

Agenda

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West Area Planning Committee

Date: **Tuesday 1 December 2015**

Time: **6.30 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@oxford.gov.uk

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 Louise Upton	North;
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;

The quorum for this meeting is five members. Substitutes are permitted

HOW TO OBTAIN A COPY OF THE AGENDA

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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

AGENDA

Pages

- 1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **FORMER WOLVERCOTE PAPER MILL: 13/01861/OUT**

11 - 50

Site Address: Wolvercote Paper Mill, Mill Road, Oxford

Proposal: Outline application (seeking means of access) for up to 190 residential units, employment space, community facilities, public open space and ancillary services and facilities. (Amended plans) (Additional information).

Officer recommendation: to grant planning permission for this development subject to the planning conditions set out in this report and the completion of a S106 Legal Agreement and to delegate to officers the completion of that legal agreement and the issuing of the notice of planning permission.

Conditions:

1. Development begun within 5 years year Outline PP or 2 years of Reserved Matters.
2. Approved Outline Matters (principle and means of access).
3. Reserved Matters (all matters other than means of access).
4. Specified Approved Plans (excluding illustrative masterplan and associated plans contained within the Design and Access Statement).
5. Submission of formal masterplan and design codes as part of reserved matters
6. Retention and management of trees in accordance with principles set out in Woodland Management Strategy including retention and appropriate management of existing tree belt adjacent Home Close.
7. Building height restrictions.
8. Housing Mix in accordance with BoDSPD.
9. All homes built to Lifetime Homes Standard
10. 5% of new dwellings fully accessible or easily adaptable to full wheelchair use.
11. Delivery of non-residential uses and community facilities.
12. Landscape and Open Space Strategy to be agreed and appropriate arrangements made for future management and maintenance of open space, before commencement of development.
13. All landscaping to be carried out within first planting season following completion.
14. Inclusion of public art on site.
15. Construction Traffic and Environmental Management Plan agreed before development commences.
16. Noise insulation for development built near Mill Stream Weir.
17. Details of any mechanical plant.
18. Details of proposals for dealing with cooking smells and odours arising from any non-residential use.
19. Development to meet the principle and physical security standards of Secured by Design.
20. Lighting Strategy to be agreed before commencement of development.

21. Construction of access in accordance with approved plans.
22. Travel Plan
23. Travel Plan to be implemented in full.
24. Visibility splays.
25. Location of bus stops.
26. Traffic Regulation Order for new parking restrictions in vicinity of new access.
27. Provision of allocated car parking for four cottages in Mill Road within the layout.
28. Development to take place in accordance with FRA – as recommended by Environment Agency.
29. Remediation Strategy to be agreed before development commences – as recommended by Environment Agency.
30. Completion of works in accordance with Remediation Strategy.
31. Watching brief for unexpected any unexpected contamination found and agreed of measures to remediate.
32. Details of Foul and Surface Water Drainage to be confirmed and agreed prior to commencement.
33. 8m buffer to be provided alongside Mill Stream and scheme of management submitted and agreed before commencement.
34. Requirement for repeat biological surveys.
35. Details of Biodiversity Method Statement to be agreed before commencement.
36. Ecological Management Plan to be agreed and appropriate arrangements made for future management and maintenance of open space and ecological habitat, before commencement of development.
37. Archaeological evaluation and scheme of mitigation to be agreed before commencement.
38. Detailed NRIA to be submitted with reserved matters application, including delivery of at least 20% renewable energy on site, in accordance with principles and proposals set out in the Renewable Energy Strategy.
39. Approval of any flues associated with renewable energy boilers to be agreed and limited in terms of emission levels.
40. Provision of Electric Vehicle Charging Points.

Legal Agreement

To secure the delivery of on-site affordable housing provision, the doctor's surgery, community facilities, appropriate measures to secure adequate provision, management and maintenance of open space and biodiversity enhancements, bus service procurement, s278 and s38 agreement for highway works the applicant will need to provide an undertaking under the terms of Section 106 of the Town & Country Planning Act 1990.

