

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 13 June 2017

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Committee members:

Councillor Upton	Councillor Azad
Councillor Cook	Councillor Fooks
Councillor Hollingsworth	Councillor Iley-Williamson
Councillor Pegg	Councillor Price
Councillor Wade (for Councillor Landell Mills)	

Officers:

Adrian Arnold, Development Management Service Manager
Robert Fowler, Planning Team Leader
Sarah Orchard, Planner
Philip Devonald, Planning Legal Locum
Catherine Phythian, Committee Services Officer

Apologies:

Councillor Landell Mills sent apologies.

1. Election of Chair for the Council year 2017-18

Councillor Upton was elected as Chair of the Committee for the 2017/18 Council year.

2. Election of Vice Chair for the Council year 2017-18

Councillor Cook was elected as Vice-Chair of the Committee for the 2017/18 Council year.

3. Declarations of interest

17/00250/FUL: Cllr Hollingsworth – a non-pecuniary interest as the Vice-Chairman of the Cripsey Meadow Allotment Association.

4. 17/00250/FUL: Castle Mill, Roger Dudman Way, OX1 1AF

Having declared an interest Cllr Hollingsworth left the meeting for the duration of this item.

The Committee considered a report detailing an application (17/00250/FUL) for planning permission for alterations for the continued use of the buildings as student accommodation at Castle Mill comprising: External alterations to elevations and roofs of the existing buildings; tree planting (including containers and supporting structures); alterations to, and landscaping of the courtyards; new cycle stores; alterations to existing lighting; and the formation of pedestrian pathways on the east side of Blocks 5 and 8 and the three gatehouses.

The Planning Officer presented the report.

Wendy Skinner Smith, John Keyes and Cllr Susannah Pressel spoke against the application.

Nick Brown and Paul Goffin (University of Oxford, applicants), Eddie Medicott and Nicholas Pearson spoke in favour of the application.

The Committee discussion included, but was not limited to, consideration of the concerns raised by the public speaker about the design and suitability of the “badger run” unless sheet metal was used in place of grid fencing. The applicant indicated that they would be willing to review the existing design of the “badger run” to address those concerns and the Committee agreed to secure this by condition.

In response to questions the planning officer confirmed that the requirement for a dilapidation survey and the scheduling of construction traffic movements would be covered by the Revised Construction Traffic Management Plan and Phasing Plan (Condition 6).

In reaching their decision, the Committee considered the officer’s report, presentation and the views and information provided by the public speakers. On balance, the Committee endorsed the planning officers’ view that the proposed design changes to the existing buildings will provide some mitigation for the not insubstantial harm that has been caused to the significance, in particular to the settings, of a number of high value heritage assets.

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

Decision

The Committee resolved to **approve** application (17/00250/FUL) for the reasons set out in the report and subject to the following (amended) conditions:

1. Development to commence within 6 months of date of permission in accordance with Unilateral Undertaking.

2. Develop in accordance with approved plans and specifications within the ES and supporting documents.
3. Samples of all materials.
4. Landscaping carried out by completion.
5. Submission of the Prescription Fertilization Plan.
6. Revised Construction Traffic Management Plan and Phasing Plan.
7. Securing on-site ecological expertise during construction.
8. Badger run kept free from obstruction during construction.
9. Cycle storage to provided as approved.
10. Revised Land Contamination Report.
11. Noise Assessment recommendations carried out.
12. Mitigation measures for the suppression of dust during construction.
13. Details of sustainable urban drainage methods for hard surfacing.
14. Details of all external lighting.
15. Badger run – design modifications

5. 17/00913/FUL: Oxford City Council Depot, South Park, Cheney Lane, Oxford

The Committee considered a report detailing an application (17/00913/FUL) for planning permission for the erection of a Visitor Centre comprising cafe/restaurant, tasting room and bar for distillery and public conveniences (Use Class A3).

The Planning Officer presented the report. She made the following verbal updates:

- The Friends of South Park had re-affirmed their objection to the overall scheme but welcomed the provision of public toilets
- The regarding parking space dimensions in paragraph 24 of the report: 2.7m x 2.5m should read 2.7m x 5m
- The hours of the pub garden would be restricted until 10:30pm under condition 25 and it would not be reasonable to restrict the hatch serving the park as set out in the committee report. The sale of alcohol from the kiosk can be controlled through licensing.

