

WEST AREA PLANNING COMMITTEE

Wednesday 16 January 2013

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

OFFICERS PRESENT: Lois Stock (Democratic and Electoral Services Officer), Michael Morgan (Law and Governance), Murray Hancock (City Development) and Nick Worledge (City Development)

108. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Van Nooijen with Councillor Clarkson attending as substitute.

109. DECLARATIONS OF INTEREST

Councillor Colin Cook, as an employee of the University, declared an interest in the University Science Area Masterplan (minute 110 refers).

110. UNIVERSITY SCIENCE AREA MASTERPLAN

The Head of City Development submitted a report (previously circulated, now appended) concerning the University Science Area Masterplan.

Murray Hancock presented the report to the Committee. He informed the Committee that this was not a planning application; it was a proposed masterplan upon which the Committee was invited to comment.

The Committee made the following comments:-

1. Welcomed the proposal – the science area has been a difficult place to live and work for some time;
2. There needs to be more thought to energy saving devices and low carbon proposals
3. Important to prioritise cycle parking, especially in places where people will want to park, that is, close to the buildings that will be used. Need to investigate other forms of cycle parking ie multi level cycle parks such as they do in the Netherlands.
4. There should be sufficient car parking for operational needs. It should be noted that this area receives significant service traffic, and to ensure an efficient service, it needs a reasonable amount of parking space;
5. Please make sure any rubbish and waste materials accumulated in skips etc is removed, preferably before the proposed masterplan comes into effect;
6. Landscaping and the pleasant presentation of the public realm, is important. Equally important is the need to keep this as an integral part of the overall area;

The Committee resolved to welcome the plan, and asked to be kept informed of its progress in the long term.

111. 12/02740/LBC AND 12/02739/FUL - CONVERSION OF COACH HOUSE AND ALTERATIONS TO LISTED BUILDING SITE, 7 PARK TOWN

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

- Use of former coach house as an independent self contained dwelling at 7 Park Town.

Nick Worlledge presented the report to the Committee.

In accordance with the criteria for public speaking, Mr Kawecki (on behalf of the Applicant) and Mr Armitage spoke in favour of the application. No-one spoke against it.

Councillor Cook suggested that any planning consent be made personal to the applicant. However, officers confirmed that suggested condition 9 (removal of householder permitted development rights for extensions/alterations to the building and removal of permitted development rights in order to subdivide the garden) for application number 12/02739/FUL would, in their view, provide sufficient controls over the use of this building as a separate dwelling.

The Committee took all submissions into account, both written and oral.

Resolved to approve the applications 12/02740/LBC and 12/02739/FUL with conditions as laid out in the planning officer's report and that the Head of City Development be authorised to issue the notice of permission.

(Note: this did not include conditions personal to the applicant.)

112. 12/02794/FUL - CONVERSION OF 3 FLATS, 10 GORDON STREET

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:

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

Murray Hancock presented the application to the Committee.

In accordance with the criteria for public speaking, Mr Shelton (Agent for the Applicant) spoke in favour of the application. No-one spoke against it.

The Committee took all submissions into account both written and oral.

Resolved to approve the application with conditions as laid out in the planning officer's report, and that the Head of City Development be authorised to issue the notice of permission.

113. PLANNING APPEALS

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

Resolved to note the report

114. FORTHCOMING APPLICATIONS

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

- 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.

115. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 12th December 2012.

116. DATES OF FUTURE MEETINGS

Resolved to note the following dates:-

7th February 2013 (and 13th February if needed)
13th March 2013 (and 14th March if needed)

The meeting started at 6.00 pm and ended at 7.00 pm