

WEST AREA PLANNING COMMITTEE

Thursday 19 March 2015

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Fry, Gant, Hollingsworth and Price.

OFFICERS PRESENT: Robert Fowler (City Development), Tom Morris (City Development), Michael Morgan (Law and Governance), Andrew Murdoch (City Development), Sarah Orchard (City Development) and Jennifer Thompson (Law and Governance)

128. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Clack and from Councillor Cook (substitute Councillor Fry).

129. DECLARATIONS OF INTEREST

There were no declarations of interest made.

130. THE COVEN, OXPENS ROAD: 14/03538/CT3

The Head of City Development submitted a report setting out an application for the change of use from a nightclub (Sui Generis) to offices (Use Class B1) including ancillary use for Shopmobility unit for a temporary period of 3 years; and the insertion of two windows to north-west elevation, two windows to south-west elevation and five windows to south-east elevation at The Coven, Oxpens Road, Oxford.

The Committee resolved to approve application 14/03538/CT3, at The Coven, Oxpens Road, for the change of use for a temporary period of three years, subject to and including conditions.

1. Temporary consent for use: three years.
2. Develop in accordance with approved plans.
3. Materials to match.
4. Restricted opening hours: 0800–1800hrs Mon- Fri and 0900–1700hrs Sat to Sun.

131. 40 CARDIGAN STREET: 15/00043/CT3

The Head of City Development submitted a report setting out an application for the re-painting of the front elevation of 40 Cardigan Street from white to grey.

The Committee resolved to approve application 15/00043/CT3, at 40 Cardigan Street, subject to the following conditions:

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.

132. 40 BARTLEMAS ROAD: 14/03341/FUL

The Head of City Development submitted a report setting out an application for the erection of a single storey rear extension at 40 Bartlemas Road.

The planning officer drew attention to the amendments to the originally submitted plans.

The Committee resolved to approve application 14/03341/FUL, at 40 Bartlemas Road, subject to the following conditions:

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials – matching.
- 4 No additional windows.
- 5 Amenity - no balcony.
- 6 Sustainable drainage.

133. HINKSEY POOLS: 14/03475/CT3

The Head of City Development submitted a report setting out an application for retrospective planning permission for the infilling of two redundant tanks at Hinksey Pools, Hinksey Park, Abingdon Road.

The planning officer reported that the representation from Mr Wyatt had raised concerns and made comments rather than making a formal objection.

The Committee resolved to grant retrospective planning permission for application 14/03475/CT3, at Hinksey Park, subject to the following condition:

- 1 Remediation measures and validation report undertaken within 6 months of the date of permission.

134. ARTICLE 4 DIRECTION (OFFICES TO RESIDENTIAL)

The Head of City Development submitted a report which detailed proposals for, and responses to consultation on, an Article 4 Direction making it necessary to apply for planning permission to change the use of offices (B1a) to residential (C3) on key protected employment sites.

The Committee considered the report and the evidence it contained including the public comments received from the public consultation stage.

The Committee resolved to **confirm** the Article 4 Direction, which was originally made on the 28 March 2014 but will not come into force until 28 March 2015.

135. EAST AND WEST OXFORD CHARACTER STUDIES

The Head of City Development submitted a report setting out information on the completion of Character Studies for two pilot study areas (East and West Oxford) and the results of public consultation.

The studies resulted in nominations to the Oxford Heritage Asset Register. These nominations will be considered at the City Executive Board meeting on 2 April 2015.

Pat Jones, a resident with an interest in two of the nominated buildings, spoke in support of the studies and the nominations.

The Committee:

1. noted 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);
2. and asked that if possible this work be extended city-wide.

136. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 14 April.

The meeting started at 6.00 pm and ended at 6.25 pm