

# Agenda

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## West Area Planning Committee

Date: **Tuesday 16 January 2018**

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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 Marie Tidball	Hinksey Park;
	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>Declarations of interest</b>	
<b>3</b>	<b>17/02842/POM: Travis Perkins site, 6 Collins Street, Oxford</b>	13 - 22
	<b>Site address:</b>	Travis Perkins site, 6 Collins Street, Oxford
	<b>Proposal:</b>	Variation of legal agreement attached to planning permission 15/03328/FUL (Demolition of existing building. Erection of new building on four levels consisting of Class B1 (Offices) at ground floor level and 12 x 1-bed and 12 x 2-bed flats at upper levels. Provision of bin and cycle stores, 1no. disabled car parking space and communal garden area. (Amendments to approved planning permission 14/01273/OUT.) to allow a change in tenure of one unit from shared ownership to affordable rent
	<b>Recommendation:</b>	
	The West Area Planning Committee is recommended to:	
	<b>(a) Approve the modification to the legal agreement for the reasons given in the report; and</b>	
	<b>(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:</b>	
	1. Finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and	
	2. Complete the section 106 legal agreement referred to above.	
<b>4</b>	<b>17/02762/FUL: Holiday Inn Peartree Roundabout, Woodstock Road, Oxford, OX2 8JD</b>	23 - 38
	<b>Site address:</b>	Holiday Inn Peartree Roundabout, Woodstock Road, Oxford, OX2 8JD

**Proposal:** Demolition of existing Leisure Suite. Erection of four-storey extension to hotel plus roof plant.

**Recommendation:**

The West Area Planning Committee is recommended to:

**(a) approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission; and**

**(b) 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.

**5 17/02778/FUL: Land To The Rear Of 16 Chester Street Oxford OX4 1SN**

39 - 60

**Site address:** Land To The Rear Of 16 Chester Street Oxford OX4 1SN

**Proposal:** Demolition of existing garage. Erection of a two storey building to create 1 x 1 bed dwellinghouse (Use Class C3). Provision of bin a cycle store. (Amended plans)

**Reason at Committee:** The application is before the committee because it was called in by Cllrs Curran, Kennedy, Fry, Rowley, Price, Azad and Tanner because it caused a great deal of local opposition and constitutes over development of the site.

**Recommendation:**

The West Area Planning Committee is recommended to:

**(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission; and**

**(b) 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 17/02419/FUL: Dragon School Bardwell Road, Oxford, OX2**

61 - 96

## 6SS

**Site address:** Dragon School, Bardwell Road, Oxford, OX2 6SS

**Proposal:** Erection of new Music School, construction of link to Lynam Hall, landscaping including the formation of a new courtyard, garden area to Lane House and entrance courtyard. (Amended plans) (Additional information-Acoustic Report and Engineering Report)

### **Recommendation:**

The West Area Planning Committee is recommended to:

**(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission; and**

**(b) 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

## 7 17/01965/FUL: 22 Charlbury Road, Oxford, OX2 6UU

97 - 114

**Site address:** 22 Charlbury Road, Oxford, OX2 6UU

**Proposal:** Demolition of existing extensions. Erection of a basement and two single storey rear extensions. Insertion of 7no. rooflights and alterations to landscaping including formation of a new wall and railings. (Amended plans and description).

**Reason at Committee:** This application has been called in by Cllr Wade, Cllr Goff, Cllr Fooks and Cllr Wilkinson due to impact on the conservation area, impact of the proposed basement extension, light pollution and effects on residential amenity of a backland development.

### **Recommendation:**

The West Area Planning Committee is recommended to:

**(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of**

**this report; and**

**(b) 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

**8 17/02495/RES: Westgate Shopping Centre, Bonn Square, Oxford, OX1 1NX**

115 -  
124

**Site address:** Westgate Shopping Centre, Bonn Square, Oxford

**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 (upper ground), building 3 (upper ground) and building 4 (first and second floors)

**Recommendation:**

The West Area Planning Committee is recommended to:

**(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission; and**

**(b) 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.

**9 17/03039/LBC: Museum of Oxford, Town Hall, St Aldate's, Oxford**

125 -  
138

**Site address:** Museum of Oxford, Town Hall, St Aldate's, Oxford

**Proposal:** Internal and external alterations to ground floor and basement in association with the

redevelopment of the Museum of Oxford, including the installation of 2 platform lifts, opening-up of a blind arcade, installation of raised platform and steps, removal of wall sections and partitions, new partitions, new openings, damp-proofing works to basement, and other internal alterations; re-glazing of external pavement lights, and alterations to south west external entrance door.

**Recommendation:**

The West Area Planning Committee is recommended to:

**(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant listed building consent subject to:**

1. Historic England raising no objection to the application.

**(b) 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

**10 Minutes**

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To approve as a true and accurate record the minutes of the meetings held on 31 October and 12 December 2017.

**11 Forthcoming applications**

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

15/03524/FUL: Oxford Spire Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	Major application - awaiting response from applicant
17/02893/RES: Westgate Development Site, Westgate Shopping Centre, Bonn Square, OX1 1NX	Major application
16/01220/FUL: 16 Northmoor Road, Oxford, OX2 6UP	Called in by Cllrs Wade, Goff, Landell Mills and Fooks. Linked to determination of 17/00758/FUL
16/01221/FUL: 16 Northmoor	Called in by Cllrs Wade, Goff, Landell

Road, Oxford, OX2 6UP	Mills and Fooks. Linked to determination of 17/00758/FUL
17/02229/FUL: 12 Crick Road, Oxford, OX2 6QL	Called in by Cllrs Upton, Pressel, Fry, and Clarkson
17/02447/FUL: 8 Chadlington Road Oxford OX2 6SY	Called in by Cllrs Fry, Pressel, Upton, Tanner and Chapman
17/02537/FUL: St Hilda's College, Cowley Place, Oxford, OX4 1DY	Major development: conservation area
17/02817/FUL: 472-474 Banbury Road, Oxford, OX2 7RG	Committee level
17/03086/FUL: 1A Cranham Street, Oxford, OX2 6DD	Called in by Councillors Cook, Turner, Smith, Pressel and Rowley.
17/02971/CT3: 20 Girdlestone Road, Oxford, OX3 7LZ	Council application
17/02778/FUL: Land To The Rear Of 16 Chester Street Oxford OX4 1SN	called in by Cllrs Curran, Kennedy, Fry, Rowley, Price, Azad, Tanner and Tarver
17/02832/FUL: 276 - 280 Banbury Road, Oxford, OX2 7ED	Major development
17/02979/FUL: Wadham College, Parks Road, Oxford, OX1 3PN	Major development: conservation area
17/03182/LBC: 18-19 Covered Market, Market Street, Oxford	Committee level
17/03182/CT3: 18-19 Covered Market, Market Street, Oxford	Committee level
17/03148/FUL: Oxford High School, Belbroughton Road, Oxford, OX2 6XA	Committee level

## 12 Dates of future meetings

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

<b>2018</b>
21 February 2018
13 March 2018
10 April 2018
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.**