

# Agenda

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## West Area Planning Committee

Date: **Wednesday 7 November 2012**

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Time: **6.00 pm**

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Place: **The Old Library, Town Hall**

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For any further information please contact:

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# West Area Planning Committee

## Membership

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

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# AGENDA

## Pages

**1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

**2 DECLARATIONS OF INTEREST**

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

**3 OXFORD HERITAGE ASSETS REGISTER: CRITERIA AND PROCESS**

1 - 32

The Head of City Development has submitted a report on the proposed Heritage Assets Register for Oxford.

**Officer Recommendations**

That the Committee:

1. comments on the proposed register, the criteria and process of compiling the list are invited.
2. recommend any amendments
3. endorse the proposal for a Heritage Assets Register for Oxford and to recommend that the City Executive Board adopt the proposed criteria and selection process (with or without recommended changes).

**4 LUTHER COURT, LUTHER STREET: 12/01798/FUL**

33 - 60

The Head of City Development has submitted a report which details a planning application to:

- 1) Demolish the existing Luther Court housing
- 2) Erect new buildings fronting Thames Street comprising 42 self contained flats (13x1 bed, 29x2 bed) and 82 student study rooms on 5 and 6 storeys. Provision of cycle parking, bin storage and shared amenity areas. Closure of footpath linking Luther Street to Butterwyke Place

**Officer Recommendation** The Committee is recommended to support the development in principle but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions on its completion:

5	<b>220 - 222 COWLEY ROAD: 12/002447/FUL</b>	61 - 70
	<p>The Head of City Development has submitted a report which details a planning application for a demolition of existing buildings comprising shop, workshop (Use Class B1) and student accommodation. Erection of new buildings to provide replacement retail, offices (Use Class B1), self contained two bedroom flat, and student accommodation (18 student study bedrooms and ancillary accommodation).</p> <p><b>Officer recommendation:</b> That the Committee supports the application in principle but defers the application in order to allow accompanying legal agreements to be drawn up and delegate to officers the issuing of the planning permission once such legal agreements are completed.</p>	
6	<b>139 BANBURY ROAD: (ST. CLARE'S COLLEGE): 12/01999/CAC &amp; 12/01997/FUL</b>	71 - 80
	<p>The Head of City Development has submitted a report which details a planning application for:</p> <ul style="list-style-type: none"> <li>(1) Conservation Area Consent for the demolition of existing biology lab, prep room, lean to workshop and store, sheds and 2 domestic greenhouses</li> <li>(2) Demolition of existing biology lab, prep room, lean to workshop and store, sheds and 2 domestic greenhouses and erection of new 6 classroom block, workshop and store</li> </ul> <p><b>Officer Recommendation:</b> That the Committee APPROVE the Conservation Area Consent and planning permission subject to the conditions listed in the report.</p>	
7	<b>GROVE STREET CLUB, GROVE STREET: 12/02459/FUL</b>	81 - 94
	<p>The Head of City Development has submitted a report which details a planning application for the erection of 2x2 bedroom semi-detached dwellings (class C3).</p> <p><b>Officer Recommendation:</b> That the Committee APPROVE the planning application subject to the conditions listed in the report.</p>	
8	<b>CHESTER ARMS, CHESTER STREET: 12/02310/FUL</b>	95 - 106
	<p>The Head of City Development has submitted a report which details a planning application for a change of use and conversion from public house (class A4) to a single dwelling house (class C3)</p> <p><b>Officer recommendation:</b> That the Committee APPROVE the application subject to the conditions listed in the report.</p>	

<b>9</b>	<b>COVERED MARKET, HIGH ST: 12/02432/CT3 &amp; 12/02331/CT3</b>	107 - 118
	<p>The Head of City Development has submitted a report which details a planning application to seek listed building consent (12/02432/CT3) and advertisement consent (12/02331/CT3) for external alterations to display 4 No. overhead avenue illuminated fascia signs in the High street, a wall mounted illuminated banner in Market Street, a high level non illuminated fascia sign in Market Street and 4No. illuminated display boards within the Avenues.</p> <p><b>Officer Recommendation</b> That the Committee APPROVE the applications subject to the conditions listed in the report.</p>	
<b>10</b>	<b>30 BARTLEMAS ROAD - 12/01294/FUL</b>	119 - 126
	<p>The Head of City Development has submitted a report which details a planning application for an extension of basement to form habitable space. Provision of fire escape to front elevation and light well to rear. (Retrospective) (Amended plan)</p> <p><b>Officer Recommendation:</b> That the Committee APPROVE the planning application subject to the conditions listed in the report.</p>	
<b>11</b>	<b>PLANNING APPEALS</b>	127 - 130
	<p>To receive information on planning appeals received and determined during September 2012.</p> <p>The Committee is asked to note this information.</p>	
<b>12</b>	<b>MINUTES</b>	131 - 134
	<p>The Committee to note the minutes of the meeting held on 10 October 2012 as a true and accurate record.</p>	
<b>13</b>	<b>FORTHCOMING APPLICATIONS</b>	
	<p>The Committee to note the following forthcoming items for information:</p> <ul style="list-style-type: none"><li>• <u>Worcester College</u>: 12/01809/FUL &amp; 12/01810/LBD: Lecture theatre etc</li><li>• <u>10 &amp; 10A Bartlemas Road</u>: 12/002505/FUL: 4 x 1 bed flats</li><li>• <u>Travis Perkins Site, Chapel Street</u>: 12/02560/VAR: Variation of permission for student accommodation</li><li>• <u>University Science Area</u>: Masterplan</li></ul>	

## **14 DATES OF FUTURE MEETINGS**

The Committee is to note the dates of forthcoming meetings:

Wednesday 12 December 2012 (and Thursday 13 December 2012 if needed)

Wednesday 16 January 2013 (and Thursday 17 January 2013 if needed)

Thursday 7 February 2013 (and Wednesday 13 February 2013 if needed)

## **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](mailto: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.