

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 14 March 2017

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Committee members:

Councillor Upton (Chair)	Councillor Landell Mills (Vice-Chair)
Councillor Curran	Councillor Fooks
Councillor Hollingsworth	Councillor Pegg
Councillor Price	Councillor Tanner
Councillor Lygo (for Councillor Cook)	

Officers:

Philip Devonald, Planning Legal Locum
Adrian Arnold, Development Management Service Manager
Robert Fowler, Planning Team Leader
Andrew Murdoch, Planning Team Leader
Catherine Phythian, Committee Services Officer

Apologies:

Councillor Cook sent apologies.

The Committee recorded their regret at the sad news of the death of Councillor Van Coulter.

108. Declarations of interest

Agenda item 6: Councillor Fooks as a Member of Somerville College.

109. 16/02945/FUL: Oxford Business Centre Osney Lane OX1 1TB

The Committee considered an application (16/02945/FUL) for the 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 at Oxford Business Centre, Osney Lane.

The Planning Officer presented the report. He said that this was the first application to come forward within the West End regeneration area in the city centre. He confirmed that the application had been the subject of extensive pre-application discussions to ensure that it was consistent with the aims of the Oxpens Masterplan Supplementary

Planning Document and would not compromise the wider objectives for the remainder of the regeneration site.

Debbie Dance (Oxford Preservation Trust) spoke against the application.
James Taylor (agent) spoke in support of the application.

The Committee discussion included, but was not limited to, the following points:

- The exact details for the new access road would evolve as part of the master planning for the development of the remainder of the Oxpens site – but the proposals in the current application were considered to be sufficiently flexible and were acceptable to the Highways Authority and other private landowners
- It would be prudent to condition the control of unauthorised parking on the “shared space” road surface at the northern end of the new access road
- That the overall principles for the development had been addressed in the Supplementary Planning Document
- That the latest designs for the proposed development ensured that it was sympathetic to the current city skyline and townscape.

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers.

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

The Committee resolved 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 the following (amended) 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 for the access road and the “shared space” at the northern end of the access road.
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 and implemented before occupation.
- Travel Plan Monitoring Fee

Informative:

The applicant should seek to erect the 1.8m high trespass resistant fence in close proximity to the existing railway fence in order to minimise potential “littering” in the space between the two fences.

Councillor Tanner left the meeting at the end of this item.

110.16/03062/FUL: Somerville College, Woodstock Road, Oxford, OX2 6HD

Councillor Fooks left the meeting for this item.

The Committee considered a report detailing an application (16/03062/FUL) from Somerville College for the demolition of existing buildings including 120-121 Walton

Street, rear of 25-31 Little Clarendon Street, part rear of Bedford House and Penrose flat; the erection of five storey student accommodation block (The Catherine Hughes Building) to provide 68 student rooms fronting Walton Street; a rear extension/refurbishment of 25-31 Little Clarendon Street (The Shaw Lefevre Building) to provide 42 student rooms; the provision of 135 cycle parking spaces; provision of one disabled parking space accessed off Little Clarendon Street; and landscaping and planting, including replacement iron railing gates to existing entrances on Walton Street.

The Planning Officer presented the report and explained that the application was the result of extensive pre-application discussions and input from the Design Review Panel. Consequently the application married well with the existing developments in the Radcliffe Observatory Quarter and allowed Somerville College to establish a stronger presence and campus identity.

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers. The Committee commended the application as an attractive and thoughtful development which would enhance the locality and make a positive impact in the conservation area.

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

The Committee resolved to **approve** (16/03062/FUL) for the reasons stated in the report and subject to 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. 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.

Councillor Fooks returned to the meeting.

111.16/03189/FUL: 8 Hollybush Row, Oxford, OX1 1JH

The Committee considered a report detailing an application (16/03189/FUL) for the demolition of the existing public house; the erection of a four storey building to create 7 flats (5 x 2-bed and 2 x 1-bed flats (Use Class C3)); and the provision of bin and cycle store at 8 Hollybush Row Oxford OX1 1JH.

The Planning Officer presented the report and briefed the Committee on the planning history for the site.

In reaching their decision, the Committee considered the officers report and presentation. They noted that the principle of development had been established by the previous planning permission which was extant and as such was a material planning consideration in the determination of this application.

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

The Committee resolved to **approve** planning permission (16/03189/FUL) for the reasons stated in the report and subject to 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:

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.

112.16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP

The Committee noted that this application had been withdrawn by the applicant.

113.17/00188/FUL: Eastgate Hotel, 73 High Street, Oxford, OX1 4BE

The Committee considered a report detailing an application (17/00188/FUL) for the 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 at The Eastgate Hotel, 73 High Street, Oxford, OX1 4BE.

The Planning Officer presented the report. He explained that this application was identical to a previously approved application from 2013 which had lapsed. In response to questions from the Committee he confirmed that the rear access through the car park for other retailers on the High Street would be retained and that there had been no material changes to national or local planning policies since the previous approvals were granted.

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

In reaching their decision, the Committee considered the officers report and presentation.

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

The Committee resolved to **approve** 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.

114.16/02894/FUL: 4 North Parade Avenue, Oxford, OX2 6LX

The Committee considered a report detailing an application (16/02894/FUL) for 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; and provision of private amenity space and bin store at 4 North Parade Avenue, Oxford, OX2 6LX.

The Planning Officer presented the report. He reminded the Committee that this application had been considered in January 2017 and deferred pending further information on the commercial viability of operating an A3 use in the unit. He explained that the proposed reduction in floor space was reflected in a more affordable rent and that this had proved more attractive to restaurant operators. This assessment had been confirmed by local estate agents and the Council's Principal Economic Development and Spatial Officer. The applicants had secured a ten year lease with a non-chain operator who would be in keeping with the unique character of the street.

Nicola Plested spoke against the application. Simon Dalton and Paul Featherstone spoke in favour of the application.

In reaching their decision, the Committee considered the officers report and presentation as well as the address of the public speakers.

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

The Committee resolved to **approve** application (16/02894/FUL) 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.

115.17/00214/CT3: 144 - 146 Covered Market, Market Street, Oxford, OX1 3DZ

The Committee considered a report detailing an application (17/00214/CT3) for planning permission for external alterations to shopfront to enable the insertion of double doors and the removal of internal shelving at 144 - 146 Covered Market, Market Street, OX1 3DZ.

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

The Committee resolved to **approve** application (17/00214/CT3) at 144 - 146 Covered Market, Market Street, OX1 3DZ for the reasons stated 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.

116.16/03067/CT3: 144-146 Covered Market, Market Street, Oxford

The Committee considered a report detailing an application (16/03067/CT3) for Listed Building Consent for external alterations to shopfront to enable the insertion of double doors and the removal of internal shelving at 144 - 146 Covered Market, Market Street, OX1 3DZ.

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

The Committee resolved to **grant** Listed Building Consent (16/03067/CT3) at 144 - 146 Covered Market, Market Street, OX1 3DZ for the reasons stated 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.

117.17/00209/CT3: 161 - 161B Iffley Road, Oxford

The Committee considered a report detailing an application (17/00209/CT3) for planning permission for replacement timber windows at 161 - 161B Iffley Road, Oxford.

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

The Committee resolved to **approve** application 17/00209/CT3 at 161 - 161B Iffley Road, Oxford for the reasons stated 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

118. Forthcoming applications

The Committee noted the list of forthcoming applications.

119. Minutes

The Committee resolved to **approve** the minutes of the meeting held on 21 February 2017 as a true and accurate record.

120. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 7.50 pm