Local residents Ann Edmunds and Laura Hollitzer spoke against the application.

In discussion the Committee noted the following points:

- Hours of operation – the opening hours for the Visitor Centre, including the kiosk, would be managed under Condition 24. It was anticipated that the Visitor Centre would be open from 9.30am to 11pm but the kiosk and garden would close at 10.30pm. The actual licensing hours for the restaurant and kiosk would be determined by the separate premises licence application.

- Use of public conveniences – the Visitor Centre had been designed to allow direct access to the public conveniences from the park during opening hours.
- Shuttle Bus – the shuttle bus service was regarded as a welcome initiative but was not a Highways Authority requirement; the details of the service (pick up / drop off locations and route) had not been finalised but would be managed through the Travel Plan (Condition 6)
- Landscaping – it was essential that the Landscaping Plan (Condition 11) should include a requirement for on-going maintenance of the planting
- Noise and anti-social behaviour – the concerns of local residents about a potential increase in anti-social behaviour were acknowledged however they are not anticipated and could be addressed under the licensing and environmental health regulations.
- Glazing and light pollution – although the glazed façade of the Visitor Centre might have an impact this should be considered in the context of the site location at the north eastern boundary of South Park and existing lighting on Cheney Lane and Warneford Lane.
- Land ownership and potential encroachment – the Committee acknowledged the concerns of the public speakers about the potential further encroachment of the distillery activities into the park; and noted the planning officers' advice events and music are controlled through licensing.

In reaching their decision, the Committee considered the officer's report, presentation and the views and information provided by the public speakers. The Committee gave careful consideration to the application in regard to Local Plan Policy SR5 – Protection of Public Open Space. On balance they concurred with the planning officer's assessment that:

The works and seating area outside of the original boundary of the depot help ease of movement and the relationship between the depot and the park. This is not considered to reduce the tranquillity or enjoyment of a large park but improve surveillance and facilities available to users of the park.

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

Decision

The Committee resolved to **approve** application (17/00913/FUL) for the reasons set out in the report and subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area - Headington Hill.
4. Contaminated Land 1.
5. Contaminated Land 2.
6. Travel Plan.
7. Construction Traffic Management Plan.

8. Cycle Parking.
9. Drainage Compliance 1.
10. Drainage Compliance 2.
11. Landscape plan required.
12. Landscape carry out by completion.
13. Landscape hard surface design – tree roots.
14. Landscape underground services – tree roots.
15. Tree Protection Plan (TPP) 2.
16. Arboricultural Method Statement (AMS) 2.
17. Biodiversity enhancements.
18. Roof detailing.
19. Railing and gate detail.
20. Furniture details.
21. Lighting details.
22. Noise – mechanical plant.
23. Machinery – restricted hours.
24. Hours of use.

Councillor Pegg left the meeting at the end of this item.

6. 16/02998/FUL: 7 And 9 Leys Place, Oxford, OX4 3DE

The Committee noted that this application had been withdrawn.

7. 17/00858/FUL: 40 St Thomas Street, Oxford, OX1 1JP

The Committee considered a report detailing an application (17/00858/FUL) for planning permission for the demolition of existing building. Erection of three storey building plus basement to provide 9 x 1-bed flats and 1 x 2-bed flats (Use Class C3).

The Planning Officer presented the report. He corrected an error on the agenda which referred to 8 x 1-bed flats when in fact there were 9 flats. He also informed the Committee that following further consideration of the Arboricultural Impact Assessment, which raised concerns over the darkness of the amenity space due to the tree canopy, officers were of the opinion that this strengthened the case for refusal.

Neil Warner (agent) spoke in favour of the application and indicated some potential changes to the application which would mitigate the concerns about the quality of the amenity space and gave an assurance that the nursery facility would be re-provided.

He confirmed that the applicant was not prepared to provide a financial contribution towards the provision of affordable housing.

In reaching their decision, the Committee considered the officer's report, presentation and the views and information provided by the public speaker.

