

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 11 July 2017

www.oxford.gov.uk



Committee members:

Councillor Upton (Chair)

Councillor Cook (Vice-Chair)

Councillor Fooks

Councillor Hollingsworth

Councillor Iley-Williamson

Councillor Landell Mills

Councillor Pegg

Councillor Price

Officers:

Adrian Arnold, Development Management Service Manager

Robert Fowler, Planning Team Leader

Philip Devonald, Planning Legal Locum

Natalie Dobraszcyk, Planning Officer

Catherine Phythian, Committee Services Officer

Apologies:

No apologies were received

14. Declarations of interest

Cllr Upton: stated that she was an employee of a University College and a member of the University Sports Club by virtue of that employment. She confirmed that she had no-predetermined view and would participate in the determination of the three applications (17/1144/FUL; 17/01259/FUL; 17/01187/FUL).

Cllr Iley-Williamson: stated that he was an employee of a University College. He confirmed that he had no-predetermined view and would participate in the determination of the three applications (17/1144/FUL; 17/01259/FUL; 17/01187/FUL).

Cllr Cook: stated that he was an employee of the University and a member of the University Sports Club by virtue of that employment. He confirmed that he had a predetermined view in relation to the three applications (17/1144/FUL; 17/01259/FUL; 17/01187/FUL) and would not participate in their determination.

15. 17/01144/FUL: Land to The Rear Of The University Club, 11 Mansfield Road, Oxford, OX1 3SZ

The Committee considered two reports detailing applications:

1. (17/01144/FUL) for planning permission for the erection of a teaching laboratory modular building for the Departments of Zoology and Biochemistry (Use Class D1) for a temporary period of 4 years and 10 months (amended).
2. The Committee considered a report detailing an application (17/01259/FUL) for planning permission for the erection of a research and administrative modular building for the department of Zoology (Use Class D1) for a temporary period of 4 years and 10 months (amended).

The Planning Officer gave a single presentation covering the two reports. The Planning Officer explained that Sport England had withdrawn its objections to both of the applications subject to the inclusion of two further conditions concerning the use of toughened glass and the provision of a playing field on the football pitch prior to occupation. The Planning Officer referred the Committee to the fact that the timescale for the applications had been reduced to 4 years and 10 months; and explained that this was at the request of Sport England as the shorter timescale meant that they would retain their status as a statutory consultee on any future amendment/time extension planning applications that might be submitted for the site.

The Planning Officer advised the Committee that the Archaeological Officer had visited the site and received additional information to support the applications. Consequently officers were satisfied that the applications were acceptable and that there would be no harm to archaeological assets subject to the inclusion of two new conditions requiring the submission and approval of a) a programme of archaeological work and b) a method statement for foundation design and removal.

The Planning Officer said that as a result of on-going discussions between the applicant, officers and consultees, the pre-commencement triggers for Conditions 4, 6, 8 and 12 would be likely to be modified by officers under the delegated authority in the recommendation.

Cllr Colin Cook, representing Unite, spoke against the two applications.

The following representatives from the University spoke in favour of the two applications:

- Ewan Mckendrick, the Registrar
- Ben Sheldon, Department of Zoology
- Kia Nobre, Department of Experimental Psychology
- Paul Goffin, Director of Estates
- Jon Roycroft, Director of Sports

The Committee then asked questions of the public speakers.

Cllr Cook left the meeting at this point, following the conclusion of questions from the Committee.

The Committee discussion included, but was not limited to, the following points:

- Tinbergen building – The University had indicated that a decision on whether to demolish or refurbish would be made shortly; and that although the timescale was challenging it would be possible to provide a permanent replacement within 4 years and 10 months. Planning Officers had confirmed that the planning and construction elements of a project for the provision of a replacement building were achievable on that timescale.
- Use of the Radcliffe Observatory Quarter – the University advised that the space was earmarked for two major development projects and it was likely that it would be called in to use within the lifetime of these applications
- Lack of alternative sites – the planning submission contained an extensive review of possible alternative locations and potential refurbishment of existing laboratory space; officers were satisfied that there was no wholly suitable space which met all of the University’s requirements for dedicated, co-located laboratory and teaching facilities
- Cycle parking – officers would seek clarification as to whether the provision of 82 cycle parking spaces applied to one of both applications; noting the Committee’s concern that 82 spaces would be inadequate for both buildings.
- Guest accommodation in the Sports Club – would be re-instated once the temporary buildings were available.
- Restoration Scheme – the re-provision of the playing field land was critical and should be secured by condition and not as an informative

Decision

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

In conclusion the Committee urged the University to commit to the early development of proposals for a permanent resolution to the problems caused by the closure of the Tinbergen building.

