

WEST AREA PLANNING COMMITTEE

Wednesday 15 August 2012

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Canning, Clack, Cook, Jones, Williams, Smith and Coulter.

OFFICERS PRESENT: Murray Hancock (City Development), Michael Morgan (Law and Governance), Nick Worledge (City Development), Andrew Murdoch (City Development) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

37. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Elise Benjamin (Councillor David Williams attended as a substitute), Councillor Shah Khan (Councillor Val Smith attended as a substitute) and Councillor John Tanner (Councillor Van Coulter attended as a substitute).

38. DECLARATIONS OF INTEREST

Councillor Cook declared a personal interest in item 3 (St Clement's car park, Oxford 12/01369/FUL & 12/01370/CAC) (minute 39 refers) as he is a member of Queens College and a former member of Oxford University but was keeping an open mind regarding the application.

The Chair declared a personal interest in item 3 (St Clement's car park, Oxford 12/01369/FUL & 12/01370/CAC) (minute 39 refers) as he is a member of Queens College but was keeping an open mind regarding the application.

39. ST CLEMENTS CAR PARK - 12/01369/FUL & 12/01370/CAC

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the redevelopment of St Clement's car park to provide 140 student study rooms in two blocks on 3, 4, and 5 floors. Replacement car park with 80 spaces, public toilet, landscaping and ancillary works.

In accordance with the criteria for public speaking, the Committee noted Clinton Pugh, Tom Ashley, Tony Joyce, Anna Skinner, Graham Jones, Diana Hutcheson and Leatrice Beeson spoke against the application and Roger Smith, Stephen Hodder and Kaivin Wong spoke for the application.

The Committee considered all submissions both written and oral and agreed to REFUSE planning permission because the development fails to provide satisfactory car park facilities as required by policy DS82 and TR11 of the Oxford Local Plan 2001- 2016. The number of proposed car parking spaces on site, and

the location of the proposed temporary replacement car park do not represent a satisfactory replacement for the current parking provision at the development site. The application is contrary to policy DS82 and TR11 of the Oxford Local Plan 2001-2016.

40. FORMER TRAVIS PERKINS SITE - CHAPEL STREET - 12/01388/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing buildings on site and erection of 190 student study rooms in two blocks on 3 and 4 levels together with 2 bedrooms in gatehouse buildings. The development to also include 5 car parking spaces, 100 cycle parking spaces, landscaping and ancillary works.

In accordance with the criteria for public speaking, the Committee noted Chris Honeywell spoke against the application and Nik Lyzba and Gerry Walker spoke for the application.

The Committee considered all submissions both written and oral and agreed to grant planning permission subject to the six conditions as detailed in the Planning Officer's report.

41. LUTHER COURT - 12/01228/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of the existing Luther Court housing, and the erection of new buildings fronting Thames Street comprising 42 self contained flats (13x1 bed, 29x2 bed) and 82 student study rooms on 5 and 6 storeys. The development would also include cycle parking, bin storage and shared amenity areas and would involve the closure of the footpath linking Luther Street to Butterwyke Place

The Committee agreed to DEFER this application on the following grounds:

- The colour scheme of the development needs to be toned down so that the development fits in with its natural surroundings
- The size of the windows needs to be enlarged
- An 18+ age limit needs to be put on the residents of the development.

42. 220 & 222 COWLEY ROAD 12-01383-FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing building and the erection of a 3 storey building comprising retail shop and Class B1 offices on ground floor and 18 student study rooms on upper floors. The development would also provide cycle parks and bin stores.

In accordance with the criteria for public speaking, the Committee noted Sietske Boeles spoke against the application and Nik Lyzba and Andrew Spurring spoke for the application.

The Committee considered all submissions both written and oral and agreed to refuse the planning permission due to the reasons as detailed in the Planning Officer's report.

43. RADCLIFFE CAMERA, RADCLIFFE SQUARE - 12/01737/LBC & 12/01736/FUL

The Committee agreed to defer this item till the meeting on 23 August 2012

44. FORMER RADCLIFFE INFIRMARY, WOODSTOCK ROAD - 12/01508/FUL

The Committee agreed to defer this item till the meeting on 23 August 2012

The meeting started at 6.00 pm and ended at 9.00 pm