

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 13 December 2016



Committee members:

Councillor Landell Mills (Vice-Chair, in the Chair)	Councillor Cook
Councillor Fooks	Councillor Hollingsworth
Councillor Pegg	Councillor Tanner
Councillor Paule (for Councillor Curran)	Councillor Iley-Williamson

Officers:

Michael Morgan, Lawyer
Adrian Arnold, Development Management Service Manager
Robert Fowler, Planning Team Leader
Catherine Phythian, Committee Services Officer

Apologies:

Councillor(s) Upton, Price and Curran sent apologies. Their appointed substitutes are shown in the attendance.

71. Declarations of interest

Agenda item 4: Cllr Hollingsworth: as a commercial tenant of offices in the building (Artistotle House)

72. 16/02177/FUL: Land Adjacent Summertown Church Hall Portland Road Oxford Oxfordshire OX2 7EZ

The Chair took this item first.

The Committee considered a report detailing a planning application the for the Demolition of existing garages; Erection of a 3 storey building to provide 2 x 3-bed flats and 1 x 4-bed flat; Provision of car parking for 12No. vehicles with new vehicle access and bin store at land adjacent Summertown Church Hall Portland Road Oxford Oxfordshire OX2 7EZ.

The Planning Officer presented the report.

Shirley Collier and Patricia Rawlings spoke against the application.

Revd. Knight (applicant) and Adrian James (agent) spoke in favour of the application.

In discussion the Committee:

- acknowledged that there were parking problems in the area
- noted the Council's limited ability to impose legal parking controls
- supported a proposal to condition the use of 3 parking spaces for residents

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02177/FUL at Land Adjacent Summertown Church Hall Portland Road Oxford Oxfordshire OX2 7EZ subject to the following, amended, conditions and CIL contribution:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples
4. TRO
5. Parking Permits
6. SUDS Parking
7. Cycle Parking Provision
8. Landscaping
9. Boundary Treatments
10. Drainage
11. Drainage Infrastructure
12. Contaminants
13. Remedial Works
14. Obscure glazing
15. 3 parking spaces to be retained solely for the use of flat residents

73. 16/02405/FUL: 79 Harefields, OX2 8NR

The Chair took this item next.

The Committee considered a report detailing an application for planning permission change of use from dwellinghouse (Use Class C3) to large House in Multiple Occupation (Sui Generis); Erection of a single storey rear extension; Conversion of garage and workshop to habitable space with replacement of doors to windows at 79 Harefields, Oxford, OX2 8NR.

The Planning Officer presented the report and gave the following verbal updates:

- HMO density was not a factor in this application as the other HMOs, identified by residents, were outside the area;
- even if those properties currently under investigation within the area limits were found to be HMOs the HMO density levels would not be breached

- the Highways Authority had submitted a late change and were requiring the removal of all residents parking and visitor permits for on street parking (include in Condition 4)

Margo Boore and Allie Noel spoke against the application.

Alex Marsh (applicant) spoke in favour of the application.

In discussion the Committee sought clarity on the revised arrangements for residents parking; noted that room sound-proofing requirements was a matter for building regulations; noted that the property would be subject to the Council's HMO licensing regulations.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02405/FUL at 79 Harefields, Oxford, OX2 8NR with the following, amended, conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - matching
4. On street parking – to require the exclusion of residents and visitors permits
5. Bike and bin storage

74. 16/01725/FUL : St Edward's School, Woodstock Road, OX2 7NN

The Committee considered a report detailing an application for application advice for the demolition of existing school hall and construction of a new hall, library and teaching accommodation and associated landscape works and alterations to a listed building at St Edward's School, Woodstock Road, OX2 7NN.

The Planning Officer presented the report and informed the Committee that the Oxford Design Review Panel were supportive of the scheme.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01725/FUL at St Edward's School, Woodstock Road, OX2 7NN with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials
4. Construction Traffic Management Plan
5. Swept Path Analysis
6. Parking and Turning Space
7. Flooding and surface water drainage
8. SUDs Maintenance
9. Implementation of drainage
10. Archaeology

11. Bats
12. Biodiversity enhancements
13. Landscape plan required
14. Landscape carry out by completion
15. Landscape underground services - tree roots
16. Tree Protection Plan (TPP) 1
17. Arboricultural Method Statement (AMS) 1
18. Top soil
19. Unexpected Contamination
20. External lighting
21. Noise and Sound Amplification
22. Noise and Hours of Operation
23. Energy requirements

75. 16/01727/LBC: St Edward's School, Woodstock Road, OX2 7NN

The Committee considered a report detailing an application for planning permission for the demolition of existing school hall and construction of a new hall, library and teaching accommodation and associated landscape works and alterations to existing library comprising removal of balcony at St Edward's School, Woodstock Road, OX2 7NN.

