

# Agenda

www.oxford.gov.uk



## West Area Planning Committee

Date: **Tuesday 13 June 2017**

---

Time: **6.00 pm**

---

Place: **Council Chamber, 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](mailto:democraticservices@oxford.gov.uk)

---

### **New deadline for registering to speak at a planning committee**

Those wishing to speak **must register with the Committee Services Officer by noon on the working day before the meeting\***, giving their name, the application/agenda item they wish to speak on, and whether they are objecting to or supporting the application.

**You can register to speak:**

- on-line from the agenda webpage
- by e-mail to [democraticservices@oxford.gov.uk](mailto:democraticservices@oxford.gov.uk)
- by telephone using the contact details on the committee agenda

\* For the avoidance of doubt **noon on the working day before the meeting** means 12 noon on Monday for a Tuesday meeting; 12 noon on a Tuesday for a Wednesday meeting.

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

Councillor Louise Upton	North;
Councillor Jamila Begum Azad	St. Clement's;
Councillor Colin Cook	Jericho and Osney;
Councillor Jean Fooks	Summertown;
Councillor Alex Hollingsworth	Carfax;
Councillor Dan Iley-Williamson	Holywell;
Councillor Tom Landell Mills	St. Margaret's;
Councillor Jennifer Pegg	Northfield Brook;
Councillor Bob Price	Hinksey Park;

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](http://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](http://mycouncil.oxford.gov.uk)

# AGENDA

## Pages

- |          |   |         |
|----------|---|---------|
| <b>1</b> | <b>Apologies for absence and substitutions</b>              |         |
| <b>2</b> | <b>Election of Chair for the Council year 2017-18</b>       |         |
| <b>3</b> | <b>Election of Vice Chair for the Council year 2017-18</b>  |         |
| <b>4</b> | <b>Declarations of interest</b>                             |         |
| <b>5</b> | <b>17/00250/FUL: Castle Mill, Roger Dudman Way, OX1 1AF</b> | 13 - 82 |

**Site address:** Castle Mill, Roger Dudman Way, OX1 1AF

**Proposal:** Alterations for the continued use of the buildings as student accommodation comprising: External alterations to elevations and roofs of the existing buildings; tree planting (including containers and supporting structures); alterations to, and landscaping of the courtyards; new cycle stores; alterations to existing lighting; and the formation of pedestrian pathways on the east side of Blocks 5 and 8 and the three gatehouses.

**Officer recommendation:**

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

1. Development to commence within 6 months of date of permission in accordance with Unilateral Undertaking.
2. Develop in accordance with approved plans and specifications within the ES and supporting documents.
3. Samples of all materials.
4. Landscaping carried out by completion.
5. Submission of the Prescription Fertilization Plan.
6. Revised Construction Traffic Management Plan and Phasing Plan.
7. Securing on-site ecological expertise during construction.
8. Badger run kept free from obstruction during construction.
9. Cycle storage to provided as approved.
10. Revised Land Contamination Report.
11. Noise Assessment recommendations carried out.
12. Mitigation measures for the supression of dust during

- construction.
13. Details of sustainable urban drainage methods for hard surfacing.
  14. Details of all external lighting.

**6 17/00913/FUL: Oxford City Council Depot, South Park, Cheney Lane, Oxford**

83 - 96

**Site address:** Oxford City Council Depot, South Park, Cheney Lane, Oxford

**Proposal:** Erection of Visitor Centre comprising cafe/restaurant, tasting room and bar for distillery and public conveniences (Use Class A3).

**Officer recommendation:**

That the West Area Planning Committee resolves to grant planning permission 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. Samples in Conservation Area - Headington Hill.
4. Contaminated Land 1.
5. Contaminated Land 2.
6. Travel Plan.
7. Construction Traffic Management Plan.
8. Cycle Parking.
9. Drainage Compliance 1.
10. Drainage Compliance 2.
11. Landscape plan required.
12. Landscape carry out by completion.
13. Landscape hard surface design – tree roots.
14. Landscape underground services – tree roots.
15. Tree Protection Plan (TPP) 2.
16. Arboricultural Method Statement (AMS) 2.
17. Biodiversity enhancements.
18. Roof detailing.
19. Railing and gate detail.
20. Furniture details.
21. Lighting details.
22. Noise – mechanical plant.
23. Machinery – restricted hours.
24. Hours of use.

