

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 13 March 2018

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Committee members:

Councillor Azad	Councillor Fooks
Councillor Hollingsworth	Councillor Lygo
Councillor Price	Councillor Wade
Councillor Clarkson (for Councillor Iley-Williamson)	Councillor Tanner (for Councillor Cook)

Officers:

Adrian Arnold, Development Management Service Manager
Tobias Fett, Planning Officer
Sally Fleming, Lawyer
Robert Fowler, Planning Team Leader
Andrew Murdoch, Planning Team Leader
Catherine Phythian, Committee Services Officer

Apologies:

Councillor(s) Upton, Cook and Iley-Williamson sent apologies.

75. Election of Chair

The Committee elected Councillor Clarkson as Chair for this meeting.

76. Declarations of interest

There were no declarations of interest.

77. 17/02537/FUL: St Hilda's College, Cowley Place, Oxford, OX4 1DY

The Committee considered an application (17/02537/FUL) for planning permission for the demolition of existing buildings within the college campus, and the erection of a new building to provide student accommodation (59 bedrooms), porters lodge, middle common room, fellows' accommodation and academic and administrative offices; erection of new pavilion building; removal of existing porch to old hall building and provision of replacement; creation of new pedestrian access from Cowley Place; replacement bin and bicycle parking.

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

- Paragraph 9.6 – should make it clear that Section 72 relates to the need to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- Condition 7 should refer to a scheme of recording of the buildings prior to demolition and would be reworded to reflect that.

The Planning Officer reported that the Environment Agency have withdrawn their objection to the proposal on grounds that no ecological buffer was to be provided to the River Cherwell.

Debbie Dance (Oxford Preservation Trust) spoke against the application.

Sir Gordon Duff (Principal, St Hilda's College), Simon Sharp (Agent), Chris Neve and Marcus Beale (Architects) spoke in favour of the application.

The Committee asked questions of the officers and public speakers about the details of the application.

The Committee noted the following points:

- that the scheme had been developed through an extensive pre-application process with planning officers, the design review panel, and Historic England
- that although the application proposed a departure from development plan policy, in that it includes a tower that would exceed the maximum height limit defined within the Local Plan, planning officers, for the reasons detailed in the report, did not consider that this was sufficient to warrant withholding planning permission
- that the proposed pavilion building and associated groundworks would add to the river landscape
- that the scale and mass of the proposed development, including the tower, would not detract from the existing views of the “dreaming spires” and city skyline
- that although the proposed development would have some impact on the conservation area, officers judged this to be less than substantial harm and outweighed by the benefits achieved from the comprehensive re-development of a constrained campus

The Committee, mindful of the sensitivity associated with the proposals for a tower within the site, focussed much of its discussion on this aspect of the application with particular regard to lighting and decorative design. The Committee noted that adjacent buildings and the existing local street scene generated some lighting in the environs of the application site and that the proposed lighting for the tower itself would be significantly less than the floodlighting of Magdalen Tower.

It was agreed that approval of the details required by conditions 8, 9 and 10 as they relate to the tower, should be brought back to the Committee and not delegated to the Head of Planning, Sustainable Development and Regulatory Services to approve.

In reaching its decision, the Committee considered all the information put before it. The Committee concluded that this was a persuasive application which would provide significant benefit to St Hilda's College and much needed improvements to the public realm at Cowley Place.

The Committee thanked planning officers for a comprehensive report.

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

The West Area Planning Committee resolved to:

- a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 11 of the report but that the details required by conditions 8, 9 and 10 as they relate to the tower, should be brought back to the Committee to approve;**
- b) Grant planning permission; and**
- c) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
 - 1. 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.

78. 17/03086/FUL: 1A Cranham Street, Oxford, OX2 6DD

The Committee considered an application (17/03086/FUL) for planning permission for the erection of a three storey building to provide 1x1bed flat at first floor and 1 x 2 bed duplex flat (both Use Class C3) to first and second floor and office accommodation (Use Class A2) at the ground floor and the provision of bin/cycle stores.

The application was called in by Councillors Cook, Turner, Smith, Pressel and Rowley on the grounds that this is an application on a controversial site and has been the subject of at least three previous withdrawn applications.

The Planning Officer presented the report and referred the Committee to the recently published appeal decision by the planning inspectorate granting permission for a previous application for this site (as detailed in Appendix 2 of the report).

The Committee noted that the appeal decision was a material consideration and that the approved scheme has been considered by the inspector to be acceptable in terms of impact on neighbouring amenities, design and on the character of the conservation area.

The Planning Officer explained that the application before the Committee was recommended for approval as it has a vastly improved design and would fit much more neatly into the street scene and would cause less harm to neighbouring amenities as it

was set further back and there was provision for privacy screens and some green roofing.

Stephen Broadley (Agent) spoke in favour of the application.

In reaching its decision, the Committee considered all the information put before it. The Committee were of the opinion that the application before them was a significant improvement over the previous applications submitted for this site, including the application which had been approved on appeal. The Committee agreed to impose a further condition relating to the maintenance arrangements and further details for the green roof areas.

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

The West Area Planning Committee resolved to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and the addition of a planning condition relating to the maintenance arrangements and further details for the green roof areas;

(b) Grant planning permission; and

(c) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. 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.

79. 17-00005-ORDER - Cripsey Road (No.1) Tree Preservation Order 2017 - Land On The East Side Of Cripsey Road Oxford

The Committee considered an application to confirm, without modification, a Tree Preservation Order (TPO) to protect trees along the east side of Cripsey Road.

The Planning Officer presented the report.

In reaching its decision, the Committee considered all the information put before it.

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

The West Area Planning Committee resolved to confirm the Oxford City Council – Cripsey Road (No.1) Tree Preservation Order, 2017 without modification.

80. 17/02893/RES: Westgate Shopping Centre, Bonn Square, OX1 1NX

The Committee considered an application (17/02893/RES) for approval of amended reserved matters in respect to the public realm and the removal of four approved street trees along the south end of Castle Street.

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

- Paragraphs 1.1 a) and 2.4 should be revised to reflect that the application is for the approval of amended reserved matters not planning permission
- Paragraph 9.1 – there was no requirement for a s106 agreement in relation to this application
- Paragraph 13.1 should refer to approval not refusal.

In reaching its decision, the Committee considered all the information put before it.

The Committee acknowledged the reasons for the removal of the four street trees but expressed regret at the loss of landscaping in this part of the Westgate development. The Committee asked planning officers to discuss options for alternative landscaping measures with the applicant.

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

The West Area Planning Committee resolved to:

- a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of the report;**
- b) Grant approval of the amended reserved matters; and**
- c) Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
 1. 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.

81. 18/00095/FUL: 9 Union Street, Oxford, OX4 1JP

The Committee considered an application (18/00095/FUL) for planning permission for change of use of dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4).

This application was determined by the Committee as the applicant is an officer of the Council.

The Planning Officer presented the report.

In reaching its decision, the Committee considered all the information put before it.

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

The West Area Planning Committee resolved to:

- a) **Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and grant planning permission; and**
- b) **Delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
 - 1. 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.

82. Minutes

The Committee resolved to approve the minutes of the meeting held on 21 February 2018 as a true and accurate record.

83. Forthcoming applications

The Committee noted the list of forthcoming applications.

84. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 7.35 pm

Chair

Date: Tuesday 10 April 2018