

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 11 April 2017

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Committee members:

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

Officers:

Philip Devonald, Planning Legal Locum
Robert Fowler, Planning Team Leader
Felicity Byrne, Principal Planner
Patsy Dell, Head of Planning, Sustainable Development & Regulatory Services
Catherine Phythian, Committee Services Officer

Apologies:

Councillor(s) Curran sent apologies.

121. Declarations of interest

There were no declarations of interest.

122. 16/03056/FUL: Balliol College Sports Ground, Jowett Walk / Cross Street, Oxford

The Committee considered a report detailing an application (16/03056/FUL) for planning permission for the demolition of existing collegiate accommodation and erection of C2 residential institution including sports pavilion, assembly space and associated accommodation, access and landscape (amended information and revised plans) at Balliol College Sports Ground, Jowett Walk / Cross Street, Oxford.

The Planning Officer presented the report and highlighted the following points:

- the inclusion of an additional condition relating to public art
- there would be no significant loss of protected open space
- the boundary treatment would be “transparent” to allow glimpsed views of the sports grounds
- the development would provide for an identified need for student accommodation

- and associated College facilities of an appropriate and high quality design and form
- any loss of trees that are important within public views are partly mitigated by new planting
- any harm to designated and non-designated heritage assets is outweighed in this case by the high quality design and public benefits of the proposed development

Julian Read spoke against the application.

Drummond Bone (applicant), Niall McLaughlin (architect) and Chris Pattison (agent) spoke in favour of the application.

In discussion the Committee noted that although the net loss of 3 units of family housing was contrary to local policy the revised National Planning Policy Guidance advice and appeal decision on a case in Cambridge were material to this application. They acknowledged the planning officers' advice that on balance the benefits of the scheme and the equivalent release to the market by provided for Balliol students (undergrad and post-grad), to be secured by a legal agreement, outweighs the net loss of residential housing and an exception to policy is justified.

The Committee suggested that, as part of the landscape plan, consideration might be given to increasing the number of replacement trees.

In response to a query from the Committee the Planning Officer confirmed that the timescale for the scheme (as stated in Condition 1 and the s106 agreement) should be 4 years.

The Committee commended the scheme for its high quality design.

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.

Decision

The Committee resolved to **approve** application (16/03056/FUL) for the reasons set out in the report and including the (amended) conditions listed and the satisfactory completion of a S106 legal agreement and delegate to the Head of Planning & Regulatory Services to issue the Decision on satisfactory completion of the S106.

Conditions

1. Time Limit – 4 years to implement
2. Plans – in accordance with approved plans
3. Materials – samples agree prior phase of construction (Excluding demolition)
4. Biodiversity – measures for wildlife (bird bat boxes)
5. Demolition Method Statement – details to be submitted prior commencement.
6. Enabling Works Construction Traffic Management Plan - as approved

7. Construction Traffic Management Plan – details prior to commencement
8. Cycle & bin storage – further details prior to substantial completion
9. Sustainability – in accordance with Energy Statement approved
10. Sustainability – Further details of CHP
11. Revised Drainage Strategy – further details, prior construction excl. demolition
12. SUDs Maintenance Plan – prior occupation
13. Piling method statement – water infrastructure details
14. Landscape plan to be submitted prior to occupation of any phasing
15. Landscape – planting carry out after completion of each phase or substantial completion of whole development.
16. Trees – (Hard Surfaces – tree roots)
17. Trees - (Underground Services – tree roots)
18. Trees - (Tree Protection Plan) as approved
19. Trees - (Arboricultural Method Statement) as approved
20. Details of boundary treatment / entrance gates prior to occupation/ installation
21. Archaeology – WSI as approved
22. Travel Plan – (residential) prior to occupation
23. Student Accommodation and Out of Term Use
24. Student Accommodation – Student Traffic Management Plan as approved
25. Students - No cars
26. Access - Jowett Walk as approved, prior to occupation.
27. Contamination – Watching brief as approved
28. Contamination – Remediation Strategy prior occupation
29. Contamination – Validation Report prior occupation
30. External Lighting – details prior to installation
31. Architectural Recording of buildings to be demolished.
32. Wardens Flat – restrict use
33. Public Art

Legal Agreement:

City:

A s106 agreement is necessary to require the applicant, in the event that the development is not completed to the satisfaction of the Local Planning Authority within four years of the grant of planning permission, to mitigate the loss of one unit of family accommodation.

County:

A S278 agreement will be required to:

- relocate the existing vehicular access which will include the removal of a tree, the relocation of the existing phone box and the re-provision of parking bays lost at the access (to include a £2,500 fee for the amendment to the Traffic Regulation Order).
- resurface the junction speed table at the junction of St Cross Road/Manor Road.

A S106 agreement will be required in order for the applicant to pay £1,240 to monitor the site's travel plan (in line with the county council's guidance document "Transport for New Developments: Transport Assessments and Travel Plans").

