

Agenda

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West Area Planning Committee

Date: **Wednesday 11 July 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	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor John Goddard	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Anne-Marie Canning	Carfax;
	Councillor Bev Clack	St. Clement's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Graham Jones	St. Clement's;
	Councillor Shah Khan	Cowley;
	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

A copy of the agenda may be:-

- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk
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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 LINTON LODGE HOTEL, LINTON ROAD, OXFORD - 12/01150/FUL - PLANNING APPLICATION FOR DETERMINATION

1 - 10

The Head of City Development has submitted a report detailing an application for the removal of existing front canopy and erection of new entrance porch. New tile hanging to front elevation. Erection of rear conservatory and installation of new windows and door. Erection of new railings and wall to front boundary. (Amended Plan).

Officer recommendation: Approve subject to conditions.

4 FORMER MOTORWORLD, ABINGDON ROAD, OXFORD - 12/00249/FUL - PLANNING APPLICATION FOR DETERMINATION

11 - 34

The Head of City Development has submitted a report which details a planning application for the demolition of existing building on site. Erection of 83 bedroom hotel on 3 and 4 floors accessed off Old Abingdon Road. Provision of 45 car parking spaces plus bin and cycle storage. (Amended description)

Officer recommendation: Refuse

5 2 UPLAND PARK ROAD, OXFORD - 12/01169/FUL - PLANNING APPLICATION FOR DETERMINATION

35 - 44

The Head of City Development has submitted a report which details a planning application for the demolition of existing house and erection of 3 x 4 bed dwellings. Provision of car and cycle parking, bin storage and private amenity space. (Additional Information)

Officer recommendation: Approve subject to conditions.

6 27 UPLAND PARK ROAD, OXFORD - 12/01296/FUL - PLANNING APPLICATION FOR DETERMINATION

45 - 52

The Head of City Development has submitted a report which details a

planning application for the erection of single storey rear extension and alterations to roof to create habitable loft space. (Amended Plans).

Officer recommendation: Approve subject to conditions.

7 9 WHITEHOUSE ROAD, OXFORD - 12/00602/FUL - PLANNING APPLICATION FOR DETERMINATION

53 - 58

The Head of City Development has submitted a report which details a planning application for the erection of new pitched roof over existing single storey extension and new mono pitched roof to create a new covered walk way. (amended plans)

Officer recommendation: Approve (part) subject to conditions AND refuse (part).

8 48A DONNINGTON BRIDGE ROAD, OXFORD - 12/00541/VAR - PLANNING APPLICATION FOR DETERMINATION

59 - 66

The Head of City Development has submitted a report which details a planning application to vary condition 4 (access), 5 (bin and cycle storage) and 7 (landscaping) of planning permission 10/02586/FUL to allow compliance after commencement of development.

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) St. Clements Car Park: 12/01388/FUL & 12/01370/CAC: Student accommodation.
- (2) Former Travis Perkins Site, Chapel Street: Student accommodation.
- (3) Luther Street: 12/01228/FUL: Residential & student accommodation
- (4) 30 Bartlemas Road: 12/01294/FUL: Basement extension
- (5) 18 Regent Street: 12/00182/FUL: Extension to HMO.
- (6) University Science Area: Masterplan (not a planning application)
- (7) 18 Weirs Lane, Oxford – 12/01083/FUL

10 PLANNING APPEALS

67 - 70

To receive information on planning appeals received and determined during May 2012.

The Committee is asked to note this information.

11 MINUTES

71 - 82

Minutes of the meeting held on 30th May and 13th June 2012 attached.

12 DATES OF FUTURE MEETINGS

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

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

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

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.