to add to Condition 3 of permission 15/01549/FUL a requirement that details cover the street to ensure this adequately reflected its visual form as an entrance and street.

The Committee resolved to approve application **15/01550/LBC**; deferring 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.

The Committee resolved to approve application **15/01549/FUL** 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 (including details of street paving)
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.

**48. 4 - 5 QUEEN STREET / 114 - 119 ST ALDATES: 14/02256/CND - DETAILS OF CONDITIONS**

The Committee considered a report setting out details submitted in compliance with conditions 10 (archaeology), 13 (refuse and cycle storage), and 22 (Queen Street elevation) of planning permission 14/02256/FUL at 4 - 5 Queen Street and 114 - 119 St Aldate's Oxford.

Jason Russell, representing the applicant, spoke in support of the application.

The Committee resolved 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; and
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.

**49. PLANNING APPEALS**

The Committee noted the report on planning appeals received and determined during August 2015.

**50. MINUTES OF PREVIOUS MEETING**

The Committee resolved to approve the minutes of the meeting held on 26 August 2015 as a true and accurate record.

**51. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

**52. DATES OF FUTURE MEETINGS**

The Committee noted future meeting dates.

**The meeting started at 6.30 pm and ended at 8.50 pm**