

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 11 August 2015

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COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Cook, Fooks, Goddard, Henwood, Hollick, Price, Tanner and Upton.

OFFICERS PRESENT: Fiona Bartholomew (Planning and Regulatory), Murray Hancock (Planning and Regulatory), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

29. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Benjamin, Gant, Gotch and Hollingsworth (substitutes Councillors Hollick, Fooks, Goddard and Henwood respectively).

30. DECLARATIONS OF INTEREST

There were no declarations of interest made.

31. LAND NORTH OF ST JOHN'S COLLEGE SPORTSGROUND, WOODSTOCK ROAD:15/00893/FUL

The Committee considered a report detailing an application for planning permission for the erection of single storey building to provide a children's day nursery (Use Class D1) and provision of car parking spaces, play area and landscaping on land to the north of St John's College Sports Ground, Woodstock Road.

Local residents John Briggs, Nir Vulkan and Ewen Cameron-Watt spoke against the application.

Andrew Parker and Alex Hales, representing the applicant and the agent, spoke in support of the application.

The Committee agreed to add conditions requiring:

- a travel plan to be submitted before first occupation
- a construction management plan to be agreed before commencement, to include no peak hour movements of large vehicles
- signs to include warnings of children, vehicles and cyclists on entrance, exit and approach

to reduce the possibility that traffic and pedestrian movements created by the development may create higher levels of risk to those using Bainton Road.

The Committee noted concerns that use of the spaces opposite the entrance would create hazards for road users, but that this was not within the Council's control.

The Committee resolved to approve application 15/00893/FUL at St John's College Sports Ground, Woodstock Road, with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Sample Materials.
4. Revised plans for Rooflights.
5. Opening Times as specified in application.
6. Detailed design of outdoor play area.
7. Landscape plan required.
8. Landscape carry out by completion.
9. Landscape top soil retention.
10. Landscape management plan.
11. Landscape hard surface design - tree roots.
12. Tree Protection Plan (TPP) 2.
13. Arboricultural Method Statement (AMS) 2.
14. Parking Area and Access provided before use.
15. Details of access signage (including comments above)
16. Refuse and Cycle Storage.
17. Sustainable Urban Drainage Scheme.
18. Ecology Report Recommendations.
19. Energy Efficiency Measures.
20. Travel plan to be submitted before first occupation.
21. Construction management plan to be agreed before commencement, to include no peak hour movements of large vehicles.

32. MAGDALEN COLLEGE SCHOOL: 15/01152/FUL

The Committee considered a report detailing an application for planning permission for the part demolition of the "1928 Building" and various outbuildings; erection of a four-storey extension to Colin Sanders Building to provide a Sixth Form Centre; and alterations to entrance quad incorporating revised car and cycle parking layout for 34 cars and 80 cycles at Magdalen College School, Cowley Place.

The Committee resolved to approve application 15/01152/FUL at Magdalen College School, Cowley Place with the following conditions:

1. Development within time limit.
2. Develop in accordance with the approved plans.
3. Samples of materials.
4. Landscape Plan required.
5. Landscape carry out after completion.
6. Car/cycle parking provision before use.
7. Further cycle parking provision
8. Cycle parking details required.

9. Construction Traffic Management Plan (further details including Tree Protection Measures where appropriate).
10. Construction Environmental Management Plan.
11. Drainage Strategy (including SUDS) and detailed drainage design.
12. Travel Plan.
13. Details of biodiversity enhancement (bats).
14. Recording of the section of the 1928 Building which is to be demolished.
15. Details of further design details (openings (windows and doors) and eaves details).

33. OXFORD RAILWAY STATION: 15/00096/PA11

The Committee considered a report detailing an application for prior approval for development comprising extension to the length of 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, Park End Street.

Following an options assessment, amended plans were submitted with the building relocated 2.5m to the south and reduced in size at first floor level by 186 sq.m and a revised parking layout compared to the application plans considered by the Committee on 12 May 2015.

