

Agenda

www.oxford.gov.uk



West Area Planning Committee

Date: **Tuesday 24 January 2017**

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 Steven Curran	Iffley Fields;
	Councillor Jean Fooks	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Jennifer Pegg	Northfield Brook;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

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.

All agendas, reports and minutes are available online and can be:

- viewed on our website – mycouncil.oxford.gov.uk
- downloaded from our website
- 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

- 1 Apologies for absence and substitutions
- 2 Declarations of interest
- 3 **16/02687/FUL: 265 - 279 Iffley Road And Garages, Percy Street, Oxford, OX4 4AH**

15 - 44

Site address: 265-279 Iffley Road And Garages, Percy Street, OX4 4AH

Proposal: Re-development of the application site to include the demolition of existing buildings, erection of buildings to provide student accommodation (117 student rooms) and ancillary facilities, 11 x self-contained flats, a single storey garden room accommodating flexible space for use as student common room/teaching/lecturing space, 150sqm GIA for employment uses (Use Class B1), and associated landscaping and infrastructure. (Amended plans)

Officer recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons in the officer's report and subject to and including the following 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.

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sample materials and panels
4. Large-scale drawings of design details
5. Student accommodation, out of term use
6. Student Management Plan
7. Bin and cycle storage
8. Revised travel plan
9. Travel Information Pack

10. Student - no cars
11. Car parking spaces
12. Construction Traffic Management Plan
13. Fire hydrants
14. Landscape plan
15. Landscaping carried out by completion
16. Tree Protection Plan
17. Arboricultural Method Statement
18. Removal of trees - Percy St garage site
19. Details of boilers and CHP
20. Boundary treatments
21. Sustainable design and energy efficiency
22. Biodiversity enhancements
23. Noise levels - air conditioning, plant
24. Kitchen extraction equipment
25. Demolition strategy and validation plan
26. Phased risk assessment - land quality
27. Remedial works and validation report
28. Watching brief unexpected contamination
29. B1 office use
30. Surface water - SUDS details
31. SUDS maintenance plan
32. Drainage infrastructure details

Legal agreements

Section 106 agreement to secure affordable housing contribution of £643,432.72

Note: The Highways Authority has requested a contribution towards a Controlled Parking Zone however this is covered under CIL.

Community Infrastructure Levy (CIL):

The development is liable for £276,115.92 of CIL.

4 16/01909/FUL: Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ

Site address: Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ

Proposal: Erection of a part one and half storey, part two and half storey rear extension to provide an additional 22 bedrooms, following demolition of existing stair core. Replacement windows to east and west elevations of existing rear three storey wing. Replacement windows and alterations to roof and facade materials of existing rear single storey wing. Replacement of front lobby extension, including formation of roofs to existing bay windows, replacement of windows, replacement of 3No. dormer windows and alterations to facade materials. Alterations to existing car parking and landscaping with provision of bin and cycle store.

Officer recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

Conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples in Conservation Area
4. Revised Landscape plan & long term maintenance schedule required to include living walls
5. Landscaping - carry out after completion
6. Arboricultural Method Statement – as approved
7. Tree Protection Methods – as approved
8. Car parking laid out - as approved
9. Cycle parking - further details required
10. Travel Plan - draft approved & update required post occupation
11. Construction Traffic Management Plan required
12. Ground resurfacing - SUDS compliant
13. Glasshouse – restoration prior to occupation of rear extension

Legal Agreement & CIL:

The development is CIL liable: £15,157.09

County:

A legal agreement required: A Travel Plan monitoring fee of £1,240 is required prior to first occupation of the additional hotel rooms to

enable the Travel Plan to be monitored for a period of five years.

5 16/03030/VAR: 376 Banbury Road, Oxford OX2 7PW

61 - 68

Site address: 376 Banbury Road, Oxford OX2 7PW

Proposal: Variation of condition 2 (Approved plans) of planning permission 14/03445/FUL (Demolition of existing building. Erection of school boarding house on 3 and 4 storeys, plus basement. Provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary works) to remove basement floor and lightwells, removal of timber fins to first floor terrace, corridor projecting into north elevation shortened on upper floors, insertion of brick column to north elevation to support upper floors. Projecting box windows to first and second floor east elevation to be replaced with normal windows, concrete canopy at first floor level to west and south elevation to be reduced, alterations to windows and doors on north, south and east elevations, alterations to the lift so overrun is visible and fitting of low headroom device to lower height of lift shaft roof.

