

Agenda

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West Area Planning Committee

Date: **Tuesday 13 October 2015**

Time: **6.30 pm**

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

For any further information please contact:

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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

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 Michele Paule	Rose Hill and Iffley;
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

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- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
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AGENDA

		Pages
1	<p>ELECTION OF CHAIR FOR THE REMAINDER OF THE 2015/16 MUNICIPAL YEAR</p> <p>The Chair, Councillor van Nooijen, has resigned as a member of the Committee. The Committee is therefore asked to elect a new Chair for the remainder of this municipal year.</p>	
2	APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
3	DECLARATIONS OF INTEREST	
4	<p>EAST / WEST RAIL - SPLITTING SECTION I INTO I1 AND I2: 15/01978/CND</p> <p>Site Address: Chiltern Railway from Oxford to Bicester Section I (see appendix 1)</p> <p>Proposal: Details submitted in compliance with condition 3 (Individual scheme Sections) of TWA ref: TWA/10/APP/01 (The Chiltern Railways (Bicester to Oxford Improvements) Order - deemed planning permission granted under section 90(2A) of the Town and Country Planning Act 1990).</p> <p>The Committee is asked to consider and determine the acceptability of splitting the approved section I into two parts: I1 and I2 as shown in Appendix 2. It is proposed that section I1 extends from Oxford North Junction down to the Aristotle Lane crossing; and section I2 extends from there down to the original end point at section J just north of the Station.</p> <p>Officer recommendation: that the application be approved.</p>	11 - 52
5	<p>FAIRFIELD RESIDENTIAL HOME, REAR OF 115 BANBURY ROAD:15/01104/FUL</p> <p>This application was deferred from the meeting on 8 September</p> <p>Site Address: Part of 115 Banbury Road, University College Annexe, 19A and 25 Staverton Road, Oxford.</p> <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.</p> <p>Officer recommendation: to approve the application subject to and including conditions</p> <ol style="list-style-type: none"> 1. Time – outline / reserved matters. 2. Plans – in accordance with approved plans. 	53 - 88

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.

6 **MODERN ART OXFORD, 30 PEMBROKE STREET: 15/02347/FUL**

89 - 98

Site Address: Modern Art Oxford 30 Pembroke Street.

Proposal: Refurbishment of the entrances and approaches from Pembroke Street and St. Ebbes. Demolition of existing stairs and partitions. Erection of a new staircase and enclosure with glazed rooflights. Erection of new lift shaft and enclosure and introduction of new window openings together with new flat roofed area with parapet and glazed door to lobby.

Officer recommendation: to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area.
4. Arch - Implementation of prog + historic late Saxon, medieval and 19th century remains.
5. Details of paint removal/repairs.
6. Construction Travel Plan.

7 **60 WALTON STREET: 15/02206/FUL**

99 - 106

Site Address: 60 Walton Street, Oxford

Proposal: Erection of two storey garden annexe.

Officer recommendation: to refuse planning permission for the following reasons:

1. The proposed annexe is of an unacceptable scale and form at a visually prominent location which will result in an inappropriate addition to the streetscene at this location, which could be further exacerbated by the impact on a tree in the rear garden of the neighbouring property to the south east that adds significant amenity value to the streetscene. As a result, the proposal will have detrimental impact on the character and appearance of the conservation area at this location. In this respect, the proposal does not comply with policies CP1, CP8 and HE7 of the Oxford

Local Plan, policy CS18 of the Core Strategy and policy HP9 of the Sites and Housing Plan.

2. The proposed annexe is of a large footprint which represents over-development of the rear garden area, and will leave insufficient private amenity space for future occupiers of the property. Consequently, the proposal does not comply with the relevant provision of policy CP10 of the Oxford Local Plan.
3. The window at first floor level of the proposed annexe will create a feel of being overlooking for occupiers of the neighbouring property to the south east. The proposal is therefore contrary to policy HP14 of the Sites and Housing Plan and policy CP10 of the Oxford Local Plan.

8 **23 STRATFIELD ROAD: 15/01414/FUL**

107 - 118

Site Address: 23 Stratfield Road, Oxford

Proposal: Conversion of House in Multiple Occupation (Use Class C4) into 2 x 2-bed maisonette flats (Use Class C3). Erection of a part single, part two storey rear extension with first floor internal access stair and associated landscaping. Erection of side infill extension and replacement of front and rear dormer windows (Amended plans and description).

Officer recommendation: to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples, to include colour of render.
4. No additional windows.
5. Amenity - windows obscure glazed.
6. Amenity - no balcony.
7. Sustainable drainage.
8. Cycle and bin stores.
9. Landscape plan.
10. Details excluded submit revised plans.
11. Submission of further matters - Method of preventing access to the flat roof(s).
12. Landscape plan required.
13. Landscape - carry out by completion.
14. Boundary treatment.

9 **PLANNING APPEALS**

119 - 124

Summary information on planning appeals received and determined during September 2015.

The Committee is asked to note this information.

10 **MINUTES OF PREVIOUS MEETING**

125 - 130

Minutes from the meetings of 8 September 2015.

Recommendation: That the minutes of the meeting held on 8 September 2015 are approved as a true and accurate record.

11 FORTHCOMING APPLICATIONS

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

- Former Wolvercote Paper Mill: 13/01562/OUT: Residential
- Jericho Canalside: 14/01441/FUL: Residential etc
- Westgate: 14/02402/FUL: Various conditions.
- Oxford Castle: 15/01510/FUL & 15/01511/LBC: Change of use of gallery to bedroom
- 333 Banbury Road: 15/01548/VAR: Variation of condition
- Dragon School, Bardwell Road: 15/01561/FUL: New music building
- 26 Norham Gardens: 15/01601/FUL: Student accommodation
- Manor Place: 15/01747/FUL: Student accommodation
- 298 Abingdon Road: 15/01983/FUL: Change of use from car dealership to veterinary centre
- Abbey Road: 15/02137/FUL: 13 houses and flats
- 21/27 Chatham Rd & 10/40 Fox Crescent: 15/02223/CT4: Car parking spaces
- 18 Hawkswell Gardens: 15/02352/FUL: 3 houses
- 8 Hollybush Row: 15/02694/FUL: 7 flats

12 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

10 November 2015
1 December 2015
5 January 2016
9 February 2016
8 March 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.
4. Preparation of Planning Policy documents – Public Meetings

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.
5. Public requests to speak

Members of the public wishing to speak must notify the Democratic Services Officer before the meeting starts 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.
6. 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 by noon, two working days 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.
7. 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.

8. 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](#)

9. 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.

10. 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; or
- (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.