

WEST AREA PLANNING COMMITTEE

Wednesday 9 November 2011

COUNCILLORS PRESENT: Councillors Goddard (Vice-Chair), Benjamin, Cook, Gotch, Jones, Khan, Tanner, Sanders and Pressel.

OFFICERS PRESENT: Alec Dubberley (Democratic and Electoral Services Officer), Michael Crofton-Briggs (Head of City Development) and Murray Hancock (City Development)

58. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillors Van Nooijen and Price with Councillors Pressel and Sanders attending as substitute members.

59. DECLARATIONS OF INTEREST

3. Land to the rear of 17-41 Mill Street, Oxford – 11/02382/FUL.
Councillor Colin Cook, Personal, had spoken to both objections and supporters of the development without expressing a view.

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Councillor Elise Benjamin, Personal, had advised objectors of Council procedure when a previous application for the site was determined.

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Councillor Susanna Pressel, Personal, had been involved in supporting neighbouring residents objecting to a previous scheme submitted for the site.

4. St Hugh's College, St Margaret's Road, Oxford – 11/01774/FUL and 11/01795/LBD.
Councillor Colin Cook, Personal, had spoken to both objectors and supports of the development without expressing a view.

5. 51 Union Street, Oxford – 11/02248/FUL.
Councillor Elise Benjamin, Personal, had a daughter attending East Oxford Primary School.

60. LAND TO THE REAR OF 17-41 MILL STREET, OXFORD - 11/02382/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for the erection of a two storey building to provide 55 en suite student rooms plus warden's accommodation as well as provision of cycle and bin storage facilities and landscaping with site access from Osney Lane.

The Planning Officer advised that neighbouring residents had reported recent badger activity on a neighbouring garden and photographs had been submitted to him accordingly. He added that if an active badger sett were found in a fresh wildlife survey then a licence for its removal would be required from Natural England, but that this was an entirely separate process which would not prevent planning permission from being granted if that was the Committee's decision.

In accordance with the criteria for public speaking Rosemary Preston and John Rolfe, both neighbouring residents, spoke in objection to the development voicing concerns about the negative impact the development might have on the neighbourhood in terms of views, noise, privacy, increase in student numbers in the locality etc. It was also felt the proposal was contrary to emerging planning policy in Sites and Housing Development Plan Document. Nik Lyzba and Adrian James, on behalf of the applicant, spoke in support of the development, detailing how they felt the reasons for refusal of a previous planning application had been addressed.

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

Resolved to support the development in principle, subject to the conditions in the officer's reports, but defer the application in order to complete an accompanying legal agreement as outlined in the Officers' report and to delegate to officers the issuing of the notice of planning permission on its completion.

61. ST HUGH'S COLLEGE, ST MARGARET'S ROAD, OXFORD - 11/01774/FUL AND 11/01795/LBD

The Head of City Development submitted a report (previously circulated, now appended) detailing two planning applications as follows:-

- (1) 11/01774/FUL: Erection of freestanding building on 3 and 4 levels plus basement to accommodate Chinese Institute plus 63 student study rooms for St. Hugh's together with College offices, music room, lecture theatre, seminar room and ancillary facilities. Access from Canterbury Road via new gate to 20 car parking spaces including 4 disabled and 140 cycle parking spaces.
- (2) 11/01795/LBD: Demolition of rear single storey extension to 'The Lawn'

The Planning Officer advised of late comments received from the North Parade Residents' Association covering issues relating to access arrangements and noise and litter generated by the college, particularly in the Canterbury Road area. He added that the Association's concerns were covered in the report and the recommendation to approve was unchanged.

In accordance with the criteria for public speaking Richard Briant on behalf of the North Parade's Residents' Association, spoke in objection to certain aspects of the development highlighting concerns of how the development might have a negative impact on the area as indicated in their letters of comment. Mary Kerr spoke (St Hugh's Bursar) and David Morley (applicants' architect) spoke in support of the development highlighting how important the development was for the college and how it was hoped that the scheme was sympathetic to its surroundings.

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

Resolved to support the proposals in principle, subject to the conditions in the Officer's report plus the condition listed below, but to defer the application in order to draw up an accompanying legal agreement, and defer to officer the issuing of the notices of planning permission and listed building consent on its completion.

That arrangements for the control of access to the site from Canterbury Road for pedestrians, cyclists and vehicles, (including during hours of darkness), should be agreed by Officers, following consultation with local residents.

62. 51 UNION STREET, OXFORD - 11/02248/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for the demolition of a former school canteen and the erection of 26 en-suite student rooms with shared facilities, 2 parking spaces for disabled students, 26 covered cycle spaces and a bin store.

In accordance with the criteria for public speaking Susan Widgery, Headteacher of East Oxford Primary school spoke in objection to the development explaining concerns the school had concerning access arrangements and safety. Mark Crampton Smith and Peter Uzzell, 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 support the proposal in principle, subject to the conditions in the officer's report (including an additional condition requiring lighting to the access road), but defer the application in order to allow an accompanying legal agreement to be drawn up and to delegate to officers the issuing of planning permission on its completion.

63. PLANNING APPEALS

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

Resolved to note the report.

64. FORTHCOMING APPLICATIONS

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

- (1) Meadow Lane: 11/01473/FUL: Skateboard park.
- (2) Lamarsh Road: 11/02499/VAR – Variation of retail warehousing.

- (3) 56 St. Clements: 11/02497/FUL – Variation to residential permission.
- (4) University Science Area: 11/00940/CONSLT: Masterplan (Not a planning application).
- (5) Fox and Hounds, Abingdon Road: 11/02591/ADV: Advertisements.
- (6) Fox and Hounds, Abingdon Road: 11/02595/FUL: Cash point.
- (7) Fox and Hounds, Abingdon Road: 11/02595/FUL: Plant and fencing.
- (8) Fox and Hounds, Abingdon Road 11/02597/FUL: New shop front plu ramped access.
- (9) Fox and Hounds, Abingdon Road: 11/02594/FUL: Demolition, new retail store plus 4 flats.

65. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 12 October 2011.

The meeting started at 6.00 pm and ended at 6.09 pm