**7 16/02998/FUL: 7 And 9 Leys Place, Oxford, OX4 3DE**

97 - 110

**Site address:** 7 And 9 Leys Place, Oxford, OX4 3DE

**Proposal:** Erection of 5 x 1-bed flats and 1 x 2-bed

flat (Use Class C3). Provision of bin and cycle store.

**Officer recommendation:**

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

**8 17/00858/FUL: 40 St Thomas Street, Oxford, OX1 1JP**

111 - 124

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

**Proposal:** Demolition of existing building. Erection of three storey building plus basement to provide 8 x 1-bed flats and 1 x 2-bed flats (Use Class C3).

**Officer recommendation:**

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

**9 17/00718/FUL: North Oxford Garage Limited, Wolvercote Roundabout, Woodstock Road, Oxford, OX2 8JP**

125 - 134

**Site address:** North Oxford Garage Limited, Wolvercote Roundabout, Woodstock Road, Oxford, OX2 8JP

**Proposal:** Refurbishment to existing BMW dealership including an extension to the workshop and new MOT facilities for bikes and cars. A new construction is proposed north of the site to comprise of new wash bay, tyre store and valeting facilities.

**Officer recommendation:**

West Area Planning Committee is recommended to grant planning permission 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. Surface Water Drainage.
5. No external lighting.
6. Construction Traffic Management Plan.
7. Landscaping.
8. Cycle parking for customers.
9. Biodiversity.

**10 17/00719/RES: Westgate Centre And Adjacent Land, OX1 1NX**

135 - 142

**Site address:** Westgate Centre and adjacent land, OX1 1NX

**Proposal:** The outline planning application (13/02557/OUT) was an Environmental Impact Assessment application and an Environmental Statement was submitted. This application seeks approval of amended reserved matters for the appearance of the southern elevation of Building 4 in respect of a revised window design, including the introduction of a door.

**Officer recommendation:**

West Area Planning Committee is recommended to grant planning permission 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 as specified.

**11 17/00460/RES: Westgate Centre And Adjacent Land, OX1 1NX**

143 - 150

**Site address:** Westgate Centre and adjacent land, OX1 1NX

**Proposal:** The outline planning application (13/02557/OUT) was an Environmental Impact Assessment application and an Environmental Statement was submitted. Approval of all reserved matters was granted (14/02402/RES) under condition 5 of the outline planning permission. This application seeks approval of amended reserved matters in respect of the use and internal reconfiguration of floorspace located in Building 2 (Second Floor), Building 3 (Lower Ground, Upper Ground, First and Second Floors) and Building 4 (Lower Ground and Upper Ground Floors).

**Officer recommendation:**

West Area Planning Committee is recommended to grant planning

permission 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.

## 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 – reserved matters	
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	
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	
15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	Major 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	
17/00758/FUL: St Catherine’s College, Manor Road, Oxford, OX1 3UJ	Conservation area / major app	
17/01144/FUL: Land to The Rear Of The University Club, 11 Mansfield Road, Oxford, OX1 3SZ	Conservation area / Major development	
17/01187/FUL: Plot K, Radcliffe Observatory Quarter, Woodstock Road, Oxford, OX2 6GG	Major application	
17/01021/FUL: 53 Sunderland Avenue, Oxford, OX2 8DT		

### **13 Minutes**

151 - 158

To approve as a true and accurate record the minutes of the meeting held on 9 May 2017.

### **14 Dates of future meetings**

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

<b>2017</b>	<b>2018</b>
11 July 2017	16 January 2018
1 August 2017	21 February 2018
12 Sept 2017	13 March 2018
10 October 2017	10 April 2018
14 November 2017	21 May 2018
12 December 2017	12 June 2018



## **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 by noon on the working day before the meeting, 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 in person, via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda).

### **Written statements from the public**

6. Any written statements that members of the public and Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. 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**

7. 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**

8. 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.
9. 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**

10. 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.
11. 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 Constitution changes agreed at Council in April 2017.**