

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 12 July 2016

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COUNCILLORS PRESENT: Councillors Upton (Chair), Landell Mills (Vice-Chair), Cook, Fooks, Iley-Williamson, Pegg, Price, Tanner and Tidball.

OFFICERS PRESENT: Michael Morgan (Lawyer), Mehdi Rezaie (Planning Team Leader), Sarah Stevens (Planning Service Transformation Consultant), Amy Ridding (Senior Conservation Officer) and Catherine Phythian (Committee Services Officer)

23. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Alex Hollingsworth (substitute Cllr Dan Iley-Williamson).

24. DECLARATIONS OF INTEREST

There were no declarations of interest.

25. OXFORD CITY COUNCIL – HAMILTON ROAD (NO.1) TREE PRESERVATION ORDER, 2016

The Chair took this item first.

The Committee considered an application for the confirmation of a Tree Preservation Order at 68 Hamilton Road, Oxford.

The Planning Officer presented the report.

Mr Peter Young and Ms Claire Goodson (property owners) addressed the Committee, explaining their desire to retain the tree and objecting to the need for a TPO.

The Committee acknowledged the commitment of the current property owners to safeguard the tree but concluded that the TPO would be a light touch protection measure to ensure the future preservation of a community amenity.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to confirm the Oxford City Council – Hamilton Road (No.1) Tree Preservation Order 2016 without modification.

26. 16/00752/FUL: 9 CHALFONT RD

The Chair took this item next.

The Committee considered an application for the erection of part single, part two storey rear extension and the erection of single storey side extension (amended plans) at 9 Chalfont Road Oxford Oxfordshire OX2 6TL.

The Planning Officer presented the report. He noted that objections had been raised regarding:

- loss of privacy
- Increased light pollution due to extent of glazing
- overall design

He advised the Committee that the amended plans addressed these objections and that there were no unacceptable levels of harm to the Conservation Area or amenities of neighbouring properties.

Mrs Ruth Jones (neighbour) spoke against the application. Ms Valerie Lambrechts (agent) spoke in support of the application.

In response to questions from the Committee the agent (Ms Lambrechts) indicated that her client would be prepared to agree to an increase in the height of the en-suite bathroom window.

On being put to the vote the Committee agreed the resolution as set out below.

The Committee was minded to approve application 16/00752/FUL subject to the conditions set out below, as amended, and the receipt of amended plans showing the window height and alignment) and the decision was delegated to the Head of Planning & Regulatory Services.

1. Development begun within time limit
2. Develop in accordance with approved plans **with the exception of the en-suite window – amended plans to be submitted to show the alignment and increased height to take account of the neighbours comments**
3. Samples in Conservation Area
4. Amenity no additional windows

27. 15/03464/FUL AND 15/03465/LBC: FLAT 1, CAUDWELLS CASTLE, 5 FOLLY BRIDGE

The Committee considered a retrospective application for the erection of timber balustrading, trellis, platform and access ladder to form roof terrace with alterations to the colour of the roof top extension (15/03464/FUL - retrospective) and the retention of timber balustrading, trellis, platform and access ladder

forming roof terrace (15/03465/LBC - retrospective) at Flat 1, Caudwells Castle, 5 Folly Bridge, Oxford.

The Planning Officer presented the report, noting that this was a retrospective application for a listed building and that there was an associated enforcement case.

In debate the Committee noted the following points:

- the balustrade was in keeping with the spirit of Caudwell Castle
- there was no impact on neighbouring amenity

Notwithstanding the officer recommendation for refusal and on being put to the vote, the Committee resolved to grant planning permission for applications 15/03464/FUL and 15/03465/LBC for the reasons noted above.

In reaching this decision the Committee did not condone the actions of the applicant in breaching normal development control rules and found no fault with the actions or advice of the Council officers involved.

28. 16/01511/FUL: 9 UNION STREET, OXFORD, OX4 1JP

The Committee considered an application for the erection of single-storey rear extension at 9 Union Street, Oxford, OX4 1JP.

The Planning Officer presented the report. He said that the report was before the Committee as the applicant was an employee of the Council.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to grant planning permission for application 16/01511/FUL subject to the following conditions:

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

29. PLANNING APPEALS 2016/17

The Committee noted the report on planning appeals received and determined during May 2016.

The Committee suggested that the report might be amended to include:

- an analysis of the “lessons to be learnt” from those appeals found against the Council
- a performance indicator that benchmarked the Council against other local authorities

30. MINUTES

The Committee resolved to approve the minutes of the meeting held on 14 June 2016 as a true and accurate record.

31. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

32. DATES OF FUTURE MEETINGS

The Committee noted the dates of future meetings and the intention to take the Network Rail applications at the meeting on 13 September 2016 and that there would be a public briefing on the technical issues scheduled in advance of that meeting.

The meeting started at 6.00 pm and ended at 7.00 pm