The Planning Officer presented the report.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01727/LBC at St Edward's School, Woodstock Road, OX2 7NN with the following conditions:

1. Commencement of works
2. Works as approved only
3. Details of repairs to façades
4. Sample panels
5. Details of new internal staircase
6. Details of abutments
7. Details of internal alterations

76. 16/02620/RES: Westgate Centre and Adjacent Land, Oxford, OX1 1NX

The Committee considered a report detailing an application for planning permission for approval of amended reserved matters for the appearance of the east elevation of Building 2 and 3 in respect of a revised window arrangement at Westgate Centre and adjacent land encompassing the existing Westgate Centre and land bounded by Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane and Old Greyfriars St.

The Planning Officer presented the report and informed the Committee of the following correction to paragraph 13 of the report:

delete: These properties are set some 20m from the façade of Buildings 2 and

insert: These properties are set some 18.5m from the façade of Buildings 2

He confirmed that the revised distance was still acceptable.

Job Bowen, Architect, was present to answer technical questions. He confirmed that the revised window arrangement was in response to a request from the perspective tenants to afford more natural light.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02620/RES at Westgate Centre and Adjacent Land, Oxford, OX1 1NX with the following conditions:

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

77. 16/02772/FUL: 77-83 Iffley Road, 85 And 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG

The Committee considered a report detailing an application for planning permission for alterations to existing buildings on Iffley Road frontage and improvements to provide main entrance to student accommodation, rear extensions and staircases; alterations and extension to Stockmore House, Stockmore Street to provide additional study/bedrooms; alterations to existing access to Stockmore Street, parking space for disabled persons and servicing; alterations to bin storage area and cycle parking at 77-83 Iffley Road, 85 and 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG.

The Planning Officer presented the report, highlighting how the amended plans addressed the concerns that had resulted in the refusal of the previous application.

Mr Nik Lyzba (agent) spoke in support of the application.

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to approve application 16/02772/FUL at 77-83 Iffley Road, 85 And 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG with the following conditions and subject to a CIL contribution:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials samples
4. Gate (Public Art)
5. CTMP
6. Student Accommodation - cars

7. Start and End of Term Car Movements
8. Visibility Splays
9. Landscape plan required
10. Landscape carry out by completion
11. Landscape hard surface design - tree roots
12. Landscape underground services - tree roots
13. Tree Protection Plan (TPP) 2
14. Arboricultural Method Statement (AMS) 2
15. Surface water drainage
16. Energy
17. Details of external lighting
18. Cycle Parking

78. 16/01789/FUL: Demolition of Aristotle House, Aristotle Lane, Oxford, OX2 6TR

Councillor Hollingsworth left the meeting for this item.

The Committee considered a report detailing a planning application for the demolition of Aristotle House; erection of four storey building to provide office space (Use Class B1) at basement, ground and first floor levels and formation of 2 x 2-bed flats (Use Class C3) above; erection of 4 x 4-bed terraced dwellings (Use Class C3); formation of access from Kingston Road; provision of car parking and bin/cycle storage at Aristotle House, Aristotle Lane, Oxford, OX2 6TR.

The Planning Officer presented the report and made the following points:

- Paragraph 35 referred to Hayfield Road, whereas in fact the new access would be from Kingston Road
- The safety concerns raised by the St Margaret's Area Society in their traffic survey (as circulated to the Committee) were fully addressed in the officer report
- The Highways Authority had advised that there would only be a marginal increase in traffic and there were no underlying road safety issues at the junction of Kingston Road, Hayfield Road and Aristotle Lane
- This was an existing employment site with extensive car parking provision
- The new development would reduce vehicle movements

Tim King (St Margaret's Area Society) and Irene Conway (Headmistress, St Philip & St James) spoke against the application.

Peter Alsop (applicant), Lois Partridge (agent) and Guy Williams (Hayfield's Residents Association) spoke in support of the application.

In discussion the Committee explored the following issues:

- The existing pavement was very narrow and it would be extended (onto the applicant's land) to provide a wider path suitable for pedestrians and cyclists
- Concerns relating to construction traffic would be addressed by the construction travel plan. In response to a suggestion from the Committee the applicant

undertook to explore the possibility of using the canal for construction deliveries. The Committee agreed to include this as an informative to the application.

- The landscape management plan would address the Committee's concerns about the removal of some trees and the possible loss of light to the properties

The Committee noted that the ward member and some residents wished to introduce a "shared space" arrangement to address the perceived safety implications of the road layouts and traffic flows, especially at peak school hours.

In response to these concerns the Planning Officer reported that he had consulted with the Highways Authority on this specific point of a "shared space". The Highways Authority had re-iterated their view that the current scheme was acceptable and that a "shared space" was not necessary as it would not lead to any road safety benefit. The Development Management Services Manager and Legal Adviser confirmed that there were no grounds on which to either condition or refuse the application.

