

# Agenda

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## West Area Planning Committee

Date: **Wednesday 8 June 2011**

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Time: **5.00 pm**

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Place: **The Old Library, Town Hall**

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For any further information please contact:

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If you would like help to understand this document please call Alec Dubberley, Democratic Services Officer on or email [adubberley@oxford.gov.uk](mailto:adubberley@oxford.gov.uk) in advance of the meeting.

# West Area Planning Committee

## Membership

**Chair**

**Vice-Chair**

<b>Councillor Elise Benjamin</b>	Iffley Fields
<b>Councillor Colin Cook</b>	Jericho and Osney
<b>Councillor John Goddard</b>	Wolvercote
<b>Councillor Michael Gotch</b>	Wolvercote
<b>Councillor Graham Jones</b>	St Clement's
<b>Councillor Shah Khan</b>	Cowley
<b>Councillor Bob Price</b>	Hinksey Park
<b>Councillor John Tanner</b>	Littlemore
<b>Councillor Oscar Van Nooijen</b>	Hinksey Park

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## AGENDA

### Pages

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|----------|--|--|
| <b>1</b> | <b>ELECTION OF CHAIR FOR THE COUNCIL YEAR 2011/12</b>      |  |
| <b>2</b> | <b>ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2011/12</b> |  |
| <b>3</b> | <b>APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>             |  |
| <b>4</b> | <b>DECLARATIONS OF INTEREST</b>                            |  |

Councillors serving on the Committee are asked to declare any personal or personal prejudicial interests they may have in any of the following agenda items.

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|----------|---|--------|
| <b>5</b> | <b>PARKS ROAD, OXFORD - 11/03210/CAC AND 11/03207/FUL</b> | 1 - 32 |
|----------|---|--------|

(i): 10/03210/CAC: Removal of existing ornamental gates and sections of railings fronting Lindemann building and to University parks.

(ii): 10/03207/FUL: Demolition of former lodge building and removal of temporary waste stores. Erection of new physics research building on 5 levels above ground plus 2 basement levels below with 3 level link to Lindemann building. Creation of landscaped courtyard to South of new building and cycle parking to North. Re-erection of Lindemann gates to repositioned entrance to University Parks and of University Park gates to new entrance further north opposite Dept of Materials. Re-alignment of boundary railings.

**Officer recommendation:** approve with conditions

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| <b>6</b> | <b>LAND ADJACENT DYSON PERRINS LABORATORY, SOUTH PARKS ROAD, OXFORD 11/03254/FUL</b> | 33 - 62 |
|----------|--|---------|

Demolition of existing Physical and Theoretical Chemistry Laboratory to the north side of South Parks Road. Erection of new chemistry research laboratory to include lecture theatre, teaching and research laboratories, stores, workshops and ancillary cafe space on 3 levels below ground and 4 levels above plus roof level plant room. Provision of hard and soft landscaping, 15 car parking space plus 408 cycle parking spaces. Construction of underground pedestrian tunnel under South Parks Road to connect to existing chemistry research laboratory (CRL1). Extension to offices and atrium at CRL1 and creation of new entrance to Mansfield Road.

**Officer recommendation:** approve with conditions

7	<b>THE CLARENDON CENTRE, CORNMARKE STREET, OXFORD - 11/00317/FUL</b>	63 - 74
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Demolition of existing Curry's Unit, reconfiguration of existing office entrance and construction of new three storey retail (use class A1) unit over part of existing Shoe Lane Mall to incorporate existing retail space on first and second floors

**Officer recommendation:** To support the proposal but defer the application in order to allow completion of a Unilateral Undertaking and to delegate to Officers the issuing of the notice of permission subject to conditions on its completion.

8	<b>21 NORHAM ROAD, OXFORD - 11/00839/FUL</b>	75 - 82
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Part single storey, part two storey, side extension.

**Officer recommendation:** approve with conditions

9	<b>30 JERICHO STREET, OXFORD - 11/01152/CT3</b>	83 - 88
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Single storey extension

**Officer recommendation:** approve with conditions

10	<b>TOWN HALL, ST ALDATE'S, OXFORD - 11/01152/CT3</b>	89 - 94
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Installation of external fire escape.

**Officer recommendation:** approve with conditions

11	<b>FORTHCOMING PLANNING APPLICATIONS</b>
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The following items are listed for information. They are not for discussion at this meeting.

- 1) St Clements Car Park: Student accommodation: 11/01040/FUL
- 2) Hernes Road: 9 houses: 10/02605/FUL
- 3) 376 Banbury Road: 9 flats: 11/00755/FUL
- 4) University Science Area: Masterplan: 11/00940/CONSLT (not a planning application)
- 5) 190 Iffley Road: Office in garden: 11/00268/FUL
- 6) 16 Blenheim Drive: 11/01033/FUL: 2 houses
- 7) 92 Gloucester Green: 11/01135/FUL: Change of use from retail shop to restaurant

- 8) 98 Gloucester Green: 11/01140/FUL: Change of use from retail shop to restaurant
- 9) 99 Gloucester Green: 11/01142/FUL: Change of use from retail shop to restaurant
- 10) 15 Farndon Road: 11/01200/FUL: Extension.
- 11) Mill St / Osney Lane, Oxford: 11/00927/FUL: Student Accommodation

**12 PLANNING ENFORCEMENT - PERFORMANCE UPDATE**

95 - 100

The Head of City Development has submitted a report which informs Members of the performance of the Planning Enforcement function within City Development.

The Committee is asked to note the report.

**13 PLANNING APPEALS**

101 - 106

To receive information on planning appeals received and determined during April 2011

The Committee is asked to note this information.

**14 DATES AND TIMES OF FUTURE MEETINGS**

The Committee is asked to note the dates of future meetings and to decide if it wishes to continue to meet at 5.00pm.

- Wednesday 13 July 2011 (and 14 July if necessary)
- Wednesday 10 August 2011 (and 11 August if necessary)
- Wednesday 14 September 2011 (and 15 September if necessary)
- Wednesday 12 October 2011 (and 13 October if necessary)
- Wednesday 9 November 2011 (and 10 November if necessary)
- Tuesday 8 December 2011 (and 9 December if necessary)
- Wednesday 11 January 2012 (and 12 January if necessary)
- Wednesday 15 February 2012 (and 16 February if necessary)
- Wednesday 14 March 2012 (and 15 March if necessary)
- Tuesday 11 April 2012 (and 12 April if necessary)

## **DECLARING INTERESTS**

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

### **What do I need to do if I have a personal interest?**

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

### **What is a prejudicial interest?**

You have a prejudicial interest in a matter if;

- a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and
- b) the matter affects your financial interests or relates to a licensing or regulatory matter; and
- c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

### **What do I need to do if I have a prejudicial interest?**

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

## **CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE**

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
  - (a) the Planning Officer will introduce it with a short presentation;
  - (b) any objectors may speak for up to 5 minutes in total;
  - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

  - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
  - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to [planningcommittee@oxford.gov.uk](mailto:planningcommittee@oxford.gov.uk) before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application(or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
  - (a) rely on considerations which are not material planning considerations in law;
  - (b) question the personal integrity or professionalism of officers in public;
  - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
  - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.