

Agenda

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West Area Planning Committee

Date: **Wednesday 14 September 2011**

Time: **6.00 pm**

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

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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 in advance of the meeting.

West Area Planning Committee

Membership

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

HOW TO OBTAIN AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at in our Town Hall and Ramsay House (St. Ebbe's Street) reception areas and at public libraries.

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AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
<p>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.</p>	
3 ST CLEMENT'S CAR PARK AND PUBLIC CONVENIENCE, ST CLEMENT'S STREET, OXFORD - 11/01044/CAC	1 - 36
<p>Demolition of public toilets. Redevelopment of St Clements car park to provide student accommodation (141 bedrooms) and ancillary facilities over 3 blocks. Replacement car park (74 spaces), public toilets and landscaping and ancillary works.</p> <p><u>Officer recommendation:</u> Approve with conditions</p>	
4 12A FRIAR'S ENTRY, OXFORD: 11/001814/FUL & 11/01815/CAC	37 - 48
<p>Part demolition of existing sub-station building fronting Red Lion Square. Erection of part 4 storey, part 7 storey building to provide 29 No. en-suite student bedrooms. Provision of 15 No. secure cycle parking spaces.</p> <p>Part demolition of existing sub-station building fronting Red Lion Square.</p> <p><u>Officer recommendation:</u> Refuse.</p>	
5 376 BANBURY ROAD, OXFORD: 11/01928/EXT	49 - 70
<p>Application to extend the time limit on planning permission 08/02720/FUL for "Amendments to planning permission 07/02903/FUL (Demolition of existing building, erection of 4 storey building to form 34 bedroom guest house with underground parking area), comprising various alterations to the building approved. Removal of third floor communal roof garden (amended description and plans)</p> <p><u>Officer recommendation:</u> Approve with conditions.</p>	
6 GROVE HOUSE CLUB, GROVE STREET, SUMMERTOWN, OXFORD: 11/01165/FUL	71 - 82
<p>Demolition of existing building. Erection of two storey terrace (with accommodation in roof space) comprising 1 x 4-bed house and 3 x 3-bed houses. Provision of off street parking, bin and cycle storage. (Amended</p>	

Plans and Description)

Officer recommendation: Approve with conditions.

7 59 - 63 COWLEY ROAD, OXFORD: 11/02020/EXT 83 - 106

Application to extend planning permission 08/01382/FUL for demolition of frontage buildings of 61/63 Cowley Road. Retention of rear workshop/store and 59 Cowley Road. Erection of 4 storey building (with basement) and conversion of workshop/store and No.59, to provide 2 shop units on ground floor and 5 flats above (2x2, 2x3, 1x1 bed), with private terrace, communal garden and refuse/recycling/cycle parking store (for 13 bicycles).

Officer Recommendation: Approve with conditions.

**8 66 AND 68 WOODSTOCK ROAD ST ANTONY'S COLLEGE
(MIDDLE EASTERN CENTRE), OXFORD:07/02818/FUL,
09/01557/LBC 107 - 110**

Compliance with condition 4 of the planning permission and condition 3 of the listed building consent for approval of exterior materials for the extension to Middle Eastern Centre to provide new library facilities, common area, lecture room, storage areas.

Officer recommendation: Approve.

9 PLANNING APPEALS 111 - 114

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

The Committee is asked to note this information.

10 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

- 1) Travis Perkins Site, Chapel Street: 11/01712/FUL: Student accommodation.
- 2) St. Hugh's College: 10/01794/FUL & 11/01795/CAC: Student accommodation & Chinese Institute.
- 3) Green Templeton College: 11/01493/FUL: Temporary sports pavilion (call in).
- 4) 15 Farndon Road: 11/01942/FUL: Extensions (call in).
- 5) 46 / 48 Union Street: 11/01966/FUL: Extensions (call in).

- 6) 38 Linkside Avenue: 11/01860/FUL: Extension (call in).
- 7) 1 Wytham Street: 11/02150/FUL: Extension (call in).
- 8) University Science Area: 11/00940/CONSLT: Science Area Masterplan (not a planning application).

11 MINUTES

115 - 118

Minutes of the meeting held on 10 August 2011.

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 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.