123.15/01601/FUL: 26 Norham Gardens, Oxford, OX6 6QD

The Committee considered a report detailing an application (15/01601/FUL) for planning permission for the demolition of existing outbuildings; renovation of existing house to form 18 student study rooms; and construction of replacement outbuildings to form 9 student flats at 26 Norham Gardens, Oxford, OX6 6QD.

The Planning Officer presented the report. He advised the Committee that in response to concerns raised by residents he recommended adding a further condition to address light pollution.

Simon Costa (on behalf of the applicant) and James Roach (architect) spoke in favour of the application.

The Committee discussion included, but was not limited to, consideration of the potential for light pollution at the rear of the site and from the "window lanterns". They noted that the applicant had indicated that they would consider options to address these concerns including possible use of "automatic integrated blinds". They agreed to add a condition to address the potential light pollution at the rear of the site and an informative on the mitigation of potential light pollution from the "window lanterns".

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.

Decision

The Committee resolved to **approve** application (15/01601/FUL) for the reasons set out in the report and subject to the following (amended) conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Material Samples in Conservation Area
4. Landscape Plan
5. Landscape Implementation

6. Hard Surface Design – Tree Roots
7. Underground Services – Tree Roots
8. Tree Protection Plan
9. Arboricultural Method Statement
10. Student Accommodation – Full Time Courses
11. Student Accommodation - No cars
12. Student Accommodation - Out of Term Use
13. Archaeology – Written Scheme of Investigation
14. Details of the Cycle Parking and Refuse Areas
15. Construction Traffic Management Plan
16. Sustainability Statement Implementation
17. Biodiversity Measures / Enhancements
18. Light pollution

Informative: to consider appropriate solutions (e.g. automated integrated blinds) to mitigate potential light pollution from the “window lanterns”.

124.16/03318/FUL: John Coombes House, 28 St Thomas' St, Oxford, OX1 1JL

The Committee considered a report detailing an application (16/03318/FUL) for planning permission for the demolition of part of Combe House and Galilee rooms; the erection of single storey extensions to north, south and west elevations and formation of dormer windows; conversion of Galilee rooms to Nursery (Use Class D1); formation of mezzanine floor; alterations to existing windows; provision of covered area to North elevation; erection of glazed light at first floor level; provision of pathway to provide access to nursery and construction of playground and boundary wall within churchyard; and installation of external lighting.

The Planning Officer presented the report. He explained that the application had been called-in on the grounds of its impact on the listed building and that a detailed assessment of this had been carried out as part of the parallel listed building consent. Consequently the Conservation Officer had confirmed that they had no concerns with the application before the Committee.

The Planning Officer said that he recommended the addition of a further condition requiring a travel management plan as requested by the Highways Authority. He explained that this was because there was a possibility that there could be two nurseries on St Thomas Street if the existing nursery moved to the new premises and the new owner of the existing nursery site decided to operate a nursery on the premises rather than redevelop it for housing.

Revd. Beswick and Sarah Thonemann spoke in favour of the application.

In discussion the Committee noted the following points:

- that there were no plans to increase the capacity of the nursery;
- that the amenities to be provided by the nursery would be subject to separate licensing regulations;
- that there would be no change to the arrangements for nursery staff parking and pupil drop off / pick up

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.

Decision

The Committee resolved to **approve** application (16/03318/FUL) for the reasons set out in the report and subject to the following (amended) conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples
4. Tree Protection Plan (TPP) 1
5. Arboricultural Method Statement (AMS) 1
6. Japanese knotweed
7. Biodiversity enhancement
8. Archaeology
9. Contaminated Land 1
10. Contaminated Land 2
11. Contaminated Land 3
12. Travel Plan

125.17/00338/CT3: Land At Townsend Square

The Committee considered a report detailing an application (17/00338/CT3) for planning permission for the provision of 25no. parking spaces and 2no. disabled parking spaces on land at Townsend Square, Oxford.

The Planning Officer presented the report. He referred the Committee to late objections from local residents regarding the loss of green space and the over provision / location of disabled parking bays which he considered had been adequately addressed in the officer report.

The Committee discussion included, but was not limited to, the provision of cycle parking at the site and parking enforcement. The Planning Officer explained that the provision of cycle parking was something that could be provided by the Council, as applicant, under the permitted development regulations. However, the Committee considered that the Council should affirm its commitment to cycling in the city and secure through condition the provision of cycle parking for both residents and visitors.

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.

Decision

The Committee resolved to **approve** application (17/00338/CT3) for the reasons set out in the report and subject to the following (amended) conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials
4. Visibility splays (vehicle to pedestrian)
5. Visibility splays (vehicular)
6. Landscape plan required
7. Landscape carry out by completion
8. Landscape hard surface design
9. Landscape underground services
10. Tree protection plan
11. Arboricultural Method Statement (AMS)
12. Drainage details
13. SUDs maintenance plan
14. Cycle Parking

Informative: to consider use of appropriate signage to safeguard the parking spaces for use by residents.

126. Minutes

The Committee resolved to approve the minutes of the meeting held on 14 March 2017 as a true and accurate record.

127. Forthcoming applications

The Committee noted the list of forthcoming applications.

128. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 8.00 pm