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

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Committee members:

Councillor Cook (Chair)	Councillor Arshad
Councillor Bely-Summers	Councillor Corais
Councillor Harris	Councillor Iley-Williamson
Councillor Upton	Councillor Tanner (for Councillor Hollingsworth)

Officers:

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

Apologies:

Councillor(s) Gotch and Hollingsworth sent apologies.

44. Declarations of interest

Cllr Cook - as a Council appointed trustee for Oxford Preservation Trust and a member of the Oxford Civic Society stated that he had taken no part in those organisation's discussions or decision making regarding any of the applications before the Committee and that he was approaching them with an open mind.

Cllr Upton - as a Council appointed trustee for Oxford Preservation Trust and a member of the Oxford Civic Society stated that she had taken no part in those organisation's discussions or decision making regarding any of the applications before the Committee and that she was approaching them with an open mind.

45. 18/01687/FUL - St Edward's School Woodstock Road OX2 7NN

The Committee considered an application (18/01687/FUL) for planning permission for the erection of 2.5 storey boarding house with House Master's House, tutor flat and assistant House Master's Flat and associated facilities to accommodate 70 students (aged 13-18) in 55 bedrooms over three floors (Amended Plans).

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

The objection from Natural England related very specifically to the drainage impact of the proposed development on SSSIs to the west of the application site. Officers consider that these matters were largely addressed with the submission of additional information and further correspondence following the publication of the committee report; and are confident that these issues are likely to be resolved. On that basis the recommendation before the Committee was to approve the application subject to confirmation of the withdrawal of Natural England's objection.

Although the report refers to students the proposals are for a boarding house and not student accommodation. The occupiers of the building would be pupils aged 13-18 plus the staff. Officers recommend that a condition is added specifying that the student occupiers should be aged 13-18 and attend the school to ensure that the use of the building is not changed in the future and remains tied to the school.

Paragraph 10.22: that the scheme was substantially changed following the ODRP workshop and that those changes included alterations to the landscaping and materials which addressed the concerns of the ODRP as set out in the letter at Appendix 2.

Nick Hardy (agent) was present to answer questions from the Committee.

The Committee noted that discussions had taken place as part of the pre-application process regarding a community use agreement between the school and Sports England. This agreement to give local community and sports clubs access to the facilities would be secured by condition which would be approved by planning officers, in consultation with colleagues from the Council's leisure services.

The Committee also noted the officer's advice, as set out in paragraphs 10.18 – 10.21, that the proposed development would merge with the existing built form and would not introduce new or changed views, including from Port Meadow.

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** and grant planning permission for the reasons given in the report and subject to:

   i. the 22 required planning conditions set out in section 12 of the report;

   ii. an additional condition specifying that the student occupiers would be aged 13-18 and attend the school to ensure that the use of the building is not changed in the future and remains tied to the school; and

   iii. confirmation being received from Natural England that their objection is withdrawn.

b) **delegate authority** to the Acting Head of Planning Services to:

   i. finalise the recommended conditions as set out in the report including such

refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

46. 18/02211/FUL - 31A Charlbury Road, Oxford, OX2 6UX

The Committee considered an application (18/02211/FUL) for planning permission for the formation of 1no. dormer to front roofslope, formation of 2no. dormers and 2no. rooflights to rear elevation and formation of 2no. rooflights to both side elevations in association with loft conversion (amended plans).

The Planning Officer presented the report and highlighted the changes made to the application plans in response to public consultation and officer advice.
The rooflights in the west elevation roofslope have been raised to 1.9m from the finished floor level, having originally been proposed to be at a height of 1.7m. The Planning Officer explained that although the public consultation on the amended plans closed after the Committee report had been published no additional comments were received.

A further amendment was made to remove the rooflight at the front elevation. As this amendment for the removal of a new feature had been requested by officers it was considered acceptable to not re-consult on that specific change.

The Planning Officer referred the Committee to the assessment of the impact of the proposed development on designated and non-designated heritage assets (paragraphs 10.7 - 10.10) and the detailed assessment of the impact of the proposed development on neighbouring amenity (paragraphs 10.11 – 10.20).

The Planning Officer referred the Committee to paragraphs 10.17 – 10.18 of the report which addressed the specific concerns raised during the public consultation about the perceived overlooking on neighbours and loss of privacy as a result of the development. Officers had considered whether a condition should be imposed to require that the rooflights in the west elevation roofslope should be obscure glazed and non-opening (or partially obscure glazed with limited opening). Having taken into account the height and angle of the roofslope and the height of the rooflights at 1.9m they concluded that the perceived loss of privacy through overlooking would be reduced to an acceptable level and that a condition would not be necessary.

Alison Daly (applicant) spoke in favour of the application.

In reaching its decision, the Committee considered all the information put before it. They concurred with the Planning Officer's conclusion that an additional condition requiring obscure or partially obscure glazing to the rooflights would not be necessary.

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 3 required planning conditions set out in section 12 of the report and grant planning permission

b) **delegate authority** to the Acting Head of Planning Services to:
   i. Finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

Councillor Iley-Williamson, Councillor Corais and Councillor Bely-Summers all arrived during the consideration of this agenda item and therefore took no part in its determination.

47. Minutes

The Committee resolved to approve the minutes of the meeting held on 9 October 2018 as a true and accurate record.

48. Forthcoming applications

The Committee noted the list of forthcoming applications.

49. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 6.30 pm

Chair …….. **Date: Tuesday 11 December 2018**