

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Wednesday 26 August 2015

www.oxford.gov.uk



COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Cook, Fooks, Hollingsworth, Price, Tanner and Upton.

OFFICERS PRESENT: Murray Hancock (Planning and Regulatory), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

38. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Gant (substitute Councillor Fooks) and Councillor Benjamin.

39. DECLARATIONS OF INTEREST

There were no declarations of interest made.

40. 68 ABINGDON RD: 15/02142/SF56

The Committee considered a report detailing an application for prior approval for the change of use from financial/professional services (Use Class A2) to restaurant/café (Use Class A3) at 68 Abingdon Road, Oxford.

After discussion the Committee agreed to explicitly restrict the range of foodstuffs to be sold to that indicated in the application, and restrict the range of catering equipment indicated in the application and amend the conditions to that effect.

The Committee resolved to note that "Prior Approval" is required for application 15/02142/SF56 and approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Exclusion of other uses.
4. No hot food takeaway items.
5. Restricted hours/delivery times.
6. Use of yard for deliveries.
7. No structural alterations or additions.
8. Details of cycle parking.
9. Range of foodstuffs to be sold limited to that indicated in the application, and prepared by only the range of equipment indicated in the application.

41. 46 HYTHE BRIDGE STREET: 15/00656/VAR

The Committee considered a report detailing an application for the variation of conditions 2 (approved plans) and 9 (cycle parking details) of planning permission 10/01783/FUL (Conversion of building to provide flats) to amend the design layout to insert two new windows and a door on the north elevation and to alter the location of cycle parking at 46 Hythe Bridge Street.

The Planning Officer advised the committee that the application now varied from that described in the officer's report and involved less intervention to the building as the two new windows shown on the Hythe Bridge Street frontage were no longer proposed. Appendix 2 was circulated to the committee.

Members noted that a ramp should be provided to allow easy access to the cycle store.

The Committee resolved to approve application 15/00656/VAR with the following conditions:

1. Development to be commenced within 3 years of date of consent.
2. Development in accordance with the approved plans.
3. Samples of proposed materials.
4. Sample panels on site.
5. No additional windows in south west elevation.
6. Landscape Plan.
7. Landscaping to be carried out upon substantial completion of the development.
8. Plan showing means of enclosure.
9. Details of cycle parking areas.
10. Variation of Road Traffic Order.
11. Construction Travel Plan.
12. No windows to open out onto a public highway.
13. Bin storage facilities.
14. Scheme of archaeological work-written scheme of investigation.
15. Contamination survey.
16. Ground floor room in flat 7 shall not be used as a bedroom.
17. Structural details of the existing building fabric to be retained.

42. MINUTES OF PREVIOUS MEETING

The Committee resolved to approve the minutes of the meeting held on 11 August 2015 as a true and correct record.

43. DATES OF FUTURE MEETINGS

The Committee noted future meeting dates.

The meeting started at 6.30 pm and ended at 6.55 pm

Minute 41 - 46 Hythe Bridge Street 15/0656/VAR

Appendix 2

JPPC ref: nw/5436

Development Control
Oxford City Council
109 St Aldate's Chambers,
St Aldate's,
Oxford,
OX1 1BX

25th February 2015

Dear Sir or Madam

46 Hythe Bridge Street, Oxford
Application for a minor material amendment to implemented
planning permission 10/01783/FUL

Please find enclosed an application for a minor material amendment to the implemented planning permission 10/01783/FUL at 46 Hythe Bridge Street, Oxford. The development has been lawfully implemented but has not been completed as yet.

Background

Planning permission was granted on 17th November 2010 for the conversion and extension of the existing building (involving the demolition of an extension and outbuilding) to provide 7 x 1 bedroom flats, cycle parking and bin storage at 46 Hythe Bridge (permission reference 10/01783/FUL).

In 2013 an application was submitted to the City Council (reference 10/01783/CND) seeking the discharge of the requirements of conditions 3,4,6,9,11,14 and 15 of the aforementioned planning permission. By letter dated 15th May 2013 the Council confirmed in writing the discharge of the conditions.

By notice dated 6th September 2013 the Council confirmed that the development had been lawfully implemented (13/01835/CPU refers).

Proposed amendment

The enclosed plans indicate a minor amendment to the design of the development and the internal layout of the building to require less demolitions of existing fabric and allow the use of the existing access points to the building. The positioning and number of openings has been increased on the public faces of the development to provide more pleasant internal environments in the flats.

The John Phillips Planning Consultancy

Partners
MR J. PHILLIPS MR T. LEE
Admin Group MR T. LEE



I trust the Council will agree to these proposed alterations, if you require any further information, please do not hesitate to contact me.

Yours faithfully



Neil Warner BA(Hons) MSc MRTPI
Associate

Email: neil.warner@jppc.co.uk
Direct dial: 01865 322356