

# MINUTES OF THE WEST AREA PLANNING COMMITTEE

**Tuesday 13 October 2015**

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**COUNCILLORS PRESENT:** Councillors Upton (Chair), Gotch (Vice-Chair), Brown, Coulter, Benjamin, Gant, Hollingsworth, Paule and Tanner.

**OFFICERS PRESENT:** Fiona Bartholomew (Planning and Regulatory), Felicity Byrne (Planning and Regulatory), Michael Morgan (Law and Governance), David Stevens (Planning and Regulatory) and Jennifer Thompson (Law and Governance)

## **52. ELECTION OF CHAIR FOR THE REMAINDER OF THE 2015/16 MUNICIPAL YEAR**

Councillor Upton was elected Chair of the Committee for the remainder of the municipal year. The Committee thanked Councillor van Nooijen for his chairmanship.

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

Councillor Cook (substitute Councillor Brown) and Councillor Price (substitute Councillor Coulter) submitted apologies.

## **54. DECLARATIONS OF INTEREST**

None

## **55. EAST / WEST RAIL - SPLITTING SECTION I INTO I1 AND I2: 15/01978/CND**

Councillor Brown arrived during this item and took no part in the debate or decision.

The Committee considered a report and a late submission from Network Rail setting out 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) relating to Chiltern Railway from Oxford to Bicester Section I and the acceptability of splitting at Aristotle Lane the approved section I into two parts: I1 and I2 as shown.

Andy Milne, representing Network Rail, spoke in support of the application and answered questions.

The Committee noted that although works have started in section I2 under assumed permitted development rights, Network Rail has given an undertaking to provide a noise assessment for the proposed Section I2 and to implement any mitigation indicated. The Committee agreed to add a condition as set out below to secure noise and vibration assessment and any mitigation indicated.

The Committee resolved to approve application 15/01978/CND with the following conditions:

1. That within three months of the issuing of permission, noise and vibration schemes of assessment, together with identification of mitigation measures, are compiled in compliance with Condition 19 of TWA/10/APP/01 and submitted and approved. All railway related works and activities in section "I2" including any mitigation measures identified, shall be carried out in accordance with the approved schemes and this condition prior to the passage of trains in section "I2".

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

The Committee considered an application for planning permission for the 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.

This application was deferred from the meeting on 8 September

John Mordue, representing local residents, spoke against the application.

Keith Minns, representing the applicant, spoke in support of the application.

The Committee agreed to amend and add conditions:

- on the officer's advice, a drainage strategy to be submitted and agreed, as requested by Thames Water;
- details and hours of operation of kitchen extraction equipment to be submitted and agreed to reduce nuisance;
- amend condition 7 to include details in the report;
- amend condition 8 to include details of visitor cycle parking to ensure provision.

The Committee resolved to approve application 15/01104/FUL 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 and as in officer's report
8. Cycle and bin storage – further details prior to substantial completion – to include cycle parking for visitors.
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.
20. Drainage strategy to be submitted and agreed.
21. Details and hours of operation of kitchen extraction equipment to be submitted and agreed.

#### **57. MODERN ART OXFORD, 30 PEMBROKE STREET: 15/02347/FUL**

The Committee considered an application for planning permission for the 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 the lobby at Modern Art Oxford 30 Pembroke Street.

The planning officer reported a late representation from the Oxford Archaeological and History Society.

Terry Gashe, representing the applicant, spoke in support of the application.

The Committee resolved to approve application 15/02347/FUL subject to the following conditions:

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

**58. 60 WALTON STREET: 15/02206/FUL**

The Committee considered an application for planning permission for the erection of a two storey garden annexe at 60 Walton Street, Oxford.

The Committee noted receipt of a late emailed submission from the applicant setting out his arguments for approval.

The Committee resolved to refuse planning permission for application 15/02206/FUL 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.

**59. 23 STRATFIELD ROAD: 15/01414/FUL**

The Committee considered an application for planning permission for the conversion of a 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) at 23 Stratfield Road, Oxford.

Susanna Atkinson, a local resident, spoke against the application.

David Warden, the agent for the applicant, spoke in support of the application.

The Committee noted that some of the residents' worries were covered in the conditions and agreed to add further conditions to address remaining concerns:

1. details of the front door to be agreed to complement the streetscene;

2. landscape plan to comply with the council's biodiversity plan to ensure that the amenity space was of acceptable quality;
3. if officers considered it practicable to do so, the total number of parking permits allocated to the new dwellings not to exceed the total number allocated to the current dwelling to prevent pressure on on-street parking.

The Committee resolved 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 – to comply with biodiversity 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.
15. Details of the front door to be agreed to complement the streetscene.
16. Landscape plan to comply with the council's biodiversity plan to ensure that the amenity space was of acceptable quality.
17. If practicable to do so, total number of parking permits allocated to the new dwellings not to exceed total number allocated to the current dwelling.

## **60. PLANNING APPEALS**

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

## **61. MINUTES OF PREVIOUS MEETING**

The Committee resolved to approve the minutes of the meeting held on 8 September 2015 as a true and accurate record.

## **62. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

### **63. DATES OF FUTURE MEETINGS**

The Committee noted these.

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