

# Agenda

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## West Area Planning Committee

Date: **Tuesday 5 January 2016**

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Time: **6.30 pm**

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

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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

<b>Chair</b>	Councillor Louise Upton	North;
<b>Vice-Chair</b>	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

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# AGENDA

## Pages

1	<b>APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
2	<b>DECLARATIONS OF INTEREST</b>	
3	<b>LAND AT JERICHO CANALSIDE: 14/01441/FUL - AMENDED PLANS AND LEGAL AGREEMENT</b>	11 - 256
	<b>Site Address:</b> Land At Jericho Canal Side Oxford	
	<b>Proposal:</b> Demolition of various structures on an application site including former garages and workshops. Erection of 23 residential units (consisting of 13 x 3 bed and 1 x 4 bed house, plus 5 x 1 bed and 4 x 2 bed flats), together with new community centre, restaurant, boatyard, public square, winding hole and public bridge across the Oxford Canal. Demolition of existing rear extension and erection of two storey extension to Vicarage at 15 St. Barnabas Street and ramped access to church entrance. (Amended plans)	
	<b>Report:</b>	
	Section 1 and Appendices A and B deal with:	
	1. Amended plans submitted in relation to the Boatyard element of the proposal and impact on No.9 Coombe Road; and	
	2. Update following a meeting with the Canal and River Trust and the St Barnabas Parochial Church, the JWT, the Applicant and Architect to discuss the Church's concerns regarding the location of the bridge at the southern end and allay their concerns regarding use of the new public open space.	
	Section 2 and Appendices 1-7 deal with the S106 agreement.	
	<b>Summary of Overall Recommendations:</b>	
	1. Officers recommend that West Area Planning Committee approve the amended plans submitted in relation to the Boatyard,	
	2. It is recommended that Committee considers the potential impact to trees and heritage assets arising from a second bridge at the northern end of the site and on balance agree the principle of a second bridge to the north of the site, as shown on the submitted plans, secured via the S106 but subject to a separate planning application in due course; and	
	3. It is recommended that Committee endorses the recommendations set out in Section 2 and instructs officers to issue a fresh draft S106 on that basis with the further instruction to report to the Chair and Vice-Chair of the Committee within four weeks of the issue of that draft as to ongoing progress.	
4	<b>WESTGATE CENTRE AND ADJACENT LAND: 14/02402/CND4, 14/02402/CND3, 13/02557/CND12, 14/02402/CND</b>	257 - 272
	<b>Site Address:</b> Westgate Centre And Adjacent Land Encompassing The	

Existing Westgate Centre And Land Bounded By Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane And Old Greyfriars St.

**Proposal:** Application Numbers:

- (1) 14/02402/CND4 Details submitted in compliance with condition 5 (public realm works) of planning permission 14/02402/RES.
- (2) 14/02402/CND3 Details submitted in compliance with condition 8 (Details of Lantern to Building 4) of planning permission 14/02402/RES.
- (3) 13/02557/CND12 Details submitted in compliance with conditions 21 (cycle parking) and 22 (cycle facilities) of planning permission 13/02557/OUT
- (4) 14/02402/CND Details submitted in compliance with conditions 6 (landscaping) and 17 (elevational treatments) of planning permission 14/02402/RES

**Officer recommendation:**

1. To approve the details submitted in compliance with conditions 21 (cycle parking) and 22 (cycle facilities) of outline permission 13/02557/OUT and condition 5 (public realm) and 8 (lantern design) of the reserved matters permission 14/02402/RES
2. To approve the amendments to the details approved under conditions 6 (landscaping) and 17 (elevational treatments) of reserved matters permission 14/02402/RES
3. To delegate to officers the ability to determine any future minor amendments that may be submitted as part of each of these conditions.

**5 LAND AT ELECTRICITY SUB STATION, 299C IFFLEY ROAD:  
15/03189/FUL**

273 - 284

**Site Address:** Electricity Sub Station adjacent 299C Iffley Road.

**Proposal:** Demolition of existing electrical substation. Erection of 2 x 3-bed semi-detached dwellinghouses (Use Class C3). Provision of private amenity space, bin and cycle store and parking for 4 vehicles.

**Officer Recommendation:** to approve planning permission subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Design - no additions to dwelling.
5. Surface water management.
6. Cycle Stores.
7. Landscaping.
8. Parking area.
9. Obscure Glazing.
10. No side windows.
11. Boundary treatments.

