

# MINUTES OF THE WEST AREA PLANNING COMMITTEE

Wednesday 25 May 2016

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**COUNCILLORS PRESENT:** Councillors Upton (Chair), Cook, Coulter, Fooks, Hollingsworth, Pegg, Price, Tidball and Wade.

**OFFICERS PRESENT:** Michael Morgan (Lawyer), Mehdi Rezaie (Planning Team Leader), Sarah Stevens (Planning Service Transformation Consultant) and Jennifer Thompson (Committee and Members Services Officer)

## 1. ELECTION OF CHAIR FOR THE 2016/17 MUNICIPAL YEAR

Councillor Louise Upton was elected as Chair for the 2016/17 municipal year.

## 2. ELECTION OF VICE CHAIR FOR THE 2016/17 MUNICIPAL YEAR

Councillor Tom Landell Mills was elected as Vice Chair for the 2016/17 municipal year.

## 3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillors Landell Mills and Tanner submitted apologies and Councillors Wade and Coulter respectively substituted for them.

## 4. DECLARATIONS OF INTEREST

There were no declarations.

## 5. 31 CHARLBURY ROAD 15/03586/FUL

Councillor Wade stepped down from the committee and left the room for the duration of this item because although she did not have a declarable interest she had previously expressed definite views on the proposals and wished to avoid any perception of bias in the making of the decision.

The Committee considered an application for planning permission for the demolition of the existing dwellinghouse and erection of 1 x 5 bedroom dwellinghouse (Use Class C3) with provision of private amenity space, car parking and bin and cycle store (amended plans) at 31 Charlbury Road, Oxford, OX2 6UU.

Margaret Shannon, local resident, spoke objecting to the application.

Anthony Crean, the applicant, spoke in support of the application.

The Committee asked questions of the officers and speakers to clarify details of the application. They decided, given concerns over the safety of pedestrians and cyclists passing this corner site and the proximity of the school, and with the agreement of the applicant, to include a condition to prevent the construction of any additional vehicular access onto or off the site apart from those in current use.

**The Committee resolved** to grant planning permission for application 15/03586/FUL subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Development in accordance with specified materials.
4. Detailing to match existing.
5. Landscape plan required.
6. Landscape hard surface design - tree roots
7. Landscape underground services - tree roots.
8. Tree Protection Plan (TPP) 1.
9. Arboricultural Method Statement (AMS).
10. Cycle and bin storage.
11. No additional vehicular access to be created.

## **6. 54 ST JOHN STREET OX1 2LQ: 15/01676/FUL AND 15/01677/LBC**

The Committee considered applications for:

- planning permission for the erection of a single storey rear extension and replacement of rear first floor roof; extension and alterations to existing rear outbuilding to form garage/studio; formation of dormer window and insertion of 2 rooflights to rear roofslope and alterations to existing front dormer; alterations to windows; and formation of patio with associated landscaping (amended plans);
- and listed building consent for the erection of a single storey rear extension and addition of pitched roof on the existing rear two storey extension; formation of dormer window and insertion of 2 rooflights on rear roofslope and alterations to existing front dormer; window alterations; various internal alterations including creation of openings, removal and addition of walls; and

extension and alterations to existing rear outbuilding to form garage/studio (amended plans)

both at 54 St John Street, Oxford, OX1 2LQ.

Margaret Booth and Penelope Lenon, local residents and representing the residents' association, spoke objecting to the applications.

Neil Warner, the agent for the applicant, spoke in support of the applications.

The Committee asked questions of the officer and the speakers to clarify details of the application. They agreed to add two further conditions to the planning permission: to specify that the outbuilding remain ancillary to the main dwelling; and to require a construction management plan because the combined effect of the works proposed for this and 58 John Street could create significant disruption for residents.

**The Committee resolved** to grant planning permission for application 15/01676/FUL subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Arch - Implementation of programme.
4. External material samples (dwelling).
5. Sample panels (dwelling).
6. Reuse bricks + samples (boundary wall).
7. Sample panel (boundary wall).
8. External material samples (outbuilding).
9. Sample panels (outbuilding).
10. Construction management plan.
11. Use of outbuilding to be ancillary to main dwelling: no independent use.

**The Committee resolved** to grant Listed Building Consent for application 15/01677/LBC subject to conditions:

1. Commencement of works LB/CAC consent.
2. LBC approved plans.
3. Works in accordance with letter.
4. Making good damage.
5. Internal features.
6. Reuse of features.
7. Preservation of unknown features.
8. External material samples (dwelling).
9. Sample panels (dwelling).
10. Further details (dwelling).
11. Reuse bricks + samples (boundary wall) .
12. Sample panel (boundary wall).
13. External material samples (outbuilding).
14. Sample panels (outbuilding).
15. Further details (outbuilding).

