

Agenda

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West Area Planning Committee

Date: **Wednesday 16 January 2013**

Time: **6.00 pm**

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

For any further information please contact:

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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

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A copy of the agenda may be:-

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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 UNIVERSITY SCIENCE AREA MASTERPLAN

1 - 24

Report of the Head of City Development attached

The report seeks the views of the Committee on a Masterplan for the University Science Area at Parks Road and Keble Triangle

4 PLANNING APPLICATION FOR DETERMINATION - 12/02740/LBC AND 12/02739/FUL - CONVERSION OF COACH HOUSE AND ALTERATIONS TO LISTED BUILDING SITE, 7 PARK TOWN

25 - 34

Report of the Head of City Development attached

Proposal: Use of former coach house as an independent self contained dwelling.

The applications were called-in to the Committee by Councillors Armitage, Campbell, Gotch and Goddard due to concerns about the impact that a separate residential unit may have on Park Town and the consequent harm to the established character of the conservation area that may result.

5 PLANNING APPLICATION FOR DETERMINATION - 12/02794/FUL - CONVERSION OF 3 FLATS, 10 GORDON STREET

35 - 42

Report of the Head of City Development attached.

Proposal: Change of use of former South Oxfordshire Social Club to form 1x2 bedroom dwelling house and 2x1 bed flats (all Class C3).

The application was called in to Committee by Councillors Price, Canning, Sinclair and Kennedy on grounds of potential over development and impact on car parking in a tightly built up area.

6 PLANNING APPEALS

43 - 46

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

The Committee is asked to note this information.

7 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

- 82 Freelands Road: 12/02609/FUL: Garden outbuilding;
- 36 Morrell Avenue: 12/02829/FUL: Change of use to HMO.
- 53 Stanley road: 12/02949/FUL: Outbuilding in garden.
- 12/01809/FUL & 12/01818/LBD: Worcester College: Lecture theatre etc.
- 190 Iffley Road – 12/03121/EXT and 12/03122/EXT - extension of permission for student accommodation.

8 MINUTES

47 - 50

Minutes of the meeting held on xxxxx 20

9 DATES OF FUTURE MEETINGS

The Committee is asked to note the following future meeting dates:-

Thursday 7 February 2013 (and Wednesday 13 February 2013 if needed)
Wednesday 13 March 2013 (and Thursday 14 March 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 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.