Officer recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

Conditions

1. Approved plans
2. Materials as approved
3. Boundary treatment
4. Lighting
5. Obscure glazing to north facing windows
6. Landscape plan carry out after completion
7. Landscape management plan
8. Landscape hard surfaces
9. Tree protection
10. Arboricultural method statement
11. Top soil retention

12. Parking spaces
13. Cycle parking
14. Variation of Road Traffic Order
15. Travel plan
16. Students no cars
17. Full time students
18. Supervision of students
19. Use as boarding school only
20. Contamination - risk assessment
21. Construction management plan
22. Ground resurfacing - SUDS compliant
23. Piling methods
24. Mechanical plant
25. Extraction equipment
26. Noise attenuation
27. Drainage strategy

Legal agreement / Community Infrastructure Levy (CIL)

The original application, 14/03445/FUL, was not subject to a legal agreement. Due to a change in the floor plans proposed with this variation application, the CIL liability has been recalculated and would amount to £81,648.90.

6 16/03094/VAR: The King's Centre Osney Mead Oxford OX2 0ES

69 - 74

Site address: The King's Centre, Osney Mead, Oxford, OX2 0ES

Proposal: Variation of condition 3 (Start & finish times for ancillary uses) of planning permission 07/00603/VAR (Amendment to planning permission 02/01252/VAR allowed on appeal (reference APP/G3110/A/1121230) by (i) Variation of condition 5 to allow permanent use as a Class D1 (Non-residential Institution) as a place of worship: and (ii) Deletion of condition 6 requiring submission of a Travel Plan) to remove the restriction of the users of the place of worship.

Officer recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

Conditions

1. Specified drawings
2. Restricted uses
3. Start & finish times for ancillary uses
4. Travel Plan
5. Car parking
6. Cycle parking

7 16/02894/FUL: 4 North Parade Avenue, Oxford, OX2 6LX

75 - 84

Site address: 4 North Parade Avenue, Oxford, OX2 6LX

Proposal: Part change of use of ground floor and first floor from restaurant (Use Class A3) to form 1 x 2-bed flat at ground floor and an additional 1 x 1-bed flat at first floor (Use Class C3). Alterations to windows and doors. Provision of private amenity space and bin store.

Officer recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Cycle parking details required
4. Parking Permits
5. Roof cladding

8 16/01827/FUL: 17 St Margaret's Road, Oxford, OX2 6RU

85 - 92

Site address: 17 St Margaret's Road, Oxford, OX2 6RU

Proposal: Demolition of an existing rear and side extension. Erection of a single storey rear extension with formation of patio at lower ground floor, and two storey side extension at ground

floor (amended plans).

Officer recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - matching
4. Surface water drainage

9 16/02424/FUL: 23 Thorncliffe Road, Oxford, OX2 7BA

93 - 100

Site address: 23 Thorncliffe Road, Oxford, OX2 7BA

Proposal: Erection of a basement extension under existing rear room. Extension to rear, including basement level, ground floor extension and small first floor extension. Loft conversion and insertion of a dormer window. Detached building in garden.

Officer recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Extension materials
4. Outbuilding and dormer materials

10 16/02377/FUL: 134 Wytham Street, Oxford, OX1 4TW

101 - 108

Site address: 134 Wytham Street, Oxford, OX1 4TW

Proposal: Erection of a single storey side and front extension.

Officer recommendation:

The West Area Planning Committee is recommended to GRANT

planning permission for the reasons set out in the report and subject to the following conditions.

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sustainable Drainage Measures
4. Materials - matching
5. Plan of Car Parking Provision

11 Minutes

109 - 120

Minutes from the meeting of 13 December 2016.

Recommendation: That the minutes of the meeting held on 13 December 2016 are approved as a true and accurate record.

12 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
16/02689/FUL: Unither House, 15 Paradise Street, Oxford, OX1 1LD (was Cooper Callas)	major application
16/03056/FUL: Balliol College Sports Ground, Jowett Walk, Oxford, OX1 3TN	major application
16/03166/FUL: Junction Of Headington Road and Morrell Avenue, Oxford (Spanish Civil War memorial)	Called in
16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP	major application
16/00882/FUL: 135 - 137 Botley Road, Oxford	Called in
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
16/03062/FUL: Somerville College, Woodstock Road, Oxford, OX2 6HD	major application

16/02152/CT3: 161 - 161B Iffley Road, Oxford	Council application
16/02619/FUL: Garages Rear Of 38 Hertford Street, Oxford	Called in
16/01220/FUL & 16/01221/FUL: 16 Northmoor Road, Oxford, OX2 6UP	Called in
16/01541/FUL: The Honey Pot, 8 Hollybush Row, OX1 1JH	major application
16/03189/FUL: 8 Hollybush Row, Oxford, OX1 1JH	Major application
15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	major application
15/01601/FUL: 26 Norham Gardens, Oxford, OX6 6QD	Called in

13 Dates of future meetings

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

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.