

WEST AREA PLANNING COMMITTEE

Tuesday 12 May 2015

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Clack, Clarkson, Cook, Coulter, Gant and Hollingsworth.

OFFICERS PRESENT: Fiona Bartholomew (City Development), Michael Crofton-Briggs (Head of City Development), Murray Hancock (City Development), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

147. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Price (substitute Councillor Coulter) and Councillor Tanner (substitute Councillor Clarkson).

148. DECLARATIONS OF INTEREST

There were no declarations of interest made.

149. OXFORD RAILWAY STATION: 15/00096/PA11

The Head of City Development submitted a report detailing an application for prior approval for development comprising an extension to the length of the existing north bay platforms, replacement platform canopies, new re-locatable rail staff accommodation building and reconfiguration of short stay and staff car parking under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 at Oxford Railway Station.

Sushila Dhall, a local resident, spoke about the impact the development would have on residents of Stable Close.

Lisa Bullock, representing Network Rail, spoke in support of the application.

The Committee asked questions of the officers and the speakers. Members were concerned that the location of the two-storey building caused a significant loss of amenity to the residents of Stable Close over the lifetime of the building. They noted this could be well in excess of three years if this was required to allow completion of the masterplan. They were of the view that the rationale for the proposed location of building was not fully explained and that therefore, given their concerns, they were not able to determine the application on the information before them.

The Chair asked the applicant to provide the committee with full details of Network Rail's analysis of the options and the rationale for the proposed location and design.

The Committee resolved to:

defer a decision on the application to allow the applicant and officers to consider other feasible options for siting and design which mitigate the impact on local resident.

150. CEDAR COTTAGE, WATER EATON ROAD: 15/00417/FUL

The Head of City Development submitted a report detailing an application for the demolition of the existing bungalow and erection of two five- bedroom semi-detached dwellings (Use Class C3) with provision of parking for four vehicles, formation of rear decking and associated landscaping at Cedar Cottage, Water Eaton Road.

The planning officer reported receipt of additional comments. He recommended an additional condition to locate the bin and cycle store at the front of the properties.

Neil Perry, the architect, spoke in support of the application and confirmed the proposed additional condition was acceptable.

The Committee resolved to approve application 15/00417/FUL for planning permission at Cedar Cottage, Water Eaton Road subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Variation of Road Traffic Order - Water Eaton Road.
5. Vision Splays.
6. Flood risk assessment.
7. SUDS/Surface Water.
8. Larger cycle store.
9. Bats.
10. Design - no additions to dwelling.
11. Bin and cycle store location at front of properties to be agreed.

151. 7 MIDDLE WAY: 15/00710/FUL

The Head of City Development submitted a report detailing an application for the demolition of a lock up garage and erection of one one-bedroom dwelling house (Use Class C3), with erection of an outbuilding and provision of private amenity space, at 7 Middle Way.

Members of the Committee asked questions of the officer about the application. The Committee agreed to add a condition to control the siting and design of the proposed lattice fence to the 11 conditions listed in the report.

The Committee resolved to approve application 15/00710/FUL for planning permission at 7 Middle Way subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Removal of Part 1 PD rights.
5. Removal of part 2 PD rights.
6. Exclusion from CPZ.
7. Garden building incidental.
8. Boundary treatment.

9. Bin and cycle parking details required.
10. Phased contamination.
11. Energy efficiency.
12. Design and siting of lattice fence to be agreed.

152. 16 COMPLINS CLOSE: 15/00539/FUL

The Head of City Development submitted a report detailing an application for the erection of a single storey rear extension and insertion of three side windows, and formation of a rear dormer window in association with loft conversion at 16 Complins Close.

Miles Thompson, on behalf of a number of local residents, spoke objecting to the application.

Members of the Committee asked questions of the officer about the proposal and its impact.

The Committee resolved to approve application 15/00539/FUL for planning permission at 16 Complins Close subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials matching.

153. 20 MERE ROAD: 15/00612/FUL

The Head of City Development submitted a report detailing an application for demolition of the existing conservatory and erection of a single storey rear extension and first floor side extension above the re-instated garage.

The Committee resolved to approve application 15/00612/FUL for planning permission at 20 Mere Road subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.

154. CUTTESLOWE PARK: 15/00853/CT3

The Head of City Development submitted a report detailing an application for the replacement of the existing roof and cladding; erection of new external canopy, paving and ramp to north elevation; and formation of raised decked viewing platform with steel balustrade to the east elevation of Bottom Pavilion, Cutteslowe Park, Harbord Road.

The Committee resolved to approve application 15/00853/CT3 for planning permission at Bottom Pavilion, Cutteslowe Park subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.

155. PLANNING SERVICES IMPROVEMENT ACTION PLAN PURSUANT TO THE ROGER DUDMAN WAY REVIEW

The Head of City Development submitted a report setting out the work carried out by the planning service to implement the planning services action plan pursuant to the Roger Dudman Way review.

The Committee resolved to:

1. Recognise, and thank officers for, the substantial work undertaken by those in the Planning Service.
2. Note that improvement work is ongoing.
3. Agree that the Steering Group should continue to review progress of this improvement work.
4. Ask officers to report to Committee in a year's time on such improvements.
5. Thank Vincent Goodstadt for his continuing support and feedback on the Action Plan work.

156. MINUTES

The Committee resolved to approve the minutes of the meeting held on 14 April 2015 as a true and accurate record.

157. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

158. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 9 June 2015.

The Committee thanked Michael Crofton-Briggs for his support and service to the Council as Head of City Development over the last fourteen years.

The meeting started at 6.30 pm and ended at 8.10 pm