

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 11 September 2018

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Committee members:

Councillor Cook (Chair)	Councillor Gotch (Vice-Chair)
Councillor Arshad	Councillor Bely-Summers
Councillor Corais	Councillor Harris
Councillor Hollingsworth	Councillor Iley-Williamson
Councillor Upton	

Officers:

Adrian Arnold, Development Management Service Manager
Sally Fleming, Lawyer
Robert Fowler, Planning Team Leader
Nadia Robinson, Principal Planning Officer
Jennifer Thompson, Committee and Members Services Officer
John Mitchell, Committee and Member Services Officer

Apologies:

No apologies were received and there were no substitutes.

25. Declarations of interest

Cllr Cook, as a Council appointed trustee for Oxford Preservation Trust, stated that he had taken no part in its discussions regarding those applications in relation to which it may have commented and was approaching them with an open mind.

Cllr Upton, as a Council appointed trustee for Oxford Preservation Trust, stated that she had taken no part in its discussions regarding those applications in relation to which it may have commented and was approaching them with an open mind.

26. 18/00966/RES - Wolvercote Paper Mill, Mill Road, OX2 8PR

Councillor Harris left the meeting briefly during this item and was therefore unable to participate upon his return or in the vote taken at the end.

The Committee considered a reserved matters application (relating to outline planning permission 13/01861/OUT) seeking permission for the appearance, landscaping, layout and scale of 190 residential units, employment space, community facilities, public open space and facilities (amended plans and additional information).

The Planning Officer introduced the report, noting that the application also sought to discharge a number of conditions from the outline consent. She drew the Committee's

attention to revisions to the report before the Committee, the need for which had become apparent since its publication.

- Thames Water had now commented on the application and raised no objections with regard to foul water sewage network infrastructure capacity or water network infrastructure capacity. Condition 30 of the outline consent requires a foul water drainage scheme be approved in consultation with Thames Water. It was therefore recommended that condition 30 is approved as discharged as part of this application.
- Condition 36 (relating to archaeology) of the outline consent is split into two parts – a and b. A written scheme of investigation was submitted with the application which meets the requirements of part a of the condition. The approval of partial discharge of condition 36 (relating to part a) was therefore recommended.
- Paragraph 10.103 refers to ongoing discussions between the applicant and the Environment Agency. These discussions have concluded. All relevant agencies are now satisfied with the flooding and drainage arrangements, subject to the recommended conditions.

The Planning Officer reported that:

- The proposal has a number of public benefits, particularly for the immediate neighbours in Wolvercote and will contribute towards the delivery of housing, 50 per cent of which will be affordable. The proposal will open up large areas of previously private land and the site's water features to enjoy and introduce significant public realm improvements. The proposed community centre and facilities in the Mill building are in excess of the requirements of the S106 agreement.
- The site layout, design and landscaping have evolved significantly through a creative and productive pre-application process. It makes the most of the site's natural assets and has clear legible links both within the site and between the site and the rest of the village. There is a sequence of open spaces with varying characters that lead through from the existing Village Green around the site.
- The bus turning circle is now improved and integrated into the central square. S106 funding includes a contribution to improve the frequency and hours of operation of the number 6 bus route.
- Officers were therefore recommending approval of the application and discharge of the conditions with the addition of those noted above.

Paul Comerford (agent) spoke in support of the application. Emily Pugh (agent) and Vikki Roe (applicant: CALA homes) attended to respond to questions.

Mr Loft-Simpson (local resident) spoke in favour of the application and asked if the frequency of the number 6 bus could be increased. The Planning Officer confirmed that

funding would be made available through the section 106 agreement with the outline permission to make provision for improvements to the service.

In response to questions, in summary, the Planning Officer said that the management of the landscape strip between Home Close and Meadow Way would be controlled by Condition 14 and estate fencing built between it and the development. The texture and visual appearance of road and path surfaces would be differentiated to reflect anticipated/desired type and frequency of use with the overall objective of promoting the sense of a shared space.

The Committee expressed disappointment that the applicants had yet to find a doctors' surgery willing to take over the new building. It was hoped that, through the offices of the Council and its Members, some influence might be brought to bear.

The developer confirmed that the addition of the following two conditions was acceptable to them:

1. Revise parking plan to show additional disabled parking spaces close to the proposed GP surgery; and
2. Revise community centre plans to include kitchen facilities

In reaching a decision the Committee considered all the information put before it including the officer's report and presentation and the representations made by speakers.

On being proposed, seconded and put to a vote the Committee agreed with the officer recommendations as set out in the report, subject to the addition of two conditions noted above and the discharge of Conditions 30 and 36a.

