

WEST AREA PLANNING COMMITTEE

Tuesday 10 September 2013

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Clack, Cook, Jones, Price, Tanner and Clarkson.

OFFICERS PRESENT: Nick Worlledge (City Development), Matthew Parry (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

32. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Canning (substitute Councillor Clarkson).

33. DECLARATIONS OF INTEREST

There were no declarations of interest made.

34. WITHDRAWN_CASTLE MILL, ROGER DUDMAN WAY 11/02881/FUL

This application was withdrawn by officers so that the Council can seek external legal advice in relation to the discharge of conditions.

35. RUSKIN COLLEGE, WALTON STREET: 13/00832/FUL & 13/01075/LBD

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application and listed building consent to:

- Redevelop existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works. (13/01075/LBD)
- External alterations involving demolition of south and west facades of 1913 building, demolition of 1930's, 1960's and 1980's extensions and removal of existing roof. Erection of 4 storey extension to provide 90 student study bedrooms, 3 Fellows/staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof. Alterations to window openings, insertion of replacement windows and new gates to front elevation. (13/00832/FUL)

In accordance with the criteria for public speaking, the Committee noted that Christopher Johnson (South Jericho Residents' Association) and Peter Goatley (Worcester College) spoke against the application and Christopher Paterson (agent) spoke in favour of it.

The Committee resolved to DEFER the application so that the legal issues raised by the speakers opposed to the application could be investigated.

**36. WITHDRAWN_MANSFIELD COLLEGE, MANSFIELD ROAD:
13/001637/FUL**

This application was WITHDRAWN by officers for further consideration.

37. KEBLE COLLEGE: 13/01272/LBC

The Head of City Development submitted a report (previously circulated now appended) which detailed a listed building consent to provide an access control system, involving the erection of glass barrier across main entrance, formulation of new entrance into Porter's Lodge. Re-ordering of layout and other associated works in Porter's Lodge

The Committee resolved to APPROVE the listed building consent subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent- approved plans
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Further works – fabric of LB- fire regulations
- 6 Repairs of damage after work
- 7 Further details – floodlighting/lighting
- 8 Details of screen

38. 24 CORNMARKET STREET:: 13/01760/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to remove existing public telephone kiosk. Installation of kiosk combining a public telephone and ATM (retrospective).

The Committee resolved to APPROVE the planning application subject to the following condition:

1. Complete Development in accordance with approved plans with no variation without prior approval from the Local Planning Authority.

39. 14 LUCERNE ROAD: 13/01834/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 2 x 3-bed semi-detached houses (use class C3). Provision of two parking spaces and access, cycle and bin storage and amenity space.

In accordance with the criteria for public speaking, the Committee noted that Jeremy Teal and Colin Kilpatrick spoke against the application and Simon Sharp spoke in favour of it.

The Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Parking, cycle and bin storage
- 5 Variation of Traffic Regulation Order to remove eligibility for residents' parking permits and provide replacement suitable on-street parking bays at applicant's expense
- 6 SuDS
- 7 Removal of Class A permitted development rights
- 8 Boundary treatments
- 9 Biodiversity improvements
- 10 Details of sustainability measures required
- 11 Construction Traffic Management Plan required
- 12 Glazing on existing window on South side

40. 40 KIRK CLOSE: 13/01724/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish a garage and erection of part two storey and part single storey side and rear extension.

In accordance with the criteria for public speaking, the Committee noted that Guy Roberts (agent) spoke in favour of the application.

The Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials to match including light render side wall facing No.38
- 4 No new windows in south or north (side) elevations

41. RECEIPT AND EXPENDITURE ON S106 CONTRIBUTIONS FOR THE YEAR 2012/13

The Head of City Development submitted a report (previously circulated now appended) which detailed the receipt and expenditure of developer contributions for the last financial year 2012/13.

The Committee resolved to NOTE the receipt and expenditure of developer contributions in the last financial year (2012/13) and the proposed expenditure of developer contributions for 2013/14 plus future years

42. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during July 2013.

43. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 13 August 2013 as a true and accurate record.

44. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

45. DATE OF NEXT MEETING

The Committee resolved to NOTE that the next meeting would be held on Tuesday 8 October 2013.

The meeting started at 6.30 pm and ended at 8.00 pm