**7. 58 ST JOHN STREET, OXFORD, OX1 2LQ: 15/01674/FUL AND 15/01675/LBC**

The Committee considered applications for:

- planning permission for the erection of a single storey rear extension and two-storey first floor extension; alterations to front and rear dormer windows and insertion of a rear rooflight; and formation of patio with associated landscaping (amended plans);
- and listed building consent for the replacement of rear extensions with single storey ground floor extension and two-storey first floor extension; alterations and enlargement of front and rear dormers and addition of a rear rooflight; and various internal alterations including removal of walls and creation of openings (amended plans)

both at 58 St John Street, Oxford, OX1 2LQ.

The Committee asked questions of the officer and the speakers to clarify details of the application. They agreed to include a further condition to require a construction management plan because the combined effect of the works proposed for this and 54 John Street could create significant disruption for residents.

**The Committee resolved** to grant planning permission for application 15/01674/FUL subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area.
4. Arch - Implementation of programme.
5. Construction management plan.

**The Committee resolved** to grant Listed Building Consent for application 15/01675/LBC subject to conditions:

1. Commencement of works LB/CAC consent.
2. LBC approved plans.
3. Works in accordance with letter.
4. Rooflight omitted.
5. Making good damage.
6. Internal features.
7. Reuse of features.
8. Preservation of unknown features.
9. External material samples.
10. Further details.
11. Cornice in F02.

## **8. LAND ADJACENT TO 30A UNION ST: 15/03633/FUL**

The Committee considered an application for the erection of a 2 storey side extension to No. 30A Union Street to create one 3-bed semi-detached dwellinghouse (Use Class C3); and provision of private amenity space, bin and cycle store on land adjacent to 30A Union Street, Oxford.

The Committee accepted the recommendation of the legal adviser to amend the resolution by removing reference to CIL and inserting reference to a legal agreement to secure an affordable housing contribution.

Mike Rant, representing the applicant, spoke in support of the application and explained how the relevant East Oxford Traffic Regulation Order applied to and impacted on this development.

The Committee decided to modify condition 9 to include a requirement for suitable planting to improve the appearance of the front of the property and reduce the likelihood of this being used as a regular parking space.

**The Committee resolved** to grant planning permission for application 15/03633/FUL subject to conditions and the prior completion of a legal agreement to secure an appropriate contribution for affordable housing:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Development in accordance with specified materials.
4. Further details on bin storage.
5. Further details on cycle parking.
6. Boundary details before commencement.
7. Ground resurfacing - SUDS compliant.
8. Variation of road traffic order.
9. Bollards (and suitable accompanying planting).
10. Construction Travel Plan.
11. Street lighting.
12. No additional windows.

## **9. REDBRIDGE PARK AND RIDE, ABINGDON ROAD: 16/00142/CT3**

The Committee considered an application for planning permission for the provision of new pavement surface and hard standing at Redbridge Temporary Coach Park, Abingdon Road, Oxford.

**The Committee resolved** to grant planning permission subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Maintenance and Monitoring Plan.
4. Sustainable Urban Drainage Systems.

**10. 6-8 SHIP STREET OXFORD OX1 3DA: 16/00563/CT3 AND 15/02791/LBC**

The Committee considered applications for:

- planning permission for the removal of existing external rear staircase and construction of external rear steel staircase (amended description);
- and listed building consent for the removal of existing external rear staircase, making good and constructing of new external rear steel staircase; alterations to rear door; re glazing of 2 rear windows; and replacement of temporary basement post with permanent support post

both at 6-8 Ship Street, Oxford, OX1 3DA

**The Committee resolved** to grant planning permission for application 16/00563/CT3 subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Development in accordance with specified materials.
4. Staircase detail.
5. Surfacing details.

**The Committee resolved** to grant Listed Building Consent for application 15/02791/LBC subject to conditions:

1. Commencement of works LB/CAC consent.
2. LBC approved plans.
3. Staircase details.
4. Window details.
5. Details of surfacing.
6. Making good damage and samples.
7. Internal and external features.

**11. ODD 39 TO 65, PREACHERS LANE: 15/03760/CT3**

The Committee considered an application for planning permission for the installation of new entrance at ground floor level and insertion of one gate at second floor level at Odd 39 to 65 Preachers Lane, Oxford.

**The Committee resolved** to grant planning permission for application 15/03760/CT3 subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Illumination.

## **12. PLANNING APPEALS**

The Committee noted the report on planning appeals received and determined during March 2016 and for the year April 2015 to March 2016.

## **13. MINUTES**

The Committee resolved to approve the minutes of the meetings held on 12 April and 3 May 2016 as a true and accurate record.

## **14. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications and that the application for 31 Glebelands 16/00194/FUL had been withdrawn.

## **15. DATES OF FUTURE MEETINGS**

The Committee agreed a start time for its meetings of 6.00pm and noted the dates of its meetings.

**The meeting started at 6.00 pm and ended at 7.40 pm**