The Committee resolved to:

1. **Approve** application 18/00966/RES and **agree** to the discharge of the following conditions of outline consent 13/01861/OUT:
 - Condition 5 – Design Code
 - Condition 12 – Landscape and Open Space Strategy
 - Condition 16 – Scheme for noise mitigation
 - Condition 26 – Flood Risk Assessment
 - Condition 27 – Contaminated land remediation strategy
 - Condition 30 – Foul water drainage
 - Condition 31 – Surface Water Drainage Strategy
 - Condition 36 a – Archaeological evaluation
 - Condition 37 – Natural Resource Impact Assessment
 - Condition 38 – Electric Vehicle Charging Points Scheme

for the reasons given in the report and subject to the 18 required planning conditions and 3 informatives set out in section 12 of this report.

with the addition of the following conditions:

- a) Revised parking plan to show additional disabled parking spaces close to the proposed GP surgery; and
- b) Revised community centre plans to include kitchen facilities

and grant planning permission.

2. **Delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to:

- a) 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
- b) approve the reserved matters application and discharge the conditions referred to above.

27. 18/01590/CT3 - Redbridge Park And Ride, OX1 4XF

The Committee considered an application for planning permission for the erection of Recycling Transfer Station (Sui Generis use), including a building (B8 use) up to 850 GIA, office (B1 use) and ancillary development including a weighbridge, fuel tank, water tank and two static hot boxes, and means of access and landscaping layout and scale, reconfiguration of existing coach and car parking within Redbridge Park & Ride, Abingdon Road.

The Planning Officer introduced the report and reported a late representation from Travelodge, raising no objections but asking for various minor amendments to the recommended conditions. In response to this, officers recommended that the hours of operation be secured in the conditions. Officers explained that the temporary permission for coach parking at Redbridge will expire in October leading to the loss of the current provision. Temporary permission for the car park at Oxpens (on the site of land with permanent permission for coach parking) will expire in December. They advised that a decision relying on linking these two sites would not be reasonable or relevant to this application.

Debbie Dance, representing the Oxfordshire Preservation Trust, spoke objecting to the application and, in summary, asking that a proper strategy for coach parking and suitable provision was put in place in the city before the coach parking at Redbridge was altered.

Arron Twamley, the Agent, spoke in support of the application and Geoff Corps, representing the applicant, and Natalie Maletras, technical consultant, were available to answer questions.

In reaching a decision the Committee considered all the information put before it including the officer's report and presentation and the representations made by speakers. Members considered the benefits of the scheme, including the retention of some coach parking, and the drawbacks.

The Committee noted that the hours of operation are proposed to start at 6.00am, and proposed that officers review these hours to compare it with other similar facilities as to whether it would be reasonable to secure a later start time of 6.30am through the existing conditions.

On being proposed, seconded, and put to a vote the Committee agreed with the officer recommendations as set out in the report with the addition of including operating hours in the conditions.

The Committee resolved to:

1. **Approve** application 18/01590/CT3 for the reasons given in the report and subject to the 24 required planning conditions and 4 informatives set out in section 12 of the report, including setting out operating hours, and grant planning permission; and
2. **Delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to:
 - a) 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
 - b) issue the planning permission.

28. 18/01856/CT3 - Government Building Floyds Row Oxford OX1 1SS

The Committee considered an application for planning permission for the change of use of job centre with ancillary offices (Use Class Sui Generis) to Offices (Use Class B1) at Floyd's Row, Oxford OX1 1SS.

The Planning Officer introduced the report and reported an addition to paragraph 10.8 to note the proposals met the requirements of the statutory tests under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to the conservation area..

Julia Castle, representing the applicant, was available to answer questions.

On being proposed, seconded and put to a vote the Committee agreed with the officer recommendations as set out in the report with the addition of a condition requiring a travel plan to be agreed and then implemented showing how the occupation of car parking spaces could be reduced over time.

The Committee resolved to:

1. **Approve** application 18/01856/CT3 for the reasons given in the report and subject to the 4 required planning conditions set out in section 12 of the report and an additional condition requiring a travel plan to be agreed and implemented, and grant

planning permission; and

2. **Delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to 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.

29. 18/02031/FUL - 12 Earl Street Oxford OX2 0JA

The Committee considered an application for planning permission for the erection of a single story rear extension and insertion of 2no. rooflights to the rear roofslope at 12 Earl Street, Oxford, OX2 0JA.

The Planning Officer introduced the report.

On being proposed, seconded and put to a vote the Committee agreed with the officer recommendations as set out in the report.

The Committee resolved to:

1. **Approve** application 18/02031/FUL for the reasons given in the report and subject to the 4 required planning conditions set out in section 12 of the report and grant planning permission; and
2. **Delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to 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.

30. Minutes

The Committee resolved to approve the minutes of the meeting held on 10 July 2018 as a true and accurate record.

31. Forthcoming applications

The Committee noted the list of forthcoming applications.

32. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 7.50 pm

Chair

Date: Tuesday 9 October 2018