

Agenda

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West Area Planning Committee

Date: **Tuesday 2 August 2016**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

Catherine Phythian, Committee and Member Services Officer

Telephone: 01865 252402

Email: democraticservices@oxford.gov.uk

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 Louise Upton	North;
Vice-Chair	Councillor Tom Landell Mills	St. Margaret's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Jean Fooks	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Jennifer Pegg	Northfield Brook;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;
	Councillor Marie Tidball	Hinksey Park;

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 requirements. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's.

A copy of the agenda may be:-

- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 16/01290/FUL: NORTH OXFORD GARAGE LTD, WOLVERCOTE ROUNDABOUT, WOODSTOCK ROAD, OX2 8JP	11 - 18
Site address: North Oxford Garage Limited Wolvercote Roundabout Woodstock Road Oxford	
Proposal: Refurbishment to existing BMW dealership including the construction of a new Motorrad entrance on the East elevation, a new construction to the North of the site to comprise of new wash bay and valeting facilities. The internal layout is to be rearranged to suit new BMW and Motorrad corporate standards with the associated external works to the site to suit the internal layout changes. (Appendix 1 site plan)	
Officer recommendation: That the West Area Planning Committee resolves to GRANT planning permission subject to the following conditions and legal agreement:	
Conditions	
1. Development begun within time limit	
2. Develop in accordance with approved plans	
3. Materials	
4. Surface Water Drainage	
5. No external lighting	
6. Construction Traffic Management Plan	
Legal Agreement: A CIL contribution will be required.	
4 77-83 IFFLEY ROAD 85 AND 87 IFFLEY ROAD AND STOCKMORE HOUSE STOCKMORE STREET OXFORD OXFORDSHIRE OX4 1EG (16/01468/FUL)	19 - 32
Site address: 77-83 Iffley Road 85 And 87 Iffley Road And Stockmore House Stockmore Street Oxford Oxfordshire OX4 1EG	
Proposal: Alterations to existing buildings on Iffley Road frontage and improvements to provide main	

entrance to student accommodation, rear extensions and staircases. Alterations and extension to Stockmore House, Stockmore Street to provide additional study/bedrooms, alterations to existing access to Stockmore Street, parking space for disabled persons and servicing. Alterations to bin storage area and cycle parking.(Appendix 1 site plan)

Officer recommendation: That the West Area Planning Committee resolves to REFUSE planning permission for the reasons stated in the report.

5 18 HAWKSWELL GARDENS: 15/02352/FUL

33 - 44

Site address: 18 Hawkswell Gardens Oxford Oxfordshire OX2 7EX

Proposal: Erection of 3 x 6 bedrooms dwellinghouses (Use Class C3). Provision of car parking spaces, private amenity space, bins and cycle stores (site plan appendix 1)

Officer recommendation: That the West Area Planning Committee resolves to REFUSE the planning application for the reasons stated in the report.

6 LAND ADJACENT TO 30A UNION ST: 15/03633/FUL

45 - 60

Site address: Land Adjacent 30A Union Street, Oxford;

Proposal: Erection of 2 storey side extension to No. 30A Union Street to create 1 x 3-bed semi-detached dwellinghouse (Use Class C3). Provision of private amenity space, bin and cycle store;

Officer recommendation: That the West Area Planning Committee resolves to REMOVE the requirement for an affordable housing contribution.

7 55 SUNNINGWELL ROAD OXFORD OXFORDSHIRE OX1 4SZ (16/00746/FUL)

61 - 66

Site address: 55 Sunningwell Road, Oxford, OX1 4SZ

Proposal: Erection of single storey rear extension. Formation of decking area and steps at the rear (Appendix 1 site plan).

Officer recommendation: That the West Area Planning Committee resolves to APPROVE the planning application subject to the following conditions:

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

8 118 SOUTHFIELD ROAD: 16/01026/FUL

67 - 74

Site Address: 118 Southfield Road Oxford Oxfordshire OX4 1PA

Proposal: Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use class C4) for 5 persons

Officer Recommendation: to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bin and bike stores.

9 MINUTES

75 - 78

Minutes from the meeting of 12 July 2016.

Recommendation: That the minutes of the meeting held on 12 July 2016 are approved as a true and accurate record.

10 FORTHCOMING APPLICATIONS

Applications for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting. This is not a definitive list: applications may be added to or deleted from this list.

- 15/01601/FUL: 26 Norham Gardens
- 15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road
- 16/00391/FUL: 24 Rosamund Road
- 16/00791/FUL: 1 Richmond Road
- 16/00684/FUL: Old School, Upper Wolvercote
- 16/00470/FUL: 1A Cranham Street:
- 16/00068/FUL & 16/00069/LBC: Grove House, Iffley Turn
- 16/01530/CT3: Tennis Courts, Pegasus Road, OX4 6JL
- 16/01220/FUL & 16/01221/FUL: 16 Northmoor Road
- 16/01413/FUL: Land Adjacent 279 Abingdon Road
- 16/01541/FUL: The Honey Pot, 8 Hollybush Row, OX1 1J
- 16/01495/RES: Westgate Centre And Adjacent Land, OX1 1NX
- 16/01725/FUL and 16/01727/LBC: St Edward's School, Woodstock Road, OX2 7NN
- 16/00882/FUL: 135 - 137 Botley Road, Oxford
- 16/01046/FUL: 30 Warnborough Road, Oxford, OX2 6JA
- 16/01397/FUL: 8 Chadlington Road

- Chiltern Line - East West Rail link - conditions applications

Network Rail applications to be considered at West Area Planning Committee on 13 September 2016:

Current ref no	Refers to	Subject
16/01634/CND	15/01978/CND Condition 1	NSoA for route section I2
16/01635/CND	15/01978/CND Condition 1	VSoA for route section I2
16/01410/VAR	13/03202/CND Condition 3	Vibration monitoring on plain line, route section H
16/01411/VAR	14/00232/CND Condition 3	Vibration monitoring at switches and crossings, route section H
16/01406/VAR	15/00956/CND Condition 4	Noise monitoring route section H
16/01412/VAR	15/03587/CND Condition 3	Vibration monitoring on plain line, route section I1
16/01409/VAR	15/03503/CND Condition 4	Noise monitoring route section I1
Request for condition to be discharged by letter. Additional information to be submitted.	15/00956/CND 15/03503/CND Condition 2	Rail dampening/ SilentTrack

11 DATES OF FUTURE MEETINGS

The Committee will meet at 6.00pm on the following dates:

13 Sep 2016
 11 Oct 2016
 8 Nov 2016
 13 Dec 2016
 24 Jan 2017
 21 Feb 2017
 14 Mar 2017
 11 Apr 2017
 9 May 2017

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.
4. Preparation of Planning Policy documents – Public Meetings

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.
5. Public requests to speak

Members of the public wishing to speak must notify the Committee and Member Services Officer before the meeting starts 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 Committee and Member Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.
6. Written statements from the public

Members of the public and councillors can send the Committee and Member Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated by noon, two working days 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.
7. 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 Committee and Member Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

8. 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](#)

9. 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.

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

a)

b)

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