

# **WEST AREA PLANNING COMMITTEE**

**Tuesday 11 February 2014**

**COUNCILLORS PRESENT:** Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Canning, Cook, Price, Tanner, Coulter and Goddard.

**OFFICERS PRESENT:** Murray Hancock (City Development), Michael Crofton-Briggs (Head of City Development), Nick Worledge (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

## **89. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Jones (substitute Councillor Goddard) and Councillor Clack (substitute Councillor Coulter).

Apologies for lateness were received from Councillor Canning.

## **90. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

## **91. CASTLE MILL, ROGER DUDMAN WAY: 11/02881/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed the progress made from the on-going negotiations with the University of Oxford and the list of measures agreed to ameliorate the size and impact of the Castle Mill development at Roger Dudman Way given planning permission under 11/02881/FUL.

The Committee noted that Sietske Boeles and Sushila Dhall spoke on the report.

The Committee resolved to NOTE the progress report and thanked officers for their work.

That Officers press Oxford University to finish the Environmental Impact Assessment as quickly as possible so that the development's outstanding conditions can be resolved.

## **92. AVIS RENT A CAR LTD, 1 ABBEY ROAD 13/01376/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing buildings. Erection of 9 x 3 storey, 4 bed dwelling houses (Use class C3).

In accordance with the criteria for public speaking, the Committee noted that Paul McCann and Patricia Jones spoke in favour of the application.

The Committee resolved to REFUSE the application for the following reasons:-

- 1 The site is of a size, layout and location close to the city centre such that it could reasonably accommodate residential development to a significantly greater density than that proposed through the provision of a greater mix of dwelling sizes and types. The site therefore has the capacity to provide at least 10 dwellings however the proposals fail to make provision for 50% of the dwellings on site to be affordable homes, or to robustly justify on viability grounds either a lesser proportion on site or a financial contribution towards off-site provision. Consequently the proposals fail to make sufficient provision towards affordable housing to the detriment of the mix and balance of dwellings within the City contrary to the requirements of policy HP3 of the Sites and Housing Plan 2011-2026 and policy CS24 of the Oxford Core Strategy 2026.
- 2 The development proposes nine very large houses that are equivalent to 5 bedroom units. The proposals therefore fail to provide an acceptable mix of dwellings within the site to the detriment of the range of housing stock provided for residents of the City as a whole as well as the local community. Consequently the proposals fail to accord with the requirements of policy CS23 of the Oxford Core Strategy 2026 through the associated requirements of the Balance of Dwellings SPD.

**93. 9 GREEN STREET: 13/03213/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish existing buildings and erection of 2 x 4-bedroom semi-detached dwelling houses (Use Class C3) and new building with office (Use Class B1) on ground floor and 1 x 2-bedroom flat (Use Class C3) above. Provision of car parking, cycle parking and bin storage facilities.

In accordance with the criteria for public speaking, the Committee noted that Nik Lyzba spoke in favour of the application.

The Committee resolved to REFUSE the application for the following reasons:

- 1 That the proposed development would not constitute an appropriate modernisation of a key protected employment site, by reason that the amount of employment space retained within this mixed-use scheme along with the overall form and layout of the proposal would not be adequate to maintain its status as a key protected employment site and secure or create employment important to Oxford's local workforce, and maintain a sustainable distribution of business premises and employment land in Oxford. This would be considered contrary to Policy CS28 of the Oxford Core Strategy 2026
- 2 The proposed development has been designed in a manner that has the appearance of a residential development rather than a mixed-use scheme where the employment and residential uses contained within the buildings are clearly articulated in the built form. The employment use on site has a historical significance which reflects the historical development of the street and surrounding suburb and the site is designated as a Key

Protected Employment Site. The absence of any articulation of the employment use within the form, layout and appearance of Plot 3 would not reinforce the local distinctiveness and significance of the site, and create a sense of place for the Key Protected Employment Site within the street. Furthermore the applicant has failed to demonstrate that the form and layout of Plot 3 has been designed to enable the employment use to function properly over the lifetime of the development and assist in maintaining the sites status as a key protected employment site. As a result the proposed development would not meet the aims for good design as set out within the National Planning Policy Framework, Oxford Core Strategy Policy CS18, Sites and Housing Plan Policy HP9.

- 3 That the proposed development would fail to provide adequate outdoor space for the 2 bedroom flat in Plot 3, by reason that the commercial unit would have a full height window in the rear elevation which would directly overlook this space and also allow the commercial unit access to the private garden compromising the privacy and quality of this space to the detriment of the living conditions of the future occupants of this dwelling. This would be considered contrary to Sites and Housing Plan Policy HP13.

#### **94. 23-25 BROAD STREET: 13/01376/FUL & 13/03338/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed two applications to:

- (i) 13/03339/CT3 – Internal alterations involving formation of new residential unit on second floor and enlargement of existing residential unit on the third floor involving removal of staircase from first to second floor. Removal of dumb waiter, insertion of new partitions, formation of new openings, new doors and new secondary glazing. External alterations to upgrade existing roof access and new door fronting Broad Street.
- (ii) 13/03338/CT3 – Use of basement, ground and first floor as retail unit (use of class A1). Formation of 1x2 bed flat on second floor and enlargement of existing residential unit on third floor.

The Committee resolved to GRANT planning permission (13/03338/CT3) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Implementation of programme of archaeological investigation
- 4 Details of refuse storage

And RAISE NO OBJECTIONS to the listed building consent (13/03339/CT3) 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 Arch - Implementation of programme + historic post-medieval remains,
- 7 Materials - samples
- 8 Internal features

- 9 Further details for windows, doors, fireplace and service run
- 10 Repair of damage after works
- 11 Historic recording of changes to be made and kept in County records.

**95. COVERED MARKET: 13/02533/CT3 & 13/03226/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed two applications to:

- Planning application (13/03226/CT3): Alterations involving removal of panels and replacement with glazing at units 131-141, Avenue 4.
- Listed building consent (13/02533/CT3): for removal of panels and replacement with glazing at units 131-141, Avenue 4.

The Committee resolved to GRANT planning application (13/03226/CT3) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area

And RAISE NO OBJECTIONS to listed building consent (13/02533/CT3) subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB consent - works as approved only
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Repair of damage after works
- 6 Glass not to be tinted in colour, further details to be submitted

**96. WHITE HOUSE ROAD: 13/03320/PA11**

The Head of City Development submitted a report (previously circulated now appended) which detailed an application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

In accordance with the criteria for public speaking, the Committee noted that Deborah Glass-Woodin spoke against the application and Ian Wheaton spoke in favour of it.

The Committee felt that 'amenity' should include equality of access in considering permissions of this type.

The Committee resolved to WITHOLD prior approval of the application for the following reason:

The design of the proposed development would injure the amenity of the neighbourhood and of residents wishing to utilise the footbridge by failing to

provide fair and equal access for people with disabilities, contrary to policy CP.13 of the adopted Oxford Local Plan 2001 to 2016.

#### **97. PLANNING APPEALS**

Once a date is agreed in early June for the St Cross appeal, the Committee will be notified and asked to appoint a representative to attend the appeal.

The Committee resolved to NOTE the report on planning appeals received and determined during January 2014.

#### **98. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on January 2014 as a true and accurate record.

#### **99. FORTHCOMING APPLICATIONS**

The Committee resolved to NOTE the list of forthcoming applications.

#### **100. DATE OF NEXT MEETING**

The Committee noted that the next meeting would be held on 11 March 2014

**The meeting started at 6.30 pm and ended at 8.25 pm**

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