

Agenda

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West Area Planning Committee

Date: **Thursday 19 March 2015**

Time: **6.00 pm**

Place: **Long Room - 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	Councillor Oscar Van Nooijen	Hinksey Park;
	Councillor Michael Gotch	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Bev Clack	St. Clement's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Andrew Gant	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	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 internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

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AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 THE COVEN, OXPENS ROAD: 14/03538/CT3	9 - 14
Site address: The Coven, Oxpens Road, Oxford	
Proposal: Change of Use from Nightclub (Sui Generis) to Offices (Use Class B1) including ancillary use for Shopmobility unit for a temporary period of 3 years. Insertion of 2no windows to north-west elevation, 2no windows to south-west elevation and 5no windows to south-east elevation.	
Recommendation: to approve the proposed change of use for a temporary period of 3 years, subject to and including conditions.	
<ol style="list-style-type: none">1. Temporary consent for use: 3years.2. Develop in accordance with approved plans.3. Materials to match.4. Restricted opening hours: 0800–1800hrs Mon- Fri & 0900–1700hrs Sat to Sun.	
4 40 CARDIGAN ST: 15/00043/CT3	15 - 20
Site Address: 40 Cardigan Street,	
Proposal: Re-painting of front elevation from white to grey	
Officer recommendation: That the Committee approve the planning application subject to the following conditions:	
<ol style="list-style-type: none">1 Development begun within time limit2 Develop in accordance with approved plans	
5 40 BARTLEMAS ROAD: 14/03341/FUL	21 - 26
Site Address: 40 Bartlemas Road	
Proposal: Erection of single storey rear extension (amended plans)	
Officer recommendation: That the Committee approve the planning application subject to the following conditions:	
<ol style="list-style-type: none">1 Development begun within time limit2 Develop in accordance with approved plans3 Materials - matching4 No additional windows5 Amenity - no balcony6 Sustainable drainage	

6	HINKSEY POOLS: 14/03475/CT3	27 - 38
	<p>Site Address: Hinksey Pools, Hinksey Park, Abingdon Road (site plan: appendix 1)The infilling of two redundant tanks (retrospective)</p> <p>Proposal: Infilling of 2no. pool tanks to create public open space. (Retrospective)</p> <p>Officer Recommendation: That the Committee grant retrospective planning permission subject to the following condition:</p> <p>Remediation Measures and Validation Report undertaken within 6 months of the date of permission.</p>	
7	ARTICLE 4 DIRECTION (OFFICES TO RESIDENTIAL)	39 - 86
	<p>Report of the Head of City Development (attached)</p> <p>Officer recommendation: Committee is asked to:</p> <ol style="list-style-type: none"> 1. Consider the public comments received from the Public Consultation stage along with the evidence in this report; 2. Consider the officers comments in response and 3. Confirm the Article 4 Direction, which was originally made on the 28 March 2014 but will not come into force until 28 March 2015. <p>The effect of this Direction will make it necessary to apply for planning permission to change the use of offices (B1a) to residential (C3) on key protected employment sites.</p> <p>The order, which includes both the Direction Order itself and individual maps of the sites themselves, can be found at</p> <p>http://consultation.oxford.gov.uk/gf2.ti/f/417762/11838245.1/PDF/-/Article 4 Direction Order and Maps.pdf</p>	
8	EAST AND WEST OXFORD CHARACTER STUDIES	87 - 92
	<p>Purpose of report: To note the completion of Character Studies for East and West Oxford, which have recently undergone public consultation. These were undertaken in two pilot study areas (East and West Oxford) and assess the important features that contribute to the character of these areas. The studies resulted in nominations to the Oxford Heritage Asset Register. These nominations will be considered at CEB.</p> <p>Officer recommendations: That the Committee note that the character statements will be a material consideration in determining relevant planning applications against Saved Policies HE.6 & HE.8 of the Adopted Local Plan 2001-2016 and Core Strategy Policy CS18 (or any subsequent replacement policy)</p>	

9 DATE OF NEXT MEETING

The Committee will meet on the following dates:

14th April 2015

12th May 2015

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.

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.

4. Public requests to speak

Members of the public wishing to speak must notify the Chair or the Democratic Services Officer before the beginning of the meeting, 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.

5. 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 up to 24 hours 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.

6. 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.

7. 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](#)

8. 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.

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