

WEST AREA PLANNING COMMITTEE

Thursday 23 August 2012

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Benjamin, Canning, Clack, Jones, Khan, Coulter and Bance.

OFFICERS PRESENT: Murray Hancock (City Development), Sarah Billam (Conservation Officer), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

45. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Cook (Councillor Bance attending as substitute) and Councillor Tanner (Councillor Coulter attending as substitute).

46. DECLARATIONS OF INTEREST

Councillor Benjamin declared she know the objector for item 9 (33 Leckford Road – 12/01383/FUL), but was keeping an open mind regarding the application. (minute 49 refers).

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

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for:

(i): 12/01737/LBC External alterations to provide new access point and internal alterations to provide librarian space, draught lobby and access and security controls to Radcliffe Camera

(ii): 12/01736/FUL Construction of new pedestrian access path steps and doorway to Radcliffe Camera and including new partitions on the first floor of the Old Bodleian

In accordance with the criteria for public speaking, the Committee noted Professor Gill Evans and Dr Hilary Turner spoke against the application and Sarah Thomas spoke for the application.

The Committee considered all submissions both written and oral and agreed to APPROVE the application subject to the 10 conditions listed for application 12/01737/LBC; and the 6 conditions listed for application 12/01736/FUL in the Planning Officer's report.

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

The Head of City Development submitted a report (previously circulated now appended) which details a planning application for the replacement of existing Triton statue with new Coade stone statue. (Existing to be salvaged and displayed in alternative location)

In accordance with the criteria for public speaking, the Committee noted Isobel Hughes spoke in favour of the application.

The Committee considered all submissions both written and oral and agreed to GRANT listed building consent subject to the 8 conditions listed in the Planning Officer's report

49. 33 LECKFORD ROAD - 12/01085/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of side extension at lower and upper ground floor levels. (Amended plans)

In accordance with the criteria for public speaking, the Committee noted Taube Marks and Adrian Arbib spoke against the application and the architect of the design spoke for the application.

The Committee considered all submissions both written and oral and agreed to REFUSE planning permission because the proposed application

1. The large size and prominence of the development with its large areas of glazing would relate poorly to neighbouring properties and would be detrimental to their visual amenities.
2. The form, scale and appearance of the development would not preserve the character and appearance of the North Oxford Victorian Suburb Conservation Area, contrary to policies CP1, CP8, CP9, CP10, HE7, HS19 and HS21 of the Oxford Local Plan, policies HP9 and HP14 of the Sites and housing plan and policy CS18 of the Oxford Core Strategy.

50. GROVE HOUSE CLUB, GROVE STREET - 12/01394/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a 2x2 bedroom dwellings. Provision of cycle parking, bin stores and private amenity

In accordance with the criteria for public speaking, the Committee noted Laura Campbell and James Panton spoke against the application and Neil Warner spoke for the application.

The Committee considered all submissions both written and oral and agreed to REFUSE planning permission because the proposal would result in a loss of privacy to neighbouring properties as a consequence of overlooking, in particular from the proposed dwellings' balconies which would over look the skylight in the

kitchen extension of 23 Grove Street. In addition the proposed houses would possess insufficient garden or external amenity space to serve them.

51. 32 VICTORIA ROAD - 12/01287/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a 4 bedroomed detached house on 3 floors. Provision of 2 car parking spaces to frontage.

In accordance with the criteria for public speaking, the Committee noted Susie Street spoke against the application and Patrick Russell spoke for the application.

The Committee considered all submissions both written and oral and agreed to APPROVE the application subject to the 7 conditions listed in the Planning Officer's report and the following additional condition:

- That permeable materials be used for the car parking spaces to the frontage

And informative:

- That the air source heat pump proposed be located such as not to cause a noise nuisance to neighbouring properties

52. 38 LINKSIDE AVENUE - 12/01390/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a first floor rear extension (amended plans)

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee considered all submissions and agreed to APPROVE the application subject to the 5 conditions listed in the Planning Officer's report.

53. 28 WALTON STREET - 12/01494/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning for the erection of bin and cycle stores, insertion of replacement/new doors, windows and conservation roof lights. The proposal also includes the erection of replacement roof and south rear wall (retrospective).

In accordance with the criteria for public speaking, the Committee noted Tim Price spoke against the application and no one spoke for the application.

The Committee considered all submissions both written and oral and agreed to APPROVE the application subject to the 3 conditions listed in the Planning Officer's report and the following condition:

- Obscure glass is used for the two windows closest to the neighbouring property to increase privacy of the neighbouring property to the south.

54. 410 - 448 BANBURY ROAD - 12/1194/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to install wood link fencing behind hedge line at the same height as the existing hedge. To install a wood link gates at 5 access points from roadside onto external communal area of the flats.

In accordance with the criteria for public speaking, the Committee noted Kay Wyatt spoke against the application and no one spoke for the application.

The Committee considered all submissions both written and oral and agreed to APPROVE the application subject to the 3 conditions listed in the Planning Officer's report.

55. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) giving details of planning appeals received and determined during June 2012.

The Committee noted the report

56. FORTHCOMING APPLICATIONS

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

- University Science Area: Masterplan (not a planning application).
- 68 Abingdon Road - 2/01798/FUL
- Worcester College - 12/01809/FUL and 12/01810/LBD - substantial alterations - including new buildings and demolitions to the city centre buildings.
- 251 Cowley Road - 12/01924/FUL – proposed change of use

57. MINUTES

The Committee resolved to approve as a correct record the minutes of the meeting held on 11 July 2012.

58. DATES OF FUTURE MEETINGS

The Committee noted the forthcoming meeting dates:

Thursday 13 September 2012 (new date from original schedule)
Wednesday 10 October 2012 (Provisional: Thursday 18 October)
Wednesday 7 November 2012 (Provisional: Wednesday 14 November)
Wednesday 12 December 2012 (Provisional: Thursday 13 December)

The meeting started at 6.00 pm and ended at 8.25 pm