

# Agenda

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## West Area Planning Committee

Date: **Thursday 7 February 2013**

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Time: **6.00 pm**

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Place: **Assembly Room, Town Hall**

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For any further information please contact:

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If you would like help to understand this document please call Sarah Claridge, Democratic Services Officer on or email [sclaridge@oxford.gov.uk](mailto:sclaridge@oxford.gov.uk) in advance of the meeting.

# 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 ROGER DUDMAN WAY: 11/02881/FUL

1 - 56

The Head of City Development has submitted a report which seeks to review the Council's current position in respect of planning permission 11/02881/FUL for graduate student accommodation at Castle Mill, Roger Dudman Way following the petition to Council on 17<sup>th</sup> December 2012.

**Officer recommendation:** That the Committee NOTE the report.

### 4 190 IFFLEY ROAD: 12/03016/EXT & 12/03122/EXT

57 - 78

The Head of City Development has submitted a report which details the following planning applications:

- 12/03121/EXT: extend time limit for implementation of planning permission 09/01036/FUL (Rehabilitation of 190 Iffley Road and erection of 3 storey side and rear extensions. Conversion of extended building to form student hall of residence with 27 study bedrooms, re-landscaping of forecourt. Cycle parking and refuse storage to rear).
- 12/03122/EXT: extend time limit for implementation of conservation area consent 09/01035/CAC, (Demolition of 190A Iffley Road, service wing attached to 190 Iffley Road and garden building).

**Officer recommendation:** That the Committee APPROVE the applications subject to the completion of a legal agreement and the following conditions for each application.

12/03121/EXT: Application to extend time limit for implementation of planning permission 09/01036/FUL (Rehabilitation of 190 Iffley Road and erection of 3 storey side and rear extensions. Conversion of extended building to form student hall of residence with 27 study bedrooms, re