

Agenda

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West Area Planning Committee

Date: **Tuesday 12 April 2016**

Time: **6.30 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

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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	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

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum requirements. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's.

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- 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 **LAND SOUTH OF MANOR PLACE: 15/01747/FUL**

11 - 60

Site Address: Land South of Manor Place, near Manor Road

Proposal: Erection of 4 buildings on one, three and four levels to provide 286 student study rooms together with ancillary facilities including dining room, reception, lounge areas, car and cycle parking, bin storage and landscaped gardens. (Amended Application).

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

1. The evolution of the design has resulted in a development proposal whose buildings (their size, height, massing, footprints, architecture and siting) and landscape would fail to respond appropriately to the particular character, constraints and opportunities of the site. The proposal is an unacceptable and inappropriate form of development that would result in the overdevelopment of the site and would not make a place of sufficiently high quality. The proposal would therefore be contrary to Policy CS18 of the Council's Core Strategy, Local Plan Policies CP6, CP9 and CP11 and would fail to meet many of the objectives and policies set out in the Government's National Planning Policy Framework in particular the core planning principles set out in paragraph 17 and policies set out in sections 7 and 12 of the document.
2. The proposed design by virtue of the architecture, size, height, massing, footprint and siting of the buildings and the landscape proposal would result in an unacceptable development, out of place with the character and appearance of its surroundings, neither preserving nor enhancing the special character or appearance of the Central (University and City) Conservation Area. Approval of the proposal would contravene the duty set out in section 72(2) of the Planning (Listed Buildings and Conservation Areas Act 1990). The proposed development would fail to comply with the policies set out in of the Government's National Planning Policy Framework including those set out in paragraphs 9 and 17 and sections 7 and 12 of the document. The development proposal, by virtue of the reasons set out above would be contrary to Policy CS18 of the Oxford City Council's Core Strategy, Policies CP.8, HE.3 and HE.7 of the LPA's adopted Oxford Local Plan and Policy SP27

of the OCC Sites and Housing Plan.

3. The proposal is unacceptable by virtue of the siting, height and massing of Building A which would relate poorly to and have an overbearing impact on the garden of No.13 Manor Place and consequently would be detrimental to the amenities of the occupiers. The proposal would therefore be contrary to Policy HP14 of the Sites and Housing Plan.

4 FLOREY BUILDING, 23-24 ST CLEMENT'S STREET:15/03643/FUL & 15/03644/LBC

61 - 108

Applications: 15/03643/FUL (full planning application) – page 61
15/03644/LBC (listed building consent application) – page 93

Site Address: Florey Building, 23-24 St Clement's Street

Proposal: Refurbishment and extension of existing student accommodation building to provide 25 additional study bedrooms, conference and support facilities.

Officer recommendation:

- (1) to grant planning permission for application 15/03643/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Material Samples in Conservation Area.
4. Landscape Plan.
5. Landscape Implementation.
6. Hard Surface Design – Tree Roots.
7. Underground Services – Tree Roots.
8. Tree Protection Plan Implementation.
9. Arboricultural Method Statement Implementation.
10. Student Accommodation – Full Time Courses.
11. Student Accommodation - No cars.
12. Student Accommodation - Out of Term Use.
13. Management Plan – including Service Management and Traffic Management Strategy.
14. Archaeology – WSI.
15. Travel Plan.
16. Student Travel Information Packs.
17. Cycle and Refuse Areas Provided.
18. Construction Traffic Management Plan.
19. Noise Levels as stated in Noise Assessment Report.
20. Air conditioning plant.
21. Scheme of extraction / treating cooking odours from kitchen.
22. Sustainability Statement Implementation
23. Flood Risk Assessment Recommendation Implementation.
24. Drainage Strategy.
25. Biodiversity Measures / Enhancements.
26. Development of a Servicing Plan for all uses.
27. Contaminated Land Risk Assessment.

(2) to grant listed building consent for application 15/03644/LBC subject to the following conditions:

1. Commencement of works LB consent.
2. LB consent - works as approved only.
3. 7 days' notice to LPA.
4. LB notice of completion.
5. Repair of damage after works.
6. Further works - fabric of LB - fire regs
7. Details stacks, plant and colours
8. Removal of historic features.
9. Internal features retained and protected.
10. Features to match.
11. Preservation of unknown features.
12. Fire doors – character.
13. Lighting.
14. Recording Written Scheme Investigation.
15. Audit of original internal features and fittings.
16. Method statement protection.
17. Further details.
18. Further works - buildings bounding site.
19. Materials samples.
20. Materials to match existing.
21. Conservation management plan.

5 LAND ADJACENT TO 30A UNION ST: 15/03633/FUL

109 - 116

Site Address: Land Adjacent to 30A Union Street Oxford.

Proposal: Erection of 2 storey side extension to No. 30A Union Street to create 1 x 3-bed semi-detached dwellinghouse (Use Class C3). Provision of private amenity space, bin and cycle store.

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. Materials.
4. Bin details.
5. Cycle parking.
6. Boundary details before commencement.
7. Ground resurfacing - SUDS compliant.
8. Variation of road traffic order.
9. Bollards.
10. Construction Travel Plan.
11. Street lighting.
12. No additional windows.

6 33-35 GEORGE STREET OXFORD OX1 2AY: 16/00232/CT3

117 - 122

Site Address: 33-35 George Street Oxford OX1 2AY

Proposal: Replacement windows and doors to the 1st, 2nd and 3rd floor rear elevation and first and second floor side elevation.

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. Materials as proposed.
4. Details of doors and windows.

7 PLANNING APPEALS

123 - 128

Summary information on planning appeals received and determined during February 2016.

The Committee is asked to note this information.

8 MINUTES

129 - 136

Minutes from the meetings of 8 March 2016.

Recommendation: That the minutes of the meeting held on 8 March 2016 are approved as a true and accurate record.

9 FORTHCOMING APPLICATIONS

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

10 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

25 May 2016 6.00 pm
14 Jun 2016 6.00 pm
12 Jul 2016 6.00 pm
2 Aug 2016 6.00 pm
13 Sep 2016 6.00 pm
11 Oct 2016 6.00 pm
8 Nov 2016 6.00 pm
13 Dec 2016 6.00 pm

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 Committee and Member 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 Committee and Member 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 Committee and Member 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 Committee and Member 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.