

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 9 June 2015



COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Cook, Gant, Hollingsworth, Price, Tanner and Upton.

OFFICERS PRESENT: Murray Hancock (City Development), Michael Morgan (Law and Governance), Jennifer Thompson (Law and Governance) and Nick Worledge (Chief Principal Planner)

1. ELECTION OF CHAIR FOR COUNCIL YEAR 2015/16

The West Area Planning Committee elected Councillor van Nooijen as Chair for the Council Year 2015/16.

2. ELECTION OF VICE CHAIR FOR COUNCIL YEAR 2015/16

The West Area Planning Committee elected Councillor Gotch Vice-Chair for the Council Year 2015/16.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made.

5. CHRIST CHURCH MEADOW: 15/00760/FUL

Councillor Upton stated she was a college lecturer at Christchurch, and while not affected by this application she would abstain from the debate and voting. She remained in the room but took no part in the proceedings.

The Committee considered a report detailing an application for planning permission for the change of use and extension of the existing thatched barn to provide accommodation for a visitor shop and ticket office, a café, storage, staff accommodation, interpretation space; and the demolition of existing buildings and erection of a new works building and service yard including workshops, garages, storage, staff facilities and WCs, parking area and established landscaping at Christ Church Meadow.

James Lawrie, Martin Perry, and the project architect, representing the applicant, spoke in support of the application and explained the benefits for visitors.

The Committee were concerned that the siting of a bus/coach stop on St Aldates may not be appropriate and suggested a change to the heads of terms of the legal agreement as below.

The Committee resolved to approve application 15/00760/FUL subject to the conditions and a legal agreement as set out below; and to authorise officers to issue the decision on completion of the legal agreement.

Conditions

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Further construction and design details to be submitted.
4. Samples of materials.
5. Sample panels on site.
6. Archaeological investigation and mitigation.
7. Building recording and details of salvage/reuse of internal features of interest.
8. Tree protection and root protection zone mitigation measures.
9. Proposed landscaping and tree planting.
10. Landscaping scheme implementation.
11. Landscape management plan and implementation (including area outside ticket office and café).
12. Ecological mitigation measures.
13. Flood risk mitigation measures.
14. Cycle parking.
15. Informative: Considerate Contractors Scheme.

Legal Agreement S106 Heads of Terms, County:

- To contribute £2,000 towards establishing a new scheduled coach set-down stop, to include the cost of a pole/flag/information case unit and appropriate road markings, at a suitable location to be agreed.
- The developer to provide some form of wayfinding within or outside the thatched barn.

6. JACOB'S INN, 130 GODSTOW ROAD:15/00998/FUL

The Committee considered a report detailing an application for retrospective planning permission for the erection of outbuildings and garden structures and the formation of decking at rear of Jacob's Inn, 130 Godstow Road.

Councillor Jean Fooks spoke objecting to the application in her capacity as ward councillor. She raised concerns about parking and traffic.

Jonathan Ree, a local resident, spoke objecting to elements of the application. He said the light from the strip light illuminating the bar/cooking area spilled into his garden and was irritating.

Mark Dauncey, the agent, spoke in support of the application.

The Committee asked questions and agreed to add a condition to reduce the impact on neighbouring properties of the strip light from the bar/cooking area.

The Committee resolved to approve application 15/00998/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as approved.
4. Exclusion from approved plans.
5. Use of outside structures.
6. Lighting of the cooking station to include a baffle to prevent light spilling into neighbouring gardens or properties.

7. 14 POLSTEAD ROAD: 15/00035/FUL

The Committee considered a report detailing an application for planning permission for the conversion of existing flats into 1 x 4 bedroom and 1 x 6 bedroom dwelling houses (Use Class C3); demolition of the existing rear extension and erection of part single, part two storey rear extension and basement extension; insertion of 5 rooflights in association with loft conversion; erection of porch to side elevation; one front lightwell and one rear lightwell; installation of iron railings; and creation of 2 new on-site car parking spaces at 14 Polstead Road.

Councillor Liz Wade spoke on behalf of residents and residents' groups objecting to the application. She proposed a number of conditions to protect residents, the adjacent language school, and the amenity of the area for the Committee's consideration.

David Shorrocks, representing the architect, spoke in support of the application.

In order to mitigate the impact of the development during and after construction on the area and on residents, the Committee agreed to add a condition requiring a construction management plan to be agreed in consultation with the ward councillors and an informative regarding the summerhouse.

The Committee resolved to approve application 15/00035/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials in the conservation area.
4. Landscape carry out by completion.
5. Tree Protection Plan (TPP) 1.
6. Arboricultural Method Statement (AMS) 1.
7. Landscape hard surface design - tree roots.
8. Landscape underground services - tree roots
9. Boundary treatment.
10. Traffic Regulation Order.
11. Driveway construction.
12. Bin and cycle store details.
13. Construction management plan to be agreed.

