

WEST AREA PLANNING COMMITTEE

Wednesday 8 June 2011

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Benjamin, Campbell, Cook, Gotch, Khan, Price and Tanner.

OFFICERS PRESENT: Alec Dubberley (Democratic Services Officer), Nick Worledge (City Development) and Murray Hancock (City Development)

1. ELECTION OF CHAIR FOR THE COUNCIL YEAR 2011/12

Councillor Van Nooijen was elected as Chair for the 2011/12 year.

2. ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2011/12

Councillor Goddard was elected as Vice-Chair for the 2011/12 Council year.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Graham Jones with Councillor Jim Campbell attending as substitute member.

4. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

5. Parks Road, Oxford - 11/03210/CAC and 11/03207/FUL.

Councillor Colin Cook, Personal, Member of the University.

5. Parks Road, Oxford - 11/03210/CAC and 11/03207/FUL.

Councillor Jim Campbell, Personal, Part-time employee of the University.

5. Parks Road, Oxford - 11/03210/CAC and 11/03207/FUL.

Councillor Oscar Van Nooijen, Personal, Member of the University.

6. Land Adjacent Dyson Perrins Laboratory, South Parks Road, Oxford 11/03254/FUL.

Councillor Colin Cook, Personal, Member of the University.

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Councillor Jim Campbell, Personal, Part-time employee of the University.

6. Land Adjacent Dyson Perrins Laboratory, South Parks Road, Oxford 11/03254/FUL.

Councillor Oscar Van Nooijen, Personal, Member of the University.

10. Town Hall, St Aldate's, Oxford - 11/01152/CT3.

Councillor Bob Price, Personal and Prejudicial, Is Executive Board Member for Corporate Governance and Finance.

5. PARKS ROAD, OXFORD - 11/03210/CAC AND 11/03207/FUL

The Head of City Development Submitted a report (previously circulated, now appended) detailing two planning applications for the following developments:

(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 Department of Materials. Re-alignment of boundary railings.

In accordance with the criteria for public speaking the Head of the University's Department of Physics spoke in favour of the development highlighting the importance of the new building for the continued success of the Physics Department.

The applicant's architect Oliver Milton of Hawkins Brown Architects spoke about key aspects of the design principles for the building.

Resolved to approve the development subject to the following conditions:-

Conditions

(i): 10/03210/CAC:

- 1 Commencement of work
- 2 Approved plans

(ii): 10/03207/FUL:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Architectural details
- 5 PD rights
- 6 Student numbers
- 7 Landscape plan required
- 8 No felling lopping cutting
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan (TPP) 1
- 11 Arboricultural Method Statement (AMS) 1
- 12 Landscape carry out after completion
- 13 Landscape management plan
- 14 Car parking numbers
- 15 Control of car parking
- 16 Works to highway / public realm
- 17 Cycle parking spaces
- 18 External lighting

- 19 Travel plan
- 20 Construction travel plan
- 21 Construction management plan
- 22 Ground source heat pumps
- 23 Groundwater drainage
- 24 Groundwater level monitoring
- 25 Plant noise attenuation
- 26 Sustainable drainage
- 27 Petrol / oil interceptors
- 28 Natural resource impact analysis
- 29 Archaeology
- 30 Public art
- 31 Habitat creation

The Committee imposed an additional condition requiring further cycle parking to the forecourt area and that the public art required by condition should be located in a prominent position where it could be enjoyed by the wider public

Committee also added an informative on landscaping of the site to retain as many existing trees on the site as possible, and that consideration should be given to planting to the north side of the building, possibly including within University Parks.

6. LAND ADJACENT DYSON PERRINS LABORATORY, SOUTH PARKS ROAD, OXFORD 11/03254/FUL

The Head of City Development submitted a report (previously circulated, now appended) proposing the 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.

In accordance with the criteria for public speaking the Head of the Chemistry Department at the University spoke in favour of the development highlighting the need for a better standard of accommodation for students and staff at the department. The applicant's architect Adrian Yap of Francis – Jones Moreham Thorp Architects spoke about key aspects of the design including the open green space feature of the design.

Resolved to approve the application subject to the following conditions:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Architectural details
- 5 PD rights

- 6 Student numbers
- 7 Landscape plan required
- 8 No felling lopping cutting
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan
- 11 Arboricultural supervisor
- 12 Arboricultural Method Statement
- 13 Landscape carry out after completion
- 14 Landscape management plan
- 15 Car parking numbers
- 16 Control of car parking
- 17 Works to highway / public realm
- 18 Constructional details: underground link
- 19 Cycle parking spaces
- 20 External lighting
- 21 Travel plan
- 22 Construction travel plan
- 23 Construction management plan
- 24 Ground source heat pumps
- 25 On and off site foul and surface water drainage
- 26 Flood risk assessment
- 27 Groundwater drainage scheme
- 28 Groundwater level monitoring
- 29 Plant noise attenuation
- 30 Sustainable drainage
- 31 Petrol / oil interceptors
- 32 Cooking fumes
- 33 Natural resource impact analysis
- 34 Archaeology
- 35 Public art
- 36 Habitat creation

The Committee requested a greater proportion of the cycle parking provision to be under cover.

7. THE CLARENDON CENTRE, CORNMARKE STREET, OXFORD - 11/00317/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for demolition of the 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.

Resolved to approve the application subject to the following conditions:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area ;Central,
- 4 Landscape hard surface design - tree roots
- 5 Landscape underground services - tree roots
- 6 Tree Protection Plan (TPP) 1
- 7 Arboricultural Method Statement (AMS) 1

- 8 Archaeology
- 9 Mechanical plant
- 10 Construction Travel Plan
- 11 Drainage details
- 12 Cycle parking details required
- 13 Gates - opening/closing hours
- 14 Details of gates
- 15 Cleaning regime

The Committee imposed further conditions requiring additional cycle parking to be provided and a Construction Management Plan be submitted. It also suggested an informative be added that the applicant investigate increasing the energy efficiency of the building, for example by installing as many photovoltaic panels as possible.

8. 21 NORHAM ROAD, OXFORD - 11/00839/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for a part single storey, part two storey, side extension.

In accordance with the criteria for public speaking Kieron Roberts spoke in favour of the application pointing out the at the proposed development would improve the dwelling leading to more appropriate conditions for bin and cycle storage.

Resolved to approve the application subject to the following conditions:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Archaeology - Implementation of programme

9. 30 JERICHO STREET, OXFORD - 11/01152/CT3

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for a single storey extension.

Resolved to approve the application subject to the following conditions:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching

10. TOWN HALL, ST ALDATE'S, OXFORD - 11/01152/CT3

Councillor Price left the room for consideration of this item (minute 4 refers)

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for the installation of an external fire escape.

Resolved to approve the application subject to the following condition:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials and Details

11. FORTHCOMING PLANNING APPLICATIONS

The Committee noted the following planning applications would be before the Committee at future meetings:-

- 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

The Head of City Development submitted a report (previously circulated, now appended) summarising the performance of the Planning Enforcement function within City Development.

The Committee noted the report.

13. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) giving details of planning appeals received and determined during April 2011.

The Committee noted the report.

14. DATES AND TIMES OF FUTURE MEETINGS

Resolved that the Committee, from the July meeting, would meet at **6 pm** on the following dates:-

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)

The meeting started at 5.00 pm and ended at 6.28 pm