

WEST AREA PLANNING COMMITTEE

Wednesday 12 December 2012

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

OFFICERS PRESENT: Murray Hancock (City Development), Nick Worledge (City Development), Fiona Bartholomew (City Development), Clare Golden (City Development), Michael Morgan (Law and Governance), Huw Jones (Oxfordshire County Council) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

95. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None received.

96. DECLARATIONS OF INTEREST

Councillor Cook declared he had met the applicants for item 4 (refer minute 98) but was approaching the application with an open mind.

97. ROCHESTER HOUSE, PEMBROKE STREET: 12/02218/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the change of use from class B1 offices to class D1 museum plus refurbishment and repair of buildings to include renovation of windows, new lift tower, walkways to central courtyard and roof, and alterations to Pembroke Street elevation. (Amended Plans).

In accordance with the criteria for public speaking, the Committee noted that Tish Francis spoke in favour of the application and no one spoke against it.

The Chair confirmed that for each application the following statement would accompany each notice of planning permission or listed building consent as an informative, not as a reason for approval.

“The Council has tried to work positively and proactively with the applicant(s) and their agent(s), including the offer of pre-application advice, discussions during the course of determination of the application and the opportunity to submit amended proposals where appropriate, in order to implement planning policy objectives, secure sustainable development and satisfy the requirements of the National Planning Policy Framework. On occasions, however, it will not have been possible to achieve acceptable proposals and applications will be refused.”

The Committee resolved (by 9 votes to 0) to support the planning application in principle but defer issuing planning permission until details of additional cycle parking provision on site is agreed, or a financial contribution of £3,000 secured towards off – site provision. On completion of any agreement required officers

are delegated authority to issue the notice of planning permission, subject to the conditions listed in the report and the following additional conditions:

- 1: That the front gates to Pembroke Street open inwards – so as not to be a traffic hazard.
- 2: Details of materials to be submitted and agreed by officers, including the new roof structure fronting Pembroke Street

98. COVERED MARKET, HIGH STREET: 12/02432/CT3 & 12/02331/CT3

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

12/02432/CT3: Listed building consent for external alterations to display 4No. 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, 4No. illuminated display boards within the Avenues.

12/02331/CT3: Advertisement consent for external alterations to display 4No. 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, 4No. illuminated display boards within the Avenues.

In accordance with the criteria for public speaking, the Committee noted that Ian Gordon, Guy Warren and Jonathan Patterson spoke in favour of the application and no one spoke against it.

The Committee resolved (by 8 votes to 1) to RAISE NO OBJECTION to listed building consent 12/02432/CT3 and APPROVE advertisement consent for 12/02331/CT3 subject to the conditions listed in the report.

99. FORMER ELM TREE PH_95 COWLEY ROAD: 12/02336/LBC & 12/02335/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of gates and redecoration of external walls. Removal and replacement of suspended ceiling in bar area, formation of new ground floor doorway to rear stairwell. (Amended plans) (Amended description)

In accordance with the criteria for public speaking, the Committee noted that Nicky Brock spoke in favour the application.

The Committee resolved (by 9 votes to 0) to GRANT planning permission and listed building consent subject to the conditions listed in the report.

100. FORMER COACH AND HORSES PH, 62 ST CLEMENTS: 12/02809/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the variation of conditions 5 (landscape planting scheme), 7 (landscape management plan), 8 (bin stores and cycle stores) and removal of conditions 3 (materials), 4 (boundary treatments),

10 (residents parking permits), 11 (sound attenuation), 12 (noise assessment survey), 13 (extraction), 15 (recording) 16 (drainage) and 17 (archaeological investigation) of planning permission 10/01631/FUL for short stay visitor accommodation.

In accordance with the criteria for public speaking, the Committee noted that Henry Venners spoke in favour the application and no one spoke against it.

The Committee resolved (by 9 votes to 0) to APPROVE the planning permission subject to the conditions listed in the report, and an additional condition prohibiting car parking on the land, and requiring that conditions 4, 11 and 16 be varied so that the agreed details should be retained unless otherwise agreed by the local planning authority.

101. 13 & 13A BLENHEIM DRIVE: 12/02208/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing building comprising 2x flats. Erection of a pair of semi-detached dwellings (class C3). Provisions of car parking, bin and cycle stores, landscaping and private amenity space. (amended plans)

In accordance with the criteria for public speaking, the Committee noted that Nigel Bray spoke against the application and Nik Lyzba spoke in favour it.

The Committee resolved (by 6 votes to 3) to APPROVE planning permission subject to the conditions listed in the report.

102. 42 STRATFIELD ROAD: 12/02278/FUL

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

In accordance with the criteria for public speaking, the Committee noted that Robin Laurence and John Nolan spoke against the application and no one spoke in favour of it

The Committee resolved (by 9 votes to 0) to APPROVE planning permission subject to the conditions listed in the report.

103. 72 HILL TOP ROAD: 12/02684/FUL

The Chair left the room for this application as he felt he had predetermined the application. The Vice Chair took over the running of the meeting.

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a two storey side extension with new vehicular access and parking.

In accordance with the criteria for public speaking, the Committee noted that Ben Tanner spoke in favour of the application and no one spoke against it.

The Committee resolved (by 6 votes to 2) to APPROVE planning permission subject to the conditions listed in the report including revised details to ensure that the garage and car parking spaces were of suitable dimensions, that surfaces should be SUDS compliant and that the garage should not be used for purposes other than car parking

104. PLANNING APPEALS

The Chair returned to the meeting.

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

The Chief Principal Planner mentioned to the Committee that the public hearing into the refusal of planning permission for student accommodation at Innovations House, Mill Street would be heard on Tuesday 18 December 2012.

The Committee resolved (by 9 votes to 0) to note the Planning Appeals report

105. MINUTES

The Committee resolved (by 9 votes to 0) to NOTE the minutes of 7 November 2012 as a true and accurate record.

106. FORTHCOMING APPLICATIONS

The Committee NOTED the forthcoming list of planning application.

107. DATE OF FUTURE MEETINGS

The Committee NOTED that the next meeting would be held on Wednesday 16 January 2013

The meeting started at 6.00 pm and ended at 8.30 pm