

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Wednesday 21 February 2018

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Committee members:

Councillor Upton (Chair)	Councillor Cook (Vice-Chair)
Councillor Azad	Councillor Fooks
Councillor Hollingsworth	Councillor Iley-Williamson
Councillor Lygo	Councillor Price
Councillor Wade	

Officers:

Adrian Arnold, Development Management Service Manager
Robert Fowler, Planning Team Leader
Tobias Fett, Planning Officer
Amy Ridding, Senior Conservation Officer
Nadia Robinson, Planning Officer
Anita Bradley, Monitoring Officer
Sally Fleming, Lawyer
Catherine Phythian, Committee Services Officer

Apologies:

No apologies were received

66. Declarations of interest

17/03182/CT3 and 17/03182/LBC

Cllr Cook - as a Council appointed trustee for Oxford Preservation Trust; and as a member of the Oxford Civic Society. He stated that he had taken no part in those organisations' discussions or decision making regarding the applications and was approaching them with an open mind.

Cllr Upton - as a Council appointed trustee for Oxford Preservation Trust. She stated that she had taken no part in the OPT discussions or decision making regarding the applications and was approaching them with an open mind.

Cllr Price – as a member of the City Executive Board he had been closely involved with the proposals for the Covered Market. As such he had a pre-determined position on the applications and would leave the room and take no part in their determination.

67. 17/03148/FUL: Oxford High School Belbroughton Road Oxford OX2 6XA

The Committee considered an application (17/03148/FUL) for planning permission for the proposed demolition of existing Art, Design and Healthcare Building and erection of new building including Sixth Form, Art & Design and Wellbeing facilities.

The Planning Officer presented the report and made the following verbal updates:

- Condition 12 requires the development to be carried out in accordance with the details set out in the Natural Resource Impact Assessment. In fact, further details are needed to ensure the development meets policy requirements for on-site renewables, taking into consideration both regulated and unregulated energy. The condition therefore will be reworded to require additional information.
- An additional condition is recommended to secure a travel plan. Although there is no change to staff or student numbers, nor a change in car parking space numbers, as part of wider sustainability objectives, a travel plan is required that would set out strategies to discourage and reduce car use over time.
- A condition is required to secure community uses of facilities, referred to in the officer report.

David Hughes (local resident) spoke against the application.

Philip Hills (Headmaster), Richard Alonso (Architect) and Susie Byrne (Planning Consultant) spoke in favour of the application.

The Committee asked questions of the officers and public speakers about the details of the application.

The Committee noted the concerns about overlooking raised by the local resident but was satisfied that these concerns would be addressed by the applicant's proposals to apply privacy film to the windows on the southern stairwell and that this would be addressed by condition.

The Committee asked that the planning officers check the detail of Condition 10 to ensure that it provided for wheel washing for construction vehicles. This was especially important in view of the volume of cyclists using the cycle paths in the vicinity of the application site.

In reaching its decision, the Committee considered all the information put before it noting that the proposed design of the building and the landscape strategy have evolved positively through a period of pre-application advice including a review by the Oxford Design Review Panel.

The Committee agreed with the officer's conclusion that the application was a sympathetic response to the site's constraints and assets, including the conservation area, southern tree belt, as well as to the school's needs.

On being put to the vote the Committee agreed with the officer recommendation subject to the rewording of Condition 12 and the inclusion of two further conditions:

1. Submission of a Travel Plan intended to promote a reduction in car use
2. To secure community use of the sixth form social and lecture space consistent with Policy CS16

The West Area Planning Committee resolved to:

- (a) approve the application for the reasons given in the report and subject to the 19 required planning conditions set out in section 12 of the report and the addition of two further conditions as detailed above and grant planning permission; and**
- (b) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
 1. finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;
 2. Issue the planning permission.

68. 17/02979/FUL: Wadham College, Parks Road, Oxford, OX1 3PN

The Committee considered an application (17/02979/FUL) for planning permission for the proposed demolition of the existing JCR and Goddard Building and erection of new collegiate development comprising an Access Centre and Undergraduate Centre (existing basement to be retained) including 20 accessible student bedrooms and social and academic facilities.

The Planning Officer presented the report and in particular referred the Committee to the arrangements for access to the site during the construction phase. The proposals are to use the Elephant Gate which is the gate onto Parks Road between two listed buildings as the main construction entrance. Plans from the agent indicate that this is possible, despite the constrained nature of that construction entrance. A specially constructed path through the quad is also proposed to get construction vehicles to the site between protected trees. Condition 4 on page 56 deals with the submission of a construction traffic management plan but officers have considered this further and given the sensitive nature of the proposed construction route it was recommended that this matter should be checked in terms of additional information to be submitted by the applicant's agent prior to a planning permission being issued to demonstrate that there would be no damage to the listed buildings in terms of structural issues and no damage to tree roots.

Ken MacDonald (Warden, Wadham College), Eoin O'Dwyer (Architect) and Chris Pattison (Planning Consultant) spoke in favour of the application and answered questions.

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote the Committee agreed with the officer recommendation.

The West Area Planning Committee resolved to:

- (a) Approve the application for the reasons given in the report and subject to the 25 required planning conditions set out in section 11 of this report; and**
- (b) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
1. Finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and
 2. Issue the planning permission at such time as officers are satisfied that the construction phase of the development can be carried out without harm to the entrance onto Parks Road and adjacent buildings or any trees in the Back Quad.

