

Agenda

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West Area Planning Committee

Date: **Tuesday 13 December 2016**

Time: **6.00 pm**

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

For any further information please contact the Committee Services Officer:

Catherine Phythian, Committee and Member Services Officer

Telephone: 01865 252402

Email: democraticservices@oxford.gov.uk

If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer 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 Steven Curran	Iffley Fields;

The quorum for this meeting is five members. Substitutes are permitted.

Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

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- viewed on our website – mycouncil.oxford.gov.uk
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- viewed using the computers in the Customer Services, St Aldate's, or
- subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

- | | |
|--|----------------|
| <p>1 Apologies for absence and substitutions</p> <p>2 Declarations of interest</p> <p>3 16/02620/RES: Westgate Centre and Adjacent Land, Oxford, OX1 1NX</p> <p>Site address: Westgate Centre And Adjacent Land Encompassing The Existing Westgate Centre And Land Bounded By Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane And Old Greyfriars St</p> <p>Proposal: The outline planning application (13/02557/OUT) was an Environmental Impact Assessment application and an Environmental Statement was submitted. Approval of all reserved matters was granted (14/02402/RES) under condition 5 of the outline planning permission. This application seeks approval of amended reserved matters for the appearance of the east elevation of Building 2 and 3 in respect of a revised window arrangement.</p> <p>Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions</p> <p>Conditions</p> <ul style="list-style-type: none">1 Development begun within time limit2 Develop in accordance with approved plans | <p>17 - 24</p> |
| <p>4 16/01789/FUL: Demolition of Aristotle House, Aristotle Lane, Oxford, OX2 6TR</p> <p>Site address: Aristotle House Aristotle Lane</p> <p>Proposal: Demolition of Aristotle House. Erection of four storey building to provide office space (Use Class B1) at basement, ground and first floor levels and formation of 2 x 2-bed flats (Use</p> | <p>25 - 42</p> |

Class C3) above. Erection of 4 x 4-bed terraced dwellings (Use Class C3). Formation of access from Kingston Road. Provision of car parking and bin/cycle storage.

Officer recommendation: The West Area Planning Committee is recommended to approve the application for the reasons below and subject to and including conditions and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material samples
- 4 Design - no additions to dwelling
- 5 Screening - terrace serving flat
- 6 Accessible homes
- 7 Boundary treatments
- 8 Parking permits
- 9 Construction Travel Plan
- 10 Visibility splays
- 11 Cycle storage
- 12 Bin storage
- 13 Tree Protection Plan
- 14 Landscape Plan Details
- 15 Landscape Management Plan
- 16 Arboricultural Method Statement
- 17 Biodiversity enhancement measures
- 18 Ecology enhancement measures - planting
- 19 Lighting plan - bats
- 20 Archaeology
- 21 Drainage infrastructure
- 22 Drainage details
- 23 SuDs maintenance plan
- 24 Renewable or low carbon details
- 25 Risk assessment - land quality
- 26 Validation report - land quality
- 27 Ecological management plan – canal protection

Legal Agreements:

S106 to secure affordable housing contribution

Community Infrastructure Levy (CIL):

The development is liable for CIL.

Site address: Land Adjacent Summertown Church Hall,
Portland Road

Proposal: Demolition of existing garages. Erection of a 3 storey building to provide 2 x 3-bed flats and 1 x 4-bed flat. Provision of car parking for 12No. vehicles with new vehicle access and bin store.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions and CIL contribution

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Samples
- 4 TRO
- 5 Parking Permits
- 6 SUDS Parking
- 7 Cycle Parking Provision
- 8 Landscaping
- 9 Boundary Treatments
- 10 Drainage
- 11 Drainage Infrastructure
- 12 Contaminants
- 13 Remedial Works
- 14 Obscure glazing

Legal Agreement and CIL

A CIL Contribution is required, no legal agreement is required.