12. Contaminated land condition.
13. No access to Boundary Brook Road.
14. Biodiversity.

**6 TINBERGEN BUILDING, SOUTH PARKS ROAD : 15/03105/FUL**

285 - 304

**Site Address:** Tinbergen Building, South Parks Road, Oxford

**Proposal:** Erection of 2 storey extension together with rear extensions at levels D, E and F, new entrance, lay-bys and nitrogen tank.

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

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Landscape plan required.
5. Landscape hard surface design - tree roots.
6. Landscape underground services - tree roots.
7. Tree Protection Plan (TPP) 2.
8. Arboricultural Method Statement (AMS) 1.
9. Biodiversity Enhancements.
10. Cycle parking.
11. No external lighting.
12. Plant Design.
13. Flue and External Staircases.
14. PD Rights - Part 2, Class C.
15. Enclosure of Nitrogen Tank.
16. Noise.
17. Energy Measures.
18. Archaeology.
19. Repeat Ecology survey (within 12 months).
20. No vegetation clearance (March-August).

**7 OLD PARSONAGE HOTEL, BANBURY ROAD OX2 6NN:  
15/01733/FUL**

305 - 314

**Site Address:** Old Parsonage Hotel, Banbury Road, OX2 6NN.

**Proposal:** Erection of free standing frame and canopy (Retrospective).

**Officer Recommendation:** to refuse planning permission for the following reasons:

The proposal, by virtue of its prominent location, siting, design, scale, mass and use of materials is unacceptable forming an unsympathetic visual relationship to its host building which is harmful to and fails to safeguard the special architectural and historic interest of this Grade II Listed Building, the setting of a nearby Grade I Listed Building. The proposal also fails to preserve or enhance the character and visual quality of the street scene and this part of the Central Conservation Area. The proposal is contrary to policies 'CP1, CP8, CP9, CP10, HE3, HE7' of the 'Oxford City Council Local Plan' 2005; and 'Policy CS18' of the 'Oxford City Council Core Strategy' 2011; and Oxford City Council's Supplementary Planning Document on 'High Quality Design' 2015; and 'Paras 129, 132 and 134' of the 'National Planning Policy framework' 2012 and 'Paras 013, 015, 019 and 020' of the 'National

<b>8</b>	<b>PLANNING APPEALS</b>	315 - 320
	Summary information on planning appeals received and determined during November 2015.	
	The Committee is asked to note this information.	
<b>9</b>	<b>MINUTES</b>	321 - 330
	Minutes from the meetings of 1 December and 15 December 2015	
	<b>Recommendation:</b> That the minutes of the meetings held on 1 and 15 December 2015 are approved as a true and accurate record.	
<b>10</b>	<b>FORTHCOMING APPLICATIONS</b>	
	Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.	
	<ul style="list-style-type: none"><li>• Dragon School, Bardwell Road: 15/01562/FUL</li><li>• 26 Norham Gardens: 15/01601/FUL</li><li>• 54 St John Street OX1 2LQ: 15/01676/FUL and 15/01677/LBC</li><li>• Land south of Manor Place: 15/01747/FUL</li><li>• 18 Hawkswell Gardens: 15/02352/FUL</li><li>• 8 Hollybush Row: 15/02694/FUL</li><li>• Cooper Callas Building (15 Paradise Street And 5 St Thomas' Street): 15/02971/FUL</li><li>• 33 St Ebbe's Street: 15/03077/FUL</li><li>• Hollybush Public House: 15/03050/FUL</li><li>• 15 Rosamund Road, Wolvercote: 15/03027/VAR</li><li>• 8 Richmond Road: 15/03306/FUL</li><li>• Spice Lounge, 193 Banbury Road OX2 7AR: 15/03108/FUL</li><li>• 72 Bulan Road: 15/03595/FUL</li><li>• Spanish civil war memorial, Bonn Square: 15/02859/FUL</li></ul>	
	Application 36, 38 and 40 London Road and 2 Latimer Road: 15/00858/FUL has been called into the Planning Review Committee.	
<b>11</b>	<b>DATES OF FUTURE MEETINGS</b>	
	The Committee will meet on the following dates:	
	9 February 2016	
	8 March 2016	
	12 April 2016	
	The Committee is asked if it wishes to alter the start time of the meeting.	

## **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.