The Committee determined that the following matters should be secured by condition:

1. Restoration
2. Toughened glass
3. Provision of playing field on site of football pitch prior to occupation
4. Programme of archaeological work
5. Method statement for foundation design and removal

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

The West Area Planning Committee resolved to:

1. grant temporary planning permission for application (17/01144/FUL) for a period of 4 years and 10 months for the reasons given in the report and subject to the 13 required planning conditions and 3 informatives (set out in section 10 of this report) and the 5 additional conditions agreed at the meeting); and

2. agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

Cllr Cook returned at the end of this item.

16. 17/01259/FUL: Land To The Rear Of The University Club, 11 Mansfield Road, Oxford, OX1 3SZ

Details of the officer presentation, public speaking and discussion of this application are recorded under application 17/01144/FUL (minute item 15).

Decision

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

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

The West Area Planning Committee resolved to:

1. grant temporary planning permission for application (17/01259/FUL) for a period of 4 years and 10 months for the reasons given in the report and subject to the 14 required planning conditions (set out in section 10 of this report and amended at the meeting) and 3 informatives; and
2. agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

Cllr Cook returned to the meeting at the end of this item.

17. 17/01187/FUL: Plot K, Radcliffe Observatory Quarter, Woodstock Road, Oxford, OX2 6GG

The Committee considered a report detailing an application (17/01187/FUL) for planning permission for a research modular building for the Department of Experimental Psychology as academic non-residential institution use (Class D1) for a temporary period of five years.

The Planning Officer presented the report and said that as a result of on-going discussions between the applicant, officers and consultees, the pre-commencement triggers for Conditions 4, 6, 8 and 10 would be likely to be modified by officers under the delegated authority in the recommendation.

The Planning Officer informed the Committee that it was now proposed to remove Condition 10: Biodiversity Enhancement as there was a risk that it might create a habitat for rare species which would then be destroyed by the removal of the temporary buildings and could impact on the timely removal of those buildings.

There were no public speakers for this item as the University had presented the relevant arguments under agenda item 3.

Cllr Cook left the meeting at this point.

The Committee discussion centred on the proposal to remove Condition 10: Biodiversity Enhancement. Notwithstanding the reasons put forward by the Planning Officer for the removal of Condition 10 the Committee felt that more could be done to enhance the biodiversity of the site. In response to this concern planning officers suggested that Condition 10 should be amended to provide biodiversity measures on the wider Radcliffe Observatory Quarter site rather than on the temporary buildings. The University representatives present at the meeting confirmed that this would be acceptable to them. The Committee confirmed that this was an appropriate compromise.

Decision

In reaching their decision, the Committee considered the officer's report, presentation and the views and information provided by the public speakers at the start of the meeting.

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

The West Area Planning Committee resolved to:

1. grant planning permission for the application (17/01187/FUL) for the reasons given in the report and subject to the 16 required planning conditions (as amended above) and 2 informatives set out in section 10 of the officer's report; and
2. agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

Cllr Cook returned to the meeting at the end of this item.

18. 17/01021/FUL: 53 Sunderland Avenue, Oxford, OX2 8DT

The Committee considered a report detailing an application (17/01021/FUL) for planning permission for the demolition of the existing dwelling and garage; erection of three storey building comprising 2 x 3-bed, 2 x 2-bed and 2 x 1-bed flats; provision of car parking and landscaping.

The Planning Officer presented the report.

There were no public speakers.

In reaching their decision, the Committee considered the officer's report and presentation and noted that the applicant had given no justification for the refusal to make a financial contribution towards the provision of affordable housing.

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

Decision

The West Area Planning Committee resolved to **refuse** planning permission for the reason set out below:

1. 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).

19. Minutes

The West Area Planning Committee resolved to approve the minutes of the meeting held on 13 June 2017 as a true and accurate record.

20. Forthcoming applications

The West Area Planning Committee noted the list of forthcoming applications.

21. Dates of future meetings

The West Area Planning Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 7.30 pm

Chair

Date: Tuesday 1 August 2017