

# Agenda

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## West Area Planning Committee

Date: **Tuesday 11 July 2017**

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Time: **6.00 pm**

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Place: **The Old Library, Town Hall**

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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)

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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

<b>Chair</b>	Councillor Louise Upton	North;
<b>Vice-Chair</b>	Councillor Colin Cook	Jericho and Osney;
	Councillor Jamila Begum Azad	St. Clement's;
	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

## 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.

## 1 Apologies for absence and substitutions

## 2 Declarations of interest

## 3 17/01144/FUL: Land to The Rear Of The University Club, 11 Mansfield Road, Oxford, OX1 3SZ

13 - 38

**Site address:** Land To The Rear Of The University Club,  
11 Mansfield Road, Oxford, Oxfordshire,  
OX1 3SZ

**Proposal:** Erection of a teaching laboratory modular building for the Departments of Zoology and Biochemistry (Use Class D1) for a temporary period of 5 years.

### Recommendation:

The West Area Planning Committee is recommended to:

**(a) Agree to grant temporary planning permission for a period of five years for the reasons given in the report and subject to:**

1. The satisfactory submission and assessment of archaeological

details to demonstrate that there would not be harm to archaeological assets resulting from the proposed development;

2. Confirmation from the Secretary of State that the application will not be 'called in', following the referral of the application in accordance with The Town and Country Planning (Consultation) (England) Direction 2009;
3. The required planning conditions set out in section 10 of this report.

**Or, if the objections from Sport England and the Council's Archaeologist are withdrawn or modified in advance of the committee meeting then the following is recommended:**

**(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**

1. Consider the required archaeological details, determine whether the proposal would result in harm to archaeological assets; and subject to Officer's being satisfied with the archaeological details, grant planning permission on this basis;
2. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

**4 17/01259/FUL: Land To The Rear Of The University Club, 11 Mansfield Road, Oxford, OX1 3SZ**

39 - 64

**Site address:** Land To The Rear Of The University Club, 11 Mansfield Road, Oxford, OX1 3SZ

**Proposal:** Erection of a research and administrative modular building for the department of Zoology (Use Class D1) for a temporary period of 5 years.

**Recommendation:**

The West Area Planning Committee is recommended to:

**(a) Agree to grant temporary planning permission for a period of five years for the reasons given in the report and subject to:**

1. The satisfactory submission and assessment of archaeological details to demonstrate that there would not be harm to archaeological assets resulting from the proposed development;
2. Confirmation from the Secretary of State that the application will not be 'called in', following the referral of the application in accordance with The Town and Country Planning (Consultation) (England) Direction 2009;

3. The required planning conditions set out in section 10 of this report.

**Or, if the objections from Sport England and the Council's Archaeologist are withdrawn or modified in advance of the committee meeting then the following is recommended:**

**(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**

1. Consider the required archaeological details, determine whether the proposal would result in harm to archaeological assets; and subject to Officer's being satisfied with the archaeological details, grant planning permission on this basis;
2. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

**5 17/01187/FUL: Plot K, Radcliffe Observatory Quarter, Woodstock Road, Oxford, OX2 6GG**

65 - 88

**Site address:** Plot K, Radcliffe Observatory Quarter, Woodstock Road, Oxford, OX2 6GG

**Proposal:** Research modular building for the Department of Experimental Psychology as academic non-residential institution use (Class D1) for a temporary period of five years.

**Recommendation:**

The West Area Planning Committee is recommended to **grant** planning permission for the reasons given in the report and subject to the required planning conditions set out in section 10 of this report and agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

**6 17/01021/FUL: 53 Sunderland Avenue, Oxford, OX2 8DT**

89 - 102

**Site address:** 53 Sunderland Avenue, Oxford, OX2 8DT

**Proposal:** Demolition of existing dwelling and garage.  
Erection of three storey building comprising  
2 x 3-bed, 2 x 2-bed and 2 x 1-bed flats.  
Provision of car parking and landscaping.

**Recommendation:**

The West Area Planning Committee is recommended to **refuse** planning permission for the reason set out below:

1. The application seeks the development of more than three dwellings; as a result a financial contribution is required towards the provision of affordable housing as set out in Policy HP4 of the Sites and Housing Plan (2013). The applicant has indicated that they are not willing to provide a financial contribution. The development also fails to provide any on-site provision of affordable housing and no evidence has been provided to indicate that on-site provision or a financial contribution towards affordable housing would make the scheme unviable. As a result, the development is contrary to Policy HP4 of the Sites and Housing Plan (2013) and Policy CS24 of the Core Strategy (2011).

**7 Minutes**

103 - 112

To approve as a true and accurate record the minutes of the meeting held on 13 June 2017.

**8 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	
17/00860/FUL: Greyfriars Court, Paradise Square, Oxford, OX1 1BE	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
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
17/00758/FUL: St Catherines College,	Conservation area /

Manor Road, Oxford, OX1 3UJ	major development
17/01110/FUL: Free Think House, 16 Middle Way, Oxford, OX2 7LH	Non-delegated application

## 9 Dates of future meetings

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

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