

Agenda

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West Area Planning Committee

Date: **Thursday 8 December 2011**

Time: **6.00 pm**

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

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 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 the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

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.

3 FOX AND HOUNDS, 279 ABINGDON ROAD, OXFORD - 11/02594/FUL

1 - 18

The Head of City Development has submitted a report which details a planning application for the demolition of existing public house. Erection of 3 storey building to provide retail store on ground floor and 1x3 bedroom, 1x1 bedroom and 2x2 bedroom flats on upper floors. Provision of plant enclosure, service yard, 9 x retail car parking spaces, 7 x residential car parking spaces, cycle parking, bin storage, landscaping and communal open space.

Officer recommendation: Approve subject to conditions.

4 FOX AND HOUNDS, 279 ABINGDON ROAD, OXFORD - 11/0297/FUL, 11/02595/FUL, 11/02596/FUL AND 11/02591/ADV

19 - 28

The Head of City Development has submitted a report which details four planning applications as follows:

- (1) 11/02597/FUL – New shop front and ramped access.

Officer recommendation: Approve subject to conditions.

- (2) 11/02595/FUL – Plant and associated fencing.

Officer recommendation: Approve subject to conditions.

- (3) 11/02596/FUL – Installation of ATM.

Officer recommendation: Approve subject to conditions.

- (4) 11/02591/ADV – Externally illuminated fascia signs and internally illuminated hanging sign.

Officer recommendation: Approve subject to conditions.

5 CANTAY HOUSE, 36-39 PARK END STREET, OXFORD - 11/02446/FUL

29 - 40

The Head of City Development has submitted a report which details a planning application for the demolition of rearmost building. Erection of 5 storey building consisting of 9x2 bed flats with cycle parking, bin stores and landscaping.

Officer recommendation: Approve subject to conditions.

6 FORMER BUILDERS YARD, LAMARSH ROAD -11/024499/VAR

41 - 78

The Head of City Development has submitted a report which details a planning application for a minor amendment to planning permission 09/00247/FUL to allow for the revision of drawing 113-208-102 revision J (controlled by condition 2) to provide 124.4 square metres of additional mezzanine floor space.

Officer recommendation: Approve subject to conditions.

7 10 PARK END STREET, OXFORD - 11/02537/FUL

79 - 84

The Head of City Development has submitted a report which details a planning application for the installation of a new extracting system and external ducting.

Officer recommendation: Approve subject to conditions.

8 MANSFIELD COLLEGE, MANSFIELD ROAD, OXFORD - 11/02210/EXT

85 - 104

The Head of City Development has submitted a report which details a planning application to extend the time limit of planning permission 08/01741/FUL for erection of new buildings over four floors and basement to provide student accommodation (78 rooms), meeting rooms, offices, common rooms and ancillary facilities. Associated landscaping and pedestrian access and landscaping improvements to existing main quadrangle.

Officer recommendation: Approve subject to conditions.

9 FORTHCOMING APPLICATIONS

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

- (1) Meadow Lane, Oxford – 11/01473/FUL – Skateboard Park
- (2) Roger Dudman Way, Oxford – 11/02881/FUL – Graduate student accommodation
- (3) Cantay House, Park End Street, Oxford – 11/02447/FUL – 44 student study rooms

- (4) 376 Banbury Road, Oxford – 11/03008/FUL – 9 flats
- (5) 56 St. Clement's Street, Oxford – 11/02497/VAR
- (6) 3 Lathbury Road, Oxford – 11/02722/FUL
- (7) University Science Area – 11/00940/CONSLT – Masterplan consultation (Not a planning application)

10 PLANNING APPEALS

105 - 108

To receive information on planning appeals received and determined during October 2011.

The Committee is asked to note this information.

11 MINUTES

109 - 112

Minutes of the meeting held on 9 November 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.