The Committee observed that the towpath was in serious need of resurfacing and felt that it would be a good use of Neighbourhood CIL funds. On advice from officers they noted that this was a matter that would need to be progressed outside the planning committee. The Committee agreed that individual members should pursue the matter as part of the budget process.

In reaching their decision, the Committee considered the officers report and presentation, the advice of the Legal Adviser and the address of the public speakers.

On being put to the vote the Committee unanimously agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01789/FUL at Aristotle House, Aristotle Lane, Oxford, OX2 6TR subject to and including the following conditions and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Material samples
4. Design - no additions to dwelling
5. Screening - terrace serving flat
6. Accessible homes
7. Boundary treatments
8. Parking permits
9. Construction Travel Plan
10. Visibility splays
11. Cycle storage
12. Bin storage
13. Tree Protection Plan
14. Landscape Plan Details
15. Landscape Management Plan
16. Arboricultural Method Statement

17. Biodiversity enhancement measures
18. Ecology enhancement measures - planting
19. Lighting plan - bats
20. Archaeology
21. Drainage infrastructure
22. Drainage details
23. SuDs maintenance plan
24. Renewable or low carbon details
25. Risk assessment - land quality
26. Validation report - land quality
27. Ecological management plan – canal protection

Completion of a Section 106 agreement to secure a contribution to affordable housing.

Informative: to explore the possibility of using the canal for construction deliveries as part of the Construction Travel Plan

Councillor Hollingsworth returned to the meeting.

79. 16/02271/FUL 24 Rosamund Road

The Committee considered a report detailing an application for planning permission for alterations to roof to form hip to gable, formation of 1No. dormer window to rear roofslope and insertion of 1No. front rooflight and window to side elevation in association with loft conversion at 24 Rosamund Road, Oxford.

The Planning Officer presented the report.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to approve application 16/02271/FUL at 24 Rosamund Road, Oxford with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - matching
4. Obscure glazing
5. Plans - specific exclusion

80. 16/01413/FUL: Land Adjacent 279 Abingdon Road

The Committee considered a report detailing a planning application for the erection of three storey building to provide 3 x 1-bed flats and 6 x 2-bed flats (Use Class C3), provision of car parking, cycle parking and bin storage (Additional Information) (Amended Plans) at Land Adjacent 279 Abingdon Road.

The Planning Officer presented the report.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved **refuse** application 16/01413/FUL at Land Adjacent 279 Abingdon Road for the reasons stated in the report.

81. 16/02443/VAR: 118 Southfield Road - variation of condition 4 (traffic order) of planning permission 16/01026/FUL

The Committee considered a report detailing an application for the variation of condition 4 (traffic order) of planning permission 16/01026/FUL (Change of use from dwellinghouse to House in Multiple Occupation) to remove the condition in relation to the exclusion of visitors parking at 118 Southfield Road, Oxford.

The Planning Officer presented the report. He explained that the application was to remove the condition previously imposed by West Area Planning Committee restricting visitor parking permits eligibility to no more than two visitor parking permits within a six month period.

The Committee noted that without the support of the Highways Authority it was not reasonable to impose a condition restricting visitors parking.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02443/VAR at 118 Southfield Road with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Bin stores
4. Bicycle storage

82. 16/02296/CT3: Car Park, Walton Well Road, Oxford

The Committee considered a report detailing an application for the resurfacing of the carpark at Walton Well Road, Oxford.

The Planning Officer presented the report. In response to questions he confirmed that the surface material would be porous.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02296/CT3 at the Car Park Walton Well Road, Oxford with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Construction Traffic Management Plan
4. Materials as specified Bituchem Natratex, submitted Design Statement 30/08/216

5. Arboricultural Method Statement (AMS)

83. 16/01896/CT3: 21 to 27 Chatham Road

The Committee considered a report detailing an application for planning permission for the formation of 22no. residents parking spaces outside 21 23 25 And 27 Chatham Road.

The Planning Officer advised the Committee of an error in the agenda and confirmed that the Fox Crescent properties had been removed from the application. The only objections received had been in relation to the Fox Crescent aspect of the scheme.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01896/CT3 outside 21 23 25 And 27 Chatham Road with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Drainage
4. Landscaping

84. 16/01883/CT3: 17 Jericho Street, OX2 6BU

The Committee considered a report detailing an application for planning permission for a replacement front door at 17 Jericho Street Oxford OX2 6BU.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01883/CT3 at 17 Jericho Street Oxford OX2 6BU with the following conditions:

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

85. Minutes

The Committee resolved to approve the minutes of the meeting held on 8 November 2016 as a true and accurate record.

86. Forthcoming applications

The Committee noted the list of forthcoming applications.

87. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 8.40 pm

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