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

Decision

The Committee resolved to **refuse** application (17/00858/FUL) for the following reasons as set out in the report:

1. The proposed development, by virtue of its prominent siting, its increase in visual mass and its radically different external appearance that fails to adequately consider the context of the surrounding area would represent an alien and visually jarring addition to the streetscene as well as harm the setting of the nearby Listed Buildings (and in particular, the Church of St Thomas the Martyr and Coombe House). The development also fails to provide any landscaping that would soften the appearance of the development or contribute positively to the overall appearance of the site. As a result the development is contrary to Policies CP1, CP8, CP11 and HE3 of the Oxford Local Plan 2001-2016.
2. The application seeks the development of more than three dwellings; as a result a financial contribution is required towards the provision of affordable housing as set out in Policy HP4 of the Sites and Housing Plan (2013). The applicant has indicated that they are not willing to provide a financial contribution. The development also fails to provide any on-site provision of affordable housing and no evidence has been provided to indicate that on-site provision or a financial contribution towards affordable housing would make the scheme unviable. As a result, the development is contrary to Policy HP4 of the Sites and Housing Plan (2013) and Policy CS24 of the Core Strategy (2011).
3. The proposed shared outdoor amenity space that is proposed for the occupiers of some of the flats would be unacceptable for the number of flats it would serve and would provide a cramped and largely overlooked area that would have a very inconvenient and indirect access from the majority of dwellings in the building. As a result, the proposed development fails to provide acceptable provision of outdoor amenity space as required by Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 of the Sites and Housing Plan (2013).
4. The existing building is in use as a nursery which is considered to be a community facility for the purposes of Policy CS20 of the Core Strategy (2011). Despite the recent granting of planning permission 16/03318/FUL that planning permission has not been implemented and the site lies outside of the application site. As a result there is insufficient confidence that the facility would be re-provided and in the absence of a legal agreement there is no opportunity to ensure that the replacement nursery could be required to be re-provided. As a

result, the proposed development would result in a loss of a nursery and there is insufficient information to show that an alternative facility exists within equally accessible distance by walking, cycling and public transport. The development is contrary to Policy CS20 of the Core Strategy (2011).

8. 17/00718/FUL: North Oxford Garage Limited, Wolvercote Roundabout, Woodstock Road, Oxford, OX2 8JP

The Committee considered a report detailing an application (17/00718/FUL) for planning permission for the refurbishment to existing BMW dealership including an extension to the workshop and new MOT facilities for bikes and cars. A new construction is proposed north of the site to comprise of new wash bay, tyre store and valeting facilities.

The Planning Officer presented the report.

In discussion the Committee noted that Condition 7 would address concerns about the need for more landscaping on the site and that approval of this application would not preclude the site from becoming part of the wider Northern Gateway project in the future.

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

Decision

The Committee resolved to **approve** application (17/00718/FUL) for the reasons set out in the report and subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Surface Water Drainage.
5. No external lighting.
6. Construction Traffic Management Plan.
7. Landscaping.
8. Cycle parking for customers.
9. Biodiversity.

9. 17/00719/RES: Westgate Centre And Adjacent Land, OX1 1NX

The Committee considered a report detailing an application (17/00719/RES) for planning permission for the appearance of the southern elevation of Building 4 at the Westgate Centre in respect of a revised window design, including the introduction of a door.

The Planning Officer presented the report.

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

Decision

The Committee resolved to **approve** application (17/00719/RES) for the reasons set out in the report and subject to the following conditions:

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

10. 17/00460/RES: Westgate Centre And Adjacent Land, OX1 1NX

The Committee considered a report detailing an application (17/00460/RES) for planning permission in respect of the use and internal reconfiguration of floorspace located in Building 2 (Second Floor), Building 3 (Lower Ground, Upper Ground, First and Second Floors) and Building 4 (Lower Ground and Upper Ground Floors).

The Planning Officer presented the report.

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

Decision

The Committee resolved to **approve** application (17/00460/RES) for the reasons set out in the report and subject to the following conditions:

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

11. Forthcoming applications

The Committee noted the list of forthcoming applications.

12. Minutes

The Committee resolved to **approve** the minutes of the meeting held on 9 May 2017 as a true and accurate record.

13. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 8.15 pm

Chair

Date: Tuesday 11 July 2017

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