4 1 ABBEY ROAD:15/02512/FUL

51 - 66

Site Address: 1 Abbey Road, Oxford, Oxfordshire OX2 0AD

Proposal: Demolition of existing buildings. Erection of 6 houses (2 x 3bed, 4 x 4bed) and 6 flats (1 x 1bed, 3 x 2bed and 2 x 3bed) on three levels.

Officer recommendation: to grant planning permission for this development subject to the planning conditions set out in the report and reproduced below, the completion of a S106 Legal Agreement which secures affordable housing provision on-site and to delegate to officers the completion of that legal agreement and the issuing of the notice of planning permission.

Conditions:

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Samples of materials.
4. Landscape plan required.
5. Landscaping to be carried out by completion.
6. Boundary details - development commencement.
7. Details of cycle parking, waste & recycling storage areas.
8. Travel Information Packs.
9. Alterations to the Public Highway - Reinstatement of Kerb.
10. Parking Permits for family homes.
11. Construction Traffic Management Plan.
12. Submission of surface drainage scheme.
13. Water butts to be provided for each new house and for the terrace of flats.
14. Archaeological recording and building recording.
15. Implement in accordance with recommendations of bat survey.
16. Details of biodiversity enhancement measures.
17. Submission and agreement of scheme to deal with risks associated with identified contamination.
18. Restrict occupation until any approved remediation works have been carried out.
19. Development halted if unsuspected contamination is found during the course of development.

Legal Agreement: To secure financial contributions towards the delivery of affordable housing on-site, the applicant will need to provide an undertaking under the terms of Section 106 of the Town & Country Planning Act 1990.

5 CHRIST CHURCH: 15/00760/FUL- REPORT BACK ON S.106

67 - 84

Site address: Christ Church College St Aldate's

Proposal: Change of use and extension of existing thatched barn to provide accommodation for a visitor shop and ticket office, a café, storage, staff accommodation, interpretation space. Demolition of existing buildings and erection of new works building and service yard including workshops, garages, storage, staff facilities and WCs, parking area and established landscaping.

West Area Planning Committee resolved to approve this proposal subject to a contribution of £2000 to the County Council secured via a S106 agreement. The approval was subject to conditions and a legal agreement as set out in the full report to the committee on 9 June 2015 (attached).

The County Council have subsequently withdrawn their request for the contribution.

Officer recommendation: that the application be approved subject to the conditions set out previously, but with an additional condition requesting details and approval of way-finding measures within the site.

6 MINUTES OF PREVIOUS MEETING

85 - 90

Minutes from the meeting of 10 November 2015.

Recommendation: That the minutes of the meeting held on 10 November 2015 are approved as a true and accurate record.

7 FORTHCOMING APPLICATIONS

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

- Jericho Canalside: 14/01441/FUL: residential etc
- Westgate: 14/02402/FUL: various conditions
- Dragon School, Bardwell Road: 15/01561/FUL: new music building
- 26 Norham Gardens: 15/01601/FUL: student accommodation
- 54 St John Street OX1 2LQ: 15/01676/FUL and 15/01677/LBC
- Land south of Manor Place: 15/01747/FUL: student accommodation
- Former Skoda garage, 298 Abingdon Road: 15/01983/FUL: Change of use from car dealership to veterinary centre
- 18 Hawkswell Gardens: 15/2352/FUL: 3 houses
- 8 Hollybush Row: 15/02694/FUL: 7 flats
- Cooper Callas Building (15 Paradise Street and 5 St Thomas' Street): 15/02971/FUL
- Installation of Spanish Civil War Memorial, St Giles, Woodstock Road:15/02859/FUL

8 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

5 January 2016
9 February 2016
8 March 2016
12 April 2016
17 May 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.