Informative – summerhouse to be retained.

8. 75 HILL TOP ROAD: 15/00684/FUL

The Committee considered a report detailing an application for planning permission for the demolition of the existing building and erection of 9 flats on 2 and 3 floors, (5 x 3-bed, 2 x 2-bed and 2 x 1-bed), together with 12 car parking spaces, 24 cycle spaces, recycling store and ancillary works at Jack Howarth House, 75 Hill Top Road.

Nik Lyzba and Paul Southouse, the agent and architect, spoke in support of the application.

The Committee agreed to amend or add conditions to ensure active management of the cycle store to encourage residents to cycle, and to secure suitable landscaping for the car park area to enhance the site.

The Committee resolved to approve application 15/00684/FUL subject to the following conditions:

1. Time – outline / reserved matters.
2. Plans – in accordance with approved plans.
3. Materials – samples agree prior to construction.
4. Biodiversity – measures for wildlife.
5. Construction Traffic Management Plan – details prior to construction.
6. Cycle & bin storage – further details prior to substantial completion including management plan.
7. Further details of PV.
8. SUDS – build in accordance with.
9. Landscape plan – details required including the car park area.
10. Landscape – planting carry out after completion.
11. Details of boundary treatment prior to occupation.

9. 23 UPLAND ROAD: 15/00352/FUL

The Committee considered a report detailing an application for the erection of a part single, part two storey rear and side extension and alterations to the roof to form hip to gable, formation of rear roof extension and insertion of two front dormer windows and one rear dormer window in association with loft conversion at 23 Upland Road.

Chris Dawes and Maryanne Martin, local residents, spoke objecting to the application. They spoke about the impact on their property and asked for obscure glazed rooflights in the single storey extension to prevent overlooking.

Peter Pritchard, the agent, spoke in support of the application.

The Committee agreed to add a condition requiring obscure glazed rooflights in the single storey extension to prevent overlooking.

The Committee resolved to approve application 15/00352/FUL subject to the following conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. Large domestic extension/granny flat.
5. Amenity no additional windows.
6. Obscure glazed rooflights in single storey extension.

10. 96-97 GLOUCESTER GREEN: 14/02663/FUL

The Committee considered a report detailing an application for the change of use from Use Class A1 (Retail) to Use Class A3 (Restaurant) at 96-97 Gloucester Green.

Nick Diment, the agent, spoke in support of the application.

The Committee were of the view that the application would also create environmental problems in contravention of policy RC12 and adversely affect residents, although the principal reason for refusal was contravention of policy RC5.

The Committee resolved to refuse application 14/02663/FUL for the following reason:

The proposed change of use from A1 to A3 at 96 and 97 Gloucester Green would presently result in a loss of A1 units within the Secondary shopping frontage of the City and is therefore contrary to policy RC.5 of the Oxford Local Plan 2001-2016.

11. 17 LATHBURY ROAD:15/00106/VAR

The Committee considered a report detailing an application for the variation of condition 4 (hours of use of garden) of planning permission 95/00761/VTH to allow the garden to be used by nursery children for a maximum of 4 hours per day at 17 Lathbury Road.

Oliver Jones, a local resident, spoke against the application, commenting that nothing had changed to warrant the change to the condition and that while residents were accepting of the current use and increased use would cause an unacceptable level of disturbance.

Simon Handy, the agent, spoke in support of the application. He referred to guidance on early years learning and the statutory curriculum, and that the nursery had taken into account the appeal decision in seeking a balance in this application. With a longer time available, smaller groups of children would be outside potentially reducing the peak noise.

Contrary to the officer's recommendation of approval, the Committee were of the view that there was no substantive change from that existing at the time of the refusal of application 13/01213/VAR, and that the reasoning still applied. Neither the view that the proposal was acceptable nor the view that it was unacceptable could be supported by the lack of complaints to the statutory authority. However on balance the Committee were of the view that the application should be refused for the same substantive reason as application 13/01213/VAR.

The Committee resolved to refuse application 15/00106/VAR for the following reason:

The proposed relaxation of the restrictive condition on the time limit for use of the garden is considered to exacerbate the existing problem of noise and would create a significant adverse impact by way of unacceptable noise levels from the children playing in the garden for extended periods to the detriment of residential amenity of the adjoining neighbouring properties. The proposal is contrary to policies CP1, CP10, CP19, CP21 and ED2 of the Oxford Local Plan 2001-2016.

12. PLANNING APPEALS

The Committee noted the reports on planning appeals received and determined during April and May 2015.

13. MINUTES

The Committee resolved to approve the minutes of the meeting held on 12 May 2015 as a true and accurate record.

14. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

15. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 16 June.

The meeting started at 6.30 pm and ended at 8.55 pm