

Agenda

www.oxford.gov.uk



West Area Planning Committee

Date: **Tuesday 10 April 2018**

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 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 Mark Lygo	Churchill;
	Councillor Bob Price	Hinksey Park;
	Councillor Elizabeth Wade	St. Margaret's;

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 17/03330/FUL: 2 Savile Road, Oxford, OX1 3UA (New College)

13 - 60

Site Address: 2 Savile Road, Oxford, OX1 3UA (New College)

Proposal: Proposed demolition of Warham House, New College School hall and partial demolition of Savile House rear extension. Erection of three new buildings and reconstruction of Savile House rear extension to provide C2 residential college including Music Hall, assembly, academic and study space, Porter's Lodge and associated accommodation, and replacement D1 facilities for New College School including dining hall, assembly space and class rooms.

Reason at Committee: Major Development

Recommendation:

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 subject to:

- a) Public consultation on revised plans and information not resulting in any new issues being raised that are not dealt with in this report; and
- b) Receiving a revised Energy statement and Air Quality Assessment to the satisfaction of the Head of Planning, Sustainable Development and Regulatory Services; and
- c) Subject to further conditions as may be necessary in connection with b) above.

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

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 and issue the planning permission.

4 17/03332/FUL: New College Sports Ground, St Cross Road

61 - 80

Site Address: New College Sports Ground, St Cross Road, Oxford

Proposal: Proposed car park of 17no. spaces. (Amended plans)

Reason at Committee: This is a delegated item. However as it is linked with Major development under 17/03330/FUL, Officers consider it appropriate for Committee to determine this application as well.

Recommendation:

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:

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 and issue the planning permission.

5 17/03040/FUL: 53 Sunderland Avenue, Oxford, OX2 8DT

81 - 100

Site Address: 53 Sunderland Avenue, Oxford, OX2 8DT

Proposal: Demolition of existing dwelling house, parking and garage. Erection of a replacement building comprising 6 flats (2x3 bedrooms, 2x2 bedrooms and 2x1 bedroom), car parking and landscaping.

Reason at Committee: The development involves the creation of more than four residential units and therefore cannot be dealt with as a delegated item.

Recommendation:

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 subject to:

The satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in 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;
2. 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
3. Complete the section 106 legal agreement referred to above and issue the planning permission.

6 17/02229/FUL: 12 Crick Road, Oxford, OX2 6QL

101 -
116

Site Address: 12 Crick Road, Oxford, OX2 6QL

Proposal: Part demolition and reconstruction of the western part of the house with alterations to the front elevation, the front eaves and the west facing gable, including revised fenestration, replacement of the secondary doorway with a window. Formation of a new access and lightwell to an extended and deepened basement level, with single, two and three storey extensions above to the rear. Reconstruction of the single storey side extension with an increased height. Landscaping and changes to the front boundary including installation of wall, gates and railings. Bin and Cycle stores. (Revised plans)

Reason at Committee: The application has been called in by Cllrs Upton, Pressel, Fry and Clarkson because of concerns over the effect on the special character and setting of the North Oxford Victorian Suburb Conservation Area.

Recommendation:

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

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 18/00322/CT3: Oxford City Council Parks Depot, Cutteslowe Park, Harbord Road, Oxford, OX2 8ES

117 -
126

Site Address: Oxford City Council Parks Depot, Cutteslowe Park, Harbord Road, Oxford OX2 8ES

Proposal: Refurbishment of existing offices to create new kitchen/staff room and disabled WC. Formation of new office in existing storage area. Insertion of 1no. window to north elevation, alterations to existing disabled access to west elevation and re-cladding of external walls and installation of external insulation.

Reason at Committee: Council application

Recommendation:

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

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 Minutes

127 -
132

To approve as a true and accurate record the minutes of the meeting held on 13 March 2018.

9 Forthcoming applications

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

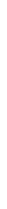
15/03524/FUL: Oxford Spire Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	Major application - awaiting response from applicant
17/02447/FUL: 8 Chadlington Road Oxford OX2 6SY	Called in by Cllrs Fry, Pressel, Upton, Tanner and Chapman
17/02817/FUL: 472 - 474 Banbury Road, Oxford, OX2 7RG	Committee level decision
17/02832/FUL: 276 - 280 Banbury Road, Oxford, OX2 7ED	Major development
17/03258/FUL: Oriel College, Oriel Square, Oxford, OX1 4EW	Major development
17/03259/LBC: Oriel College Oriel Square, Oxford, OX1 4EW	Major development
17/03427/FUL: 38 West Street, Oxford, OX2 0BQ	Called in by Cllrs Pressel, Lygo, Chapman, Fry and Rowley
18/00294/FUL: 25 Richmond Road, Oxford, OX1 2JL	Called in by Cllrs Pressel, Turner, Fry, Rowley and Azad
18/00258/FUL: Northgate House, 13 - 20 Cornmarket Street, Oxford, OX1 3HE	
18/00259/LBC: Northgate House, 13 - 20 Cornmarket Street, Oxford, OX1 3HE	
17/02164/FUL - 49-51 St Giles (Eagle and Child)	called in by Cllrs Hollingsworth, Sinclair, Turner, Pressel and Munkonge
17/02165/LBC: 49-51 St Giles (Eagle and Child)	Called in by Cllrs Hollingsworth, Sinclair, Turner, Pressel and Munkonge
18/00643/FUL: 8 Arthur Street	Called in by Cllrs Pressel, Price, Fry, Paule and Azad
18/00673/FUL: Former Cold Arbour Filling Station	Committee level application also called in

10 Dates of future meetings

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

2018	2019
21 May 2018	15 January 2019
12 June 2018	20 February 2019
10 July 2018	12 March 2019
31 July 2018	9 April 2019
11 September 2018	

9 October 2018	
13 November 2018	
11 December 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.