6 16/01725/FUL: St Edward's School, Woodstock Road, OX2 7NN

55 - 66

Site address: St Edward's School Woodstock Road Oxford

Proposal: Application advice for the demolition of existing school hall. Construction of a new hall, library and teaching accommodation and associated landscape works and alterations to a listed building.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions and a CIL requirement

1. Development begun within time limit

2. Develop in accordance with approved plans
3. Materials
4. Construction Traffic Management Plan
5. Swept Path Analysis
6. Parking and Turning Space
7. Flooding and surface water drainage
8. SUDs Maintenance
9. Implementation of drainage
10. Archaeology
11. Bats
12. Biodiversity enhancements
13. Landscape plan required
14. Landscape carry out by completion
15. Landscape underground services - tree roots
16. Tree Protection Plan (TPP) 1
17. Arboricultural Method Statement (AMS) 1
18. Top soil
19. Unexpected Contamination
20. External lighting
21. Noise and Sound Amplification
22. Noise and Hours of Operation
23. Energy requirements

7 16/01727/LBC: St Edward's School, Woodstock Road, OX2 7NN

67 - 72

Site address: St Edward's School Woodstock Road Oxford

Proposal: Demolition of existing school hall. Construction of a new hall, library and teaching accommodation and associated landscape works. Alterations to existing library comprising removal of balcony.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions

Conditions

1. Commencement of works
2. Works as approved only
3. Details of repairs to façades
4. Sample panels
5. Details of new internal staircase
6. Details of abutments
7. Details of internal alterations

8 16/02772/FUL: 77-83 Iffley Road, 85 And 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG

73 - 86

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.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions and CIL contribution

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials samples
- 4 Gate (Public Art)
- 5 CTMP
- 6 Student Accommodation - cars
- 7 Start and End of Term Car Movements
- 8 Visibility Splays
- 9 Landscape plan required
- 10 Landscape carry out by completion
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Tree Protection Plan (TPP) 2
- 14 Arboricultural Method Statement (AMS) 2
- 15 Surface water drainage
- 16 Energy
- 17 Details of external lighting
- 18 Cycle Parking

A CIL Contribution is required, no legal agreement is required.

9 16/02271/FUL 24 Rosamund Road

87 - 94

Site address: 24 Rosamund Road.

Proposal: Alterations to roof to form hip to gable,

formation of 1No. dormer window to rear roofslope and insertion of 1No. front rooflight and window to side elevation in association with loft conversion.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Obscure glazing
- 5 Plans - specific exclusion

10 16/01413/FUL: Land Adjacent 279 Abingdon Road

95 - 114

Site address: Land Adjacent 279 Abingdon Road

Proposal: Erection of three storey building to provide 3 x 1-bed flats and 6 x 2-bed flats (Use Class C3). Provision of car parking, cycle parking and bin storage.(Additional Information) (Amended Plans).

Officer recommendation: West Area Planning Committee is recommended to refuse the application for the reasons stated in the report.

11 16/02405/FUL: 79 Harefields, OX2 8NR

115 - 122

Site address: 79 Harefields, OX2 8NR

Proposal: Change of use from dwellinghouse (Use Class C3) to Large House in Multiple Occupation (Sui Generis). Erection of a single storey rear extension. Conversion of garage and workshop to habitable space with replacement of doors to windows.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 On street parking
- 5 Bike and bin storage

12	<p>16/02443/VAR: 118 Southfield Road - variation of condition 4 (traffic order) of planning permission 16/01026/FUL</p> <p>Site address: 118 Southfield Road</p> <p>Proposal: Variation of condition 4 (traffic order) of planning permission 16/01026/FUL (Change of use from dwellinghouse to House in Multiple Occupation) to remove the condition in relation to the exclusion of resident's parking.</p> <p>Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions</p> <ol style="list-style-type: none"> 1 Development begun within time limit 2 Develop in accordance with approved plans 3 Bin stores 4 Bicycle storage 	123 - 128
13	<p>16/02296/CT3: Car Park, Walton Well Road, Oxford</p> <p>Site address: Car Park Walton Well Road Oxford Oxfordshire</p> <p>Proposal: Resurfacing of carpark</p> <p>Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions</p> <p>Conditions</p> <ol style="list-style-type: none"> 1. Development begun within time limit 2. Develop in accordance with approved plans 3. Construction Traffic Management Plan 4. Materials as specified Bituchem Natratex, submitted Design Statement 30/08/216, 5. Arboricultural Method Statement (AMS) 1 	129 - 134
14	<p>16/01896/CT3: 21 to27 Chatham Road And 10 To 40 Fox Crescent</p> <p>Site address: Outside 21 23 25 And 27 Chatham Road And 10 To 40 Fox Crescent Oxford Oxfordshire</p> <p>Proposal: Formation of 22no. residents parking spaces.</p> <p>Officer recommendation: West Area Planning Committee is</p>	135 - 142

