

Agenda

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West Area Planning Committee

Date: **Wednesday 30 May 2012**

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 Lois Stock, Democratic and Electoral Services Officer on or email lstock@oxford.gov.uk in advance of the meeting.

West Area Planning Committee

Membership

Chair

Vice-Chair

Councillor Elise Benjamin	Iffley Fields;
Councillor Anne-Marie Canning	Carfax;
Councillor Bev Clack	St. Clement's;
Councillor Colin Cook	Jericho and Osney;
Councillor John Goddard	Wolvercote;
Councillor Graham Jones	St. Clement's;
Councillor Shah Khan	Cowley;
Councillor John Tanner	Littlemore;
Councillor Oscar Van Nooijen	Hinksey Park;

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

COMMITTEE MEMBERSHIP

Please note that the membership of this Committee will be appointed formally at Annual Council on 23rd May 2012.

1 ELECTION OF CHAIR FOR THE COUNCIL YEAR 2012/2013

2 ELECTION OF VICE CHAIR FOR COUNCIL YEAR 2012/2013

3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

4 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.

5 PLANNING APPLICATION FOR DETERMINATION - GRANTHAM HOUSE, CRANHAM STREET - 11/03269/FUL, 11/03271/FUL, 11/03272/CAC, 11/03273/FUL

1 - 22

Application A (11/03269/FUL) External alterations and additions, including extensions to roof to form ¾ floor, external cladding and balconies. Provision of bin and cycle storage.

Application B (11/03273/FUL) – External alterations and additions, including extensions to roof to form 3rd floor, external cladding and balconies. Conversion to 7 flats (3 x 1 bed, 1 x 2 bed and 3 x 3 bed). Provision of 1 off street car parking space.

Application C: (11/03271/FUL) – Conservation consent for demolition of building. Erection of 2 x 3 bed semi detached houses and car parking.

Report of the Head of City Development attached.

6 PLANNING APPLICATION FOR DETERMINATION - MAGDALEN COLLEGE, 12/00459/FUL, 12/00460/LBC

23 - 38

Proposal: (1) Extension to existing library to provide book storage, reading rooms, staff accommodation, seminar rooms, landscaping to quadrangle and provision of level access and bicycle storage facilities.

- (2) External and internal alterations and extension to library involving removal of inserted floor and staircase, insertion of new staircase, lift to provide book storage, reading rooms, staff accommodation and seminar space

Report of the Head of City Development attached.

7 PLANNING APPLICATION FOR DETERMINATION - 115 WALTON STREET - 12/00862/FUL 39 - 44

Proposal: Change of use from Class A1 (retail) to Class A2 (financial and professional services)

Report of the Head of City Development attached.

8 PLANNING APPLICATION FOR DETERMINATION - 56 ST CLEMENTS - 12/00721/FUL 45 - 50

Proposal: Change of use from sui generis HMO (House in Multiple Occupancy) to Class C4 HMO.

Report of the Head of City Development attached.

9 PLANNING APPLICATION FOR DETERMINATION - 49 MEADOW PROSPECT, 12/00549/FUL 51 - 58

Proposal: Two storey side and rear extension (amended plans)

Report of the Head of City Development attached

10 PLANNING APPLICATION FOR DETERMINATION - OXFORD ICE RINK, OXPENS ROAD - 12/00561/CT3 59 - 64

Proposal: Replacement of external entrance/exit doors to main entrance – Oxford Ice Rink, Oxpens Road.

Report of the Head of City Development attached.

11 FORTHCOMING ITEMS FOR INFORMATION

The following forthcoming applications / matters are for **noting only**:-

1. 12/00460/LBD, 12/00371/FUL – University Press, Walton Street – offices;
2. 12/00249/FUL – former Motorworld site, Abingdon Road – Travelodge;

3. 12/00992/FUL – 10 Gordon Street – conversion of social club to residential;
4. 12/00683/VAR - Carling Academy, Cowley Road – variation of hours;
5. 12/00602/FUL – 9 Whitehouse Road – extension;
6. 12/01083/FUL – 18 Weirs Lane – extension;
7. 11/00940/CONSLT – University Science Area, South Parks Road – Master Plan (not a planning application)
8. 12/00888/FUL & 12/00902/CAC – 30 Plantation Road – Garage
9. 12/00769/FUL – 75 Southmoor Road – extensions
10. 12/00765/FUL – Brock Grove, Lamarsh Road – change of use from ClassC3 dwellings
11. 12.00825/VAR – 16a Charlbury Road – variation to access arrangements
12. 12/00182/FUL - 18 Regent Street – extension
13. 12/00147/FUL – 9 & 12 Whitson Place – extensions
14. 12/00541/VAR – 48A Donnington Bridge Road - extensions

12 PLANNING APPEALS

65 - 68

To receive information on planning appeals received and determined.

The Committee is asked to note this information.

13 MINUTES

69 - 72

Minutes of the meeting held on 11th April 2012

14 DATES AND TIMES OF FUTURE MEETINGS

The Committee is asked to note the dates of future meetings, and to decide if it wishes to continue to meet at 6pm.

All the following meeting will take place on Wednesday, with the exception of February 2013:-

13th June
 11th July
 15th August

12th September
10th October
7th November
12th December
16th January 2013
7th February – please note that this meeting will be held on **Thursday**
13th March
17th April
8th May

The following dates are reserved for overflow meetings which will only be held if necessary. These are all Thursday, with the exception on November 2012, February and May 2013:-

21st June
12th July
23rd August
13th September
18th October
14th November – please note that this meeting will be held on **Wednesday**
13th December
17th January 2013
13th February - please note that this meeting will be held on **Wednesday**
14th March
25th April
15th May - please note that this meeting will be held on **Wednesday**

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.