

Agenda

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West Area Planning Committee

Date: **Tuesday 14 March 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.

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- 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 16/02945/FUL: Oxford Business Centre Osney Lane OX1 1TB

13 - 56

Site Address: Oxford Business Centre, Osney Lane

Proposal: Demolition of units 1-15 Oxford Business Centre and redevelopment including erection of purpose built student accommodation with small-scale A1, A3, A4 and B1 units, with associated landscaping.

Recommendation:

West Area Planning Committee is recommended to support the development in principle but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions on its completion:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Material Samples in Conservation Area.
4. Further Design Details of the junctions between the building and ground.
5. Details of the means of enclosure for all boundaries of the site.
6. Landscape Plan.
7. Landscape Implementation.
8. Hard Surface Design – Tree Roots.
9. Underground Services – Tree Roots.
10. Tree Protection Plan Implementation.
11. Arboricultural Method Statement Implementation.
12. Student Accommodation – Full Time Courses.
13. Student Accommodation - No cars.
14. Student Accommodation - Out of Term Use.
15. Student Accommodation Management Plan.
16. Archaeology – Written Scheme of Investigation.
17. Archaeology – Method statement for demolition.
18. Details of access road to rear of development including parking controls.
19. Travel Plan – including Student Information Packs.
20. Details of the Cycle Parking and Refuse Areas.

21. Construction Environmental & Traffic Management Plan.
22. Noise Levels as stated in Noise Assessment Report.
23. Further details of sustainability measures.
24. Surface Water Drainage Strategy.
25. Biodiversity Measures / Enhancements.
26. Biodiversity – Lighting Scheme.
27. Contaminated Land Risk Assessment.
28. Contaminated Land Validation Report.
29. Contaminated Land – Watching Brief (Unsuspected contamination).
30. Details of Fire Hydrants

Legal Agreement:

- The restriction on the occupancy of the student accommodation to students only
- Affordable Housing Contribution in accordance with Sites and Housing Plan Policy HP6 and the Affordable Housing and Planning Obligations SPD
- The delivery and implementation of the temporary access route on the eastern side of the proposed building, including the specification of this route in terms of materials, appearance, routing, and landscaping. The details should be approved by the Local Planning Authority before development commences and implemented before occupation.
- Travel Plan Monitoring Fee

4 16/03062/FUL: Somerville College, Woodstock Road, Oxford, OX2 6HD

57 - 82

Site Address: Somerville College, Woodstock Road, Oxford

Proposal: Demolition of existing buildings including 120-121 Walton Street, rear of 25-31 Little Clarendon Street, part rear of Bedford House and Penrose flat. Erection of five storey student accommodation block (The Catherine Hughes Building) to provide 68 student rooms fronting Walton Street and rear extension/refurbishment of 25-31 Little Clarendon Street (The Shaw Lefevre Building) to provide 42 student rooms. Provision of 135 cycle parking spaces. Provision of one disabled parking space accessed off Little Clarendon Street. Landscaping and planting, including replacement iron railing gates to existing entrances on Walton Street.

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. Material Samples in Conservation Area.
4. Further Design Details of the junctions of the new and existing buildings and other features of the development.
5. Architectural recording of the buildings to be demolished.
6. Landscape Plan – including design of the new quad.
7. Landscape Implementation.
8. Hard Surface Design – Tree Roots.
9. Underground Services – Tree Roots.
10. Tree Protection Plan Implementation.
11. Arboricultural Method Statement Implementation.
12. Student Accommodation – Full Time Courses.
13. Student Accommodation - No cars.
14. Student Accommodation - Out of Term Use.
15. Management Plan – including traffic management plan.
16. Archaeology – Written Scheme of Investigation.
17. Archaeology – Method statement for demolition.
18. Travel Plan.
19. Details of the Cycle Parking and Refuse Areas.
20. Construction Environmental & Traffic Management Plan.
21. 21 No windows opening onto Walton Street .
22. Noise Levels as stated in Noise Assessment Report.
23. Sustainability Statement Implementation.
24. Drainage Strategy Implemented.
25. Biodiversity Measures / Enhancements.
26. Contaminated Land Risk Assessment.
27. Details of Fire Hydrants.

5 16/03189/FUL: 8 Hollybush Row, Oxford, OX1 1JH

83 - 92

Site Address: 8 Hollybush Row Oxford OX1 1JH

Proposal: Demolition of existing public house. Erection of a four storey building to create 7 flats (5 x 2-bed and 2 x 1-bed flats (Use Class C3)). Provision of bin and cycle store.