recommended to grant planning permission with the following conditions.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Drainage
- 4 Landscaping

15 16/01883/CT3: 17 Jericho Street, OX2 6BU

143 - 148

Site address: 17 Jericho Street Oxford OX2 6BU

Proposal: Replacement of front door

Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials and colour

16 Minutes

149 - 152

Minutes from the meeting of 8 November 2016.

Recommendation: That the minutes of the meeting held on 8 November 2016 are approved as a true and accurate record.

17 Forthcoming applications

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

Chiltern Line - East West Rail link - all applications	2 applications pending
16/02377/FUL: 134 Wytham Street, OX1 4TW	Major application
16/02676/FUL: 48 Ridgefield Rd, Oxford. OX4 3BX.	Called in: Cllr Curran, supported by Clarkson, Price, Humberstone and Tarver
16/01909/FUL: Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ	Major application
16/02689/FUL: Unither House, 15 Paradise	Major application

Street, Oxford, OX1 1LD (was Cooper Callas)	
16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP	Major application (also called in by Cllr Pressel, Simm, Pegg and Sanders)
16/00882/FUL: 135 - 137 Botley Road, Oxford	called in: Cllr Cook, supported by Cllrs Brown, Clarkson and Sinclair.
16/01352/FUL: 164 Marlborough Road, Oxford, OX1 4LT	call-in: Cllr Tidball, supported by Cllrs Price, Fry and Turner
15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	Major application
16/02945/FUL: Oxford Business Centre Osney Lane Oxford Oxfordshire OX1 1TB	Major application
16/02745/CT3: Seacourt Park And Ride, Botley Road, Oxford	Major application - Council application
16/02152/CT3: 161 - 161B Iffley Road, Oxford	Council application
16/02619/FUL: Garages Rear Of 38 Hertford Street, Oxford	Call in: Cllr Tarver, supported by Cllrs Kennedy, Fry and Rowley.
16/01220/FUL & 16/01221/FUL: 16 Northmoor Road, Oxford, OX2 6UP	Call in Cllr Wade supported by Cllrs Goff, Landell Mills, and Fooks.
16/02687/FUL: 265 - 279 Iffley Road And Garages, Percy Street, Oxford, OX4 4AH	Major application
16/01541/FUL: The Honey Pot, 8 Hollybush Row, OX1 1J	Major application
15/01601/FUL: 26 Norham Gardens, Oxford, OX6 6QD	Callin: Cllr Upton supported by Cllrs Fry, Rowley and Pressel.

18 Dates of future meetings

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

24 Jan 2017
21 Feb 2017
14 Mar 2017
11 Apr 2017
9 May 2017

Councillors 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

At the meeting

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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.

Preparation of Planning Policy documents – Public Meetings

4. 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.

Public requests to speak

5. Members of the public wishing to speak must notify the Democratic 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 Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

Written statements from the public

6. Members of the public and councillors can send the Democratic Services Officer written statements and other material to circulate to committee members, and the

planning officer prior to the meeting. Statements and other material are accepted and circulated by noon, two working days before the start of the meeting.

7. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give 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. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

8. Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention by noon, two working days before the start of the meeting so that members can be notified.

Recording meetings

9. 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 place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
10. 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.

Meeting Etiquette

11. 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.
12. 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.

Code updated to reflect changes in the Constitution agreed at Council on 25 July 2016.

