

Agenda

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West Area Planning Committee

Date: **Tuesday 9 May 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 16/02689/FUL: Cooper Callas - Unither House, 15 Paradise Street, Oxford, OX1 1LD

11 - 38

Site address: Cooper Callas - Unither House, 15 Paradise Street, Oxford, OX1 1LD

Proposal: Demolition of existing building and construction of new hotel building (use class C1), with associated vehicle and cycle parking, landscaping, plant and engineering works. (Amended plans) (Amended information).

Officer recommendation:

The West Area Planning Committee is recommended:

1. To approve in principle the application (16/02689/FUL) for the reasons set out in the report and subject to the conditions listed and on the satisfactory completion of a legal agreement to secure a contribution towards affordable housing; and
2. To delegate to Head of Planning and Regulatory Services authority to issue the permission subject to the satisfactory resolution of the Environment Agency's technical concerns.

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - samples prior to construction (excluding demolition)
4. Revised Landscape plan - including living walls & green roof- as approved
5. Landscape management plan - as approved
6. Landscaping - carry out after completion
7. Cycle parking - further details of on-street cycles required
8. Travel Plan - draft approved & update required post occupation

9. Travel Information Packs
10. Shared Surface – further details to be submitted
11. Traffic Regulation Order – variation required
12. Delivery and Service Management Plan – as approved
13. Construction Traffic Management Plan required
14. Flood Risk Assessment – construct in accordance with
15. SUDs - further details to be submitted
16. SUDs Maintenance Plan - to be submitted
17. Biodiversity - details of bat box and Swift bricks, Prior construction (excluding demolition)
18. Biodiversity - details of external lighting (bats) prior occupation
19. Biodiversity - implementation of the outline Ecology Management Plan
20. Contamination – Revised Phased Risk Assessment
21. Contamination – Validation Report
22. Contamination – Watching Brief
23. Sustainability – further details required

Legal Agreement & CIL:

Legal agreement required to secure contribution of £53,832 towards affordable housing.

The development is CIL liable: £51,973.11

County:

- A Section 278 Agreement (of the Highways Act 1980) to deliver public realm improvements to Paradise Street. The improvements are to be carried out at the developer's cost.
- A Section 38 Agreement will be required to amend the highway boundary and adopt the new area of footway created along the frontage of the new building.
- Amendments to the Traffic Regulation Orders will be required for the loading bay, taxi bay and disabled parking bay. A cost of £3,000 must be met by the developers for this action.
- Travel Plan monitoring fees of £1,240 will be required.

4 17/00476/FUL: 278-280 Banbury Road, Oxford, OX2 7ED

39 - 48

Site address: 278-280 Banbury Road, Oxford, OX2 7ED

Proposal: Demolition of existing building. Erection of two

storey building to provide 4no. retail units (Use Class A1). Provision of car parking and bin and cycle stores. (Amended plans).

Officer recommendation:

West Area Planning Committee is recommended to grant planning permission (17/00476/FUL) 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
4. Car Park Layout Plan
5. Contamination Risk Assessment
6. Remediation
7. Drainage Scheme
8. Drainage Infrastructure

5 17/00569/FUL: 40 Stratford Street Oxford Oxfordshire OX4 1SW

49 - 56

Site address: 40 Stratford Street Oxford Oxfordshire OX4 1SW

Proposal: Erection of a single storey rear extension.

Officer recommendation:

West Area Planning Committee is recommended to grant planning permission (17/00569/FUL) 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
4. SUDs Drainage

6 Minutes

57 - 64

To approve as a true and accurate record the minutes of the meeting held on 11 April 2017.

7 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	
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
16/01220/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
17/00608/FUL: 16 Chester Street, OX4 1SN	Called in
17/00860/FUL: Greyfriars Court, Paradise Square, Oxford, OX1 1BE	
17/00874/FUL: 1A Cranham Street Oxford Oxfordshire OX2 6DD	Called in
17/00873/FUL: 1A Cranham Street Oxford Oxfordshire OX2 6DD	Called in
17/00460/RES: Westgate Centre And Adjacent Land, OX1 1NX	Major application: reserved matters
17/00719/RES: Westgate Centre And Adjacent Land, OX1 1NX	Major application: reserved matters
17/00858/FUL: 40 St Thomas Street, Oxford, OX1 1JP	
17/00718/FUL: North Oxford Garage Limited, Wolvercote Roundabout, Woodstock Road, Oxford, OX2 8JP	major application
17/00758/FUL: St Catherines College, Manor Road, Oxford, OX1 3UJ	Conservation area / major app
17/00250/FUL: Castle Mill, Roger Dudman Way, OX1 1AF	

8 Dates of future meetings

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

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