Recommendation:

West Area Planning Committee is recommended to **grant** planning permission for the reasons below, subject to 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. Variation of Road Traffic Order: Hollybush Row.
4. Materials as approved.
5. Salvage of material.
6. Screening.
7. Construction Traffic Management Plan.
8. Contaminated Land - Watching Brief.
9. Surface Water Drainage Statement.
10. Surface Water Drainage Maintained.
11. Cycle storage.
12. Bin Storage.
13. Energy efficiency.
14. Archaeological Investigation.

6 16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP

93 - 104

Site address: 40 St Thomas Street, Oxford, OX1 1JP

Proposal: Demolition of existing building. Erection of a part two, part three storey building with basement to provide 1 x 2-bed and 8 x 1-bed apartments (amended plans)

Recommendation:

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

7 17/00188/FUL: Eastgate Hotel, 73 High Street, Oxford, OX1 4BE

105 - 114

Site address: Eastgate Hotel, 73 High Street, Oxford, OX1 4BE

Proposal: Erection of part two storey, part three storey, detached building to provide 17 additional bedrooms. Erection of outdoor terrace and platform lift. Alterations to car parking layout.

Recommendation:

West Area Planning Committee is recommended to **grant** planning permission for the reasons set out in the report and subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area, Central City and University.
4. Implement archaeological works.
5. Parking as per plan.
6. Use of terrace until 21.45 hrs.

7. Cycle parking.
8. Bin stores.
9. SUDS.
10. Construction Travel Plan.
11. No construction during exam period.
12. Secured by Design.
13. Sustainable Design and Construction.

8 16/02894/FUL: 4 North Parade Avenue, Oxford, OX2 6LX 115 - 126

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.

Recommendation:

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

9 17/00214/CT3: 144 - 146 Covered Market, Market Street, Oxford, OX1 3DZ 127 - 132

Site address: 144 - 146 Covered Market, Market Street, OX1 3DZ

Proposal: External alterations to shopfront to enable insertion of double doors and removal of internal shelving.

Recommendation:

West Area Planning Committee is recommended to **grant** planning permission for the reasons set out in the report and subject to the following conditions:

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

10 16/03067/CT3: 144-146 Covered Market, Market Street, Oxford 133 - 138

Site address: 144 - 146 Covered Market, Market Street, OX1 3DZ

Proposal: External alterations to shopfront to enable insertion of double doors and removal of internal shelving.

Recommendation:

The West Area Planning Committee is recommended to **grant** Listed Building Consent for the reasons set out in the report and subject to the following conditions:

1. Commencement of works LB/CAC consent.
2. LBC approved plans.
3. Joinery details.
4. Finish to match.

11 17/00209/CT3: 161 - 161B Iffley Road, Oxford 139 - 144

Site address: 161 - 161B Iffley Road, Oxford

Proposal: Replacement timber windows.

Recommendation:

West Area Planning Committee is recommended to **grant** planning permission for the reasons set out in the report and subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Further details.

12 Minutes 145 - 152

To approve as a true and accurate record the minutes of the meeting held on 21 February 2017.

13 Forthcoming applications

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

15/01601/FUL: 26 Norham Gardens, Oxford, OX6 6QD	Called in
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17/00155/FUL: The Hollybush Inn, 106 Bridge Street, Oxford, OX2 0BD	
Chiltern Line - East West Rail link - all applications	
16/03056/FUL: Balliol College Sports Ground, Jowett Walk, Oxford, OX1 3TN	Major application
16/02689/FUL: Unither House, 15 Paradise Street, Oxford, OX1 1LD (was Cooper Callas)	Major application
17/00250/FUL: Castle Mill, Roger Dudman Way, OX1 1AF	
16/02745/CT3: Seacourt Park And Ride, Botley Road, Oxford	Major application Council application
15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	Major application
16/03318/FUL: Galilee Rooms, 28 St Thomas' St	Call 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	Non-delegated application

14 Dates of future meetings

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

2017	2018
11 Apr 2017	
9 May 2017	16 January 2018
13 June 2017	21 February 2018
11 July 2017	13 March 2018
1 August 2017	10 April 2018
12 Sept 2017	21 May 2018
10 October 2017	12 June 2018
14 November 2017	
12 December 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.