

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 10 March 2020

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Committee members:

Councillor Cook (Chair)

Councillor Corais

Councillor Harris

Councillor Upton

Councillor Gotch (Vice-Chair)

Councillor Donnelly

Councillor Hollingsworth

Councillor Wolff

Officers:

Andrew Murdoch, Development Management Service Manager

Anita Bradley, Monitoring Officer

Jennifer Coppock, Senior Planner

Catherine Phythian, Committee Services Officer

Apologies:

Councillors Iley-Williamson sent apologies.

89. Declarations of interest

Minute 91 19/03188/CT3: 32 Union Street

Councillors Hollingsworth and Upton said they would step down from the committee, leave the room and take no part in the debate on this item. They were precluded from taking part in this application because of their role as part of the shareholder group of the Oxford City Housing Limited company (the applicant) which could give rise to a public perception of bias should they take part in the decision.

90. 19/02749/FUL:46 and 47 St Clement's Street, Oxford, OX4 1AG

The Committee considered an application (19/02749/FUL) for planning permission to amalgamate No. 46 (currently a C4 House in Multiple Occupation (HMO) in use as student accommodation) and No. 47 St Clement's Street (currently a large HMO (sui generis)) in use as student accommodation) to form one property in use as sui generis student accommodation. Demolition of existing single storey extensions and replacement with 1no. single storey rear extension. Single storey side extension and alterations to the existing outbuilding to the rear. The scheme would provide bin and cycle storage and a relocated access from Caroline Street.

The application has been called into Committee at the request of Councillors Hayes, Clarkson, Rowley, Tanner and Azad due to concerns relating to the use of the site, amenities provided and impact on neighbouring amenity.

The Planning Officer presented the report.

The Committee noted that the accommodation allocated to the caretaker was intended for occasional use only.

The Committee expressed some concerns over the proposed “blind door” to the front elevation of No. 46 noting that in order to preserve the appearance of the streetscene it was essential that this was equipped with the appropriate door furnishings (letter box, knocker) and that any landscaping to the front of the property was also in keeping. The Planning Officer gave assurances that these points would be addressed through Condition 3.

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

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer’s recommendation to approve the application.

The West Area Planning Committee resolved to:

1. approve the application for the reasons given in the report and subject to the 14 required planning conditions set out in section 12 of the report and grant planning permission.
2. agree to delegate authority to the Head of Planning 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 Services considers reasonably necessary.

Councillors Hollingsworth and Upton left the meeting at the end of this item.

91. 19/03188/CT3: 32 Union Street, Oxford, OX4 1JP

The Committee considered an application (19/03188/CT3) for planning permission for the erection of a two storey side extension and part single, part two storey rear extension (Amended plans and description).

The application was before the Committee because the applicant was the Oxford City Housing Limited, the Council’s housing company.

The Planning Officer presented the report.

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

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer’s recommendation to approve the application.

The West Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the 5 required planning conditions set out in section 12 of the report and grant planning permission.
2. **agree to delegate authority** to the Head of Planning 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 Services considers reasonably necessary.

92. Minutes

The Committee resolved to approve the minutes of the meeting held on 11 February 2020 as a true and accurate record.

93. Forthcoming applications

The Committee noted the list of forthcoming applications.

94. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 6.30 pm

Chair

Date: Tuesday 7 April 2020