

WEST AREA PLANNING COMMITTEE

Wednesday 12 October 2011

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

OFFICERS PRESENT: Alec Dubberley (Democratic Services Officer), Murray Hancock (City Development), Matthew Parry (City Development) and Daniel Smith (Law and Governance)

49. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Khan with Councillor Sanders attending as substitute member.

50. DECLARATIONS OF INTEREST

3. Travis Perkins Builders Yard, Chapel Street, Oxford: 11/01712/RES.
Councillor Elise Benjamin, Personal, had been approached by a number of objectors to the scheme although had not expressed a view. Daughter attends the neighbouring school.

4. 10 Park End Street, Oxford: 11/02122/FUL:
Councillor Bob Price, Personal, political group colleague of the applicant and personal friend.

4. 10 Park End Street, Oxford: 11/02122/FUL:
Councillor Colin Cook, Personal, political group colleague of the applicant and personal friend.

4. 10 Park End Street, Oxford: 11/02122/FUL:
Councillor Gill Sanders, Personal, political group colleague of the applicant and personal friend.

4. 10 Park End Street, Oxford: 11/02122/FUL:
Councillor John Tanner, Personal, political group colleague of the applicant and personal friend.

4. 10 Park End Street, Oxford: 11/02122/FUL:
Councillor Oscar Van Nooijen, Personal and Prejudicial, had stated his views publicly on the application and would withdraw from the meeting for consideration of the item.

51. TRAVIS PERKINS BUILDERS YARD, CHAPEL STREET, OXFORD: 11/01712/RES

The Head of City Development submitted a report (previously circulated, now appended) detailing a reserved matter planning application seeking approval for

site layout, scale, appearance, access and landscaping of planning application 09/02518/OUT.

The Planning Officer explained that outline planning permission had been granted for student accommodation in 2010 and that it was only the details of reserved matters which was now before committee. He also advised the Committee of late comments received from the East Oxford resident's forum which opposed the development. He added that the comments did not raise any further matters that were not covered in the report.

In accordance with the criteria for public speaking Chris Honeywell and Penelope Newsome spoke in objection to the development voicing concerns about loss of privacy and amenity that would be suffered by neighbouring residents. Nik Lyzba, on behalf of the applicant, spoke in support of the development.

The Committee considered all submissions, both written and oral and it was:

Resolved to grant planning permission subject to the conditions in the officer's report with the addition of 4 informatives to cover the following:-

- (1) Greywater disposal;
- (2) Use by the community of the central amphitheatre space and other facilities;
- (3) Landscaping scheme to be reviewed to address concerns that tree coverage was over dense and might cause loss of light to neighbouring properties; and
- (4) The developer should make every effort to increase the NRIA score for the development

52. 10 PARK END STREET, OXFORD: 11/02122/FUL:

Councillor Van Nooijen left the room for consideration of this item as he had declared a prejudicial interest. Councillor Gotch left the meeting at this point.

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for Change of use from restaurant (A3) to a restaurant and take-away (A3 and A5 mixed use) and extension of opening hours to 10am – 4am every day.

In accordance with the criteria for public speaking Liaqat Hussain spoke in objection to the development raising concerns about litter and loss of business and Councillor Saj Malik, the applicant, spoke in support of development.

The Committee considered all submissions, both written and oral and it was:

Resolved:-

- (1) To grant planning permission subject to appropriate conditions imposed by officers

- (2) That the takeaway business must cease trading at 1 am on each day

Ceasing trading at 1.00 am would meet the concerns of Thames Valley Police as it would allow patrons to disperse before the closure of the majority of late night venues in the locality.

53. 81 WYTHAM STREET, OXFORD: 11/02150/FUL

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

The Committee considered all submissions, both written and oral and it was:

Resolved to refuse planning permission for the following reason:-

The proposed extensions would constitute overdevelopment of the site and be over bearing, and would not in keeping with the character of existing properties in the area.

54. LATHBURY ROAD (NO.1) TREE PRESERVATION ORDER, 2011

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

Resolved to confirm without modification a tree preservation order.

55. PLANNING APPEALS

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

Resolved to note the report.

56. FORTHCOMING APPLICATIONS

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

- (1) St. Hugh's College: Student accommodation and Chinese Institute:
11/01794/FUL and 11/01795CAC:
- (2) Green Templeton College: Temporary sports pavilion:
11/01493/FUL
- (3) 1 Wytham Street: Extensions: 11/02150/FUL

(4) University Science Area: Masterplan (not a planning application):
11/00940/CONSLT

57. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 14 September 2011.

The meeting started at 6.00 pm and ended at 7.47 pm