Sushilla Dhall, a local resident, outlined her concerns about the application.

Lisa Bullock, representing the applicant, spoke in support of the application.

The Committee resolved to grant prior approval for application 15/00096/PA11 at Oxford Railway Station, Park End Street as siting and design are acceptable subject to the following conditions:

1. Materials samples.
2. Windows in east and north facing elevations.
3. Contamination risk study.
4. Remediation Strategy.
5. Unexpected contamination.
6. Surface water disposal.
7. Time limit of 3 years.

34. OSNEY LANE: 15/01654/FUL: TEMPORARY COMPOUND

The Committee considered a report detailing an application for planning permission for use of land as a construction compound incorporating storage area, site offices, welfare facility, access and utilities required in association with Westgate development permitted under references 13/02557/OUT and 14/02402/RES for a temporary period until 31 December 2017 at land on the south side of Osney Lane, Oxford.

The Committee noted paragraph 19 of the report was superseded by paragraph 20.

The Committee resolved to approve application 15/01654/FUL for land at the south side of Osney Lane with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Temporary period to the 31.12.2017.
4. Phasing of reinstatement works.
5. Details of cycle parking.
6. Reinstatement of public highway.
7. Details of signage strategy.
8. Surface Water Drainage Scheme constructed as proposed.
9. Tree Protection Plan.
10. Recommendations of Flood Risk Assessment carried out.
11. Contaminated Land Risk Assessment.
12. Unsuspected contamination.

35. 46 ST JOHN STREET OX1 2LH : 15/01652/FUL AND 15/01653/LBC

The Committee considered a report detailing application 15/01652/FUL for planning permission for the demolition and erection of a rear garage and boundary wall, erection of part single and part two storey rear extensions, alterations to windows and doors, and provision of landscaping and application 15/01653/LBC for listed building consent for the demolition and erection of a rear garage and boundary wall and external and internal extensions and alterations to existing dwellings at 46 St John Street.

Margaret Booth and Ruth Abu-Deeb, local residents, spoke about their and other residents' concerns about the application.

The Committee agreed to:

- add to permissions for 15/01652/FUL and 15/01653/LBC a condition requiring obscure glazing to the second floor window facing north towards no 45 St John Street to protect the neighbour's privacy;
- and on permission 15/01653/LBC split condition 16 as published into:
16. Tree survey required and 17. No demolition of the chimney breast in the ground floor reception room
to correct typographical errors.

The Committee resolved to approve application 15/01652/FUL at 46 St John Street with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as specified.
4. SUDs.
5. Tree protection plan/ arboricultural method statement.
6. Landscape plan required.

7. Garage doors details.
8. Obscure glazing to second floor window in north elevation.

The Committee resolved to approve application 15/01653/LBC at 46 St John Street with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Window repair schedule.
4. Schedule of repair and retention of existing doors (consent not extending to removal of existing historic doors).
5. Section drawings for new windows and doors.
6. Sample panel of brickwork, including brick, bond, and mortar finish for extensions and garden walls.
7. Sample of slate and ridge tiles.
8. Details of garage door.
9. Details of new fire places.
10. Details/ sample of proposed stone cleaning.
11. Details of flue/vent/SVP locations.
12. Details of heating system- boiler and related flues, plus radiator locations/ pipe runs.
13. Details of rooflights (flush fitting).
14. Details of rainwater goods.
15. Making good of internal surfaces in materials to match.
16. Tree survey.
17. No demolition of the chimney breast in the ground floor reception room.
18. Obscure glazing to second floor window in north elevation.

36. 46 HYTHE BRIDGE STREET: 15/00656/VAR: VARIATION TO PERMITTED FLATS

This application was deferred to a future meeting as an amended report was required.

37. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined during June and July.

38. MINUTES

The Committee resolved to approve the minutes of the meeting on 7 July 2015 as a true and accurate record.

39. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

40. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be on 26 August 2015.

The meeting started at 6.30 pm and ended at 8.00 pm