69. 17/03400/FUL - Land At The Rear Of 478 And 480 Banbury Road, Oxford (Riddell Place)

The Committee considered an application (17/03400/FUL) for planning permission for the erection of 2 x 4-bed dwellinghouse (Use Class C3) and the provision of car parking, bin and bike storage.

The application had been called-in to Committee by Councillors Goddard, Wilkinson, Goff and Fooks on behalf of concerned residents on the grounds of potential overdevelopment, overlooking, adverse effect on neighbouring properties, and parking concerns.

The Planning Officer presented the report and referred the Committee to the following corrections to the report:

- Paragraph 9.40 page 77 under Car parking – the word “not” is missing from the 10th line. For clarity it should read: *The manoeuvring space that would be provided for four cars is acceptable and although it would create a fairly constrained arrangement if four vehicles were parked it would NOT be detrimental to highway safety and would be appropriate having had regard to the low vehicle speeds.*
- Para 9.41 mentions that the Banbury Road properties have sufficient parking within their plots, accessed from Banbury Road. This is not correct. In fact only one property benefits from vehicular access from Banbury Road. Regardless of this all three properties have garages accessed from Riddell Place that are considered sufficient provision within their own plots for this sustainable location. As a result this does not change the officer’s recommendation or the view on adequate parking provisions. There are no objections from the Local Highway Authority.

Beryl Knotts and Ann Fallows (local residents) spoke against the application.

Chris Bright (applicant) spoke in favour of the application.

The Committee discussion included, but was not limited to, the following points:

- That any concerns about the ownership and use of the private road (Riddell Place) were private civil matters and not relevant to the planning application
- The residual amenity space at the rear of 480 Banbury Road (within the application site) was considered acceptable and would not constitute grounds for refusal of the application
- That the parking and safety concerns raised by the local residents were addressed in the officer report and that although the arrangements were constrained they met the required standards and there were no objections from the Highway Authority
- That although the limited scope for landscaping in the public realm was regrettable and replacement tree planting in the private gardens could not be secured by condition it was hoped that the applicants would be mindful of the Committee's observations

The Committee expressed concern about the traffic and safety implications of access to the application site during the construction phase and, having taken advice from the Senior Planning Officer, determined that a further condition should be included to require the submission of a construction traffic management plan.

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote a majority of the Committee agreed with the officer recommendation.

The West Area Planning Committee resolved to:

- (a) Approve the application for the reasons given in the report and subject to the 11 required planning conditions set out in section 11 of the report and the inclusion of a further condition requiring a construction traffic management plan and grant planning permission; and**
- (b) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
 1. Finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

Councillor Price left the meeting before the vote on this item.

Councillor Lygo left the meeting following the vote on this item.

70. 17/03182/CT3: 18-19 Covered Market, Market Street, Oxford

The Committee considered two applications (17/03182/CT3) and (17/03182/LBC) for planning permission and listed building consent for the demolition of the existing stall and replacement with a new stall subdivided to create three smaller market stall units.

The Planning Officer presented the two reports and the Senior Conservation Officer was available to answer questions relating to the heritage aspects of the two applications. The Planning Officer explained that the report for planning application 17/03182/CT3 should have cited paragraphs 131 – 132 of the NPPF; the application has been considered against those paragraphs. The correct references were included in the report for the listed building application.

Helen Wilkinson (Oxford Preservation Trust) spoke against the applications.

Elaine Philip and Julia Castle (Oxford City Council) were present to answer questions from the Committee, particularly in relation to the strategic and operational aspects of the applications.

The Committee discussion included, but was not limited to, the following points:

- That the market had never been of a uniform character and the Victorian grid-layout had not extended to the application area so there was no requirement to replicate that style
- That although the proposed units would take up the same footprint as the existing stall and the width of Avenue 1 would remain at 1.8m this might feel smaller and more crowded as a consequence of the more enclosed design of the proposed units; and that this perception might be compounded if the popularity of the new units resulted in queues
- That the final design of the shutters would be secured by condition
- That the decision to offer three small units reflected the demand for starter units on short leases with lower rents and business rates; and that this was consistent with the Council's Covered Market retail strategy

In reaching its decision, the Committee considered all the information put before it and noted that as the Covered Market was actively managed by the Council this would not be an irreversible decision if the proposed units did not prove successful.

On being put to the vote a majority of the Committee agreed with the officer recommendation.

The West Area Planning Committee resolved to:

- (a) Approve the application for the reasons given in the report and subject to the 6 required planning conditions set out in section 12 of the report and grant planning permission; and**
- (b) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**

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

71. 17/03182/LBC: 18-19 Covered Market, Market Street, Oxford

This officer presentation and Committee discussion of this application for listed building consent was taken as part of the previous item.

On being put to the vote a majority of the Committee agreed with the officer recommendation.

The West Area Planning Committee resolved to:

- (a) Approve the application for the reasons given in the report and subject to the 6 required planning conditions set out in section 12 of the report and grant listed building consent; and**
- (b) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
 1. Finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

72. Minutes

The Committee resolved to approve the minutes of the meeting held on 16 January 2018 as a true and accurate record.

73. Forthcoming applications

The Committee noted the list of forthcoming applications.

74. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 8.10 pm

Chair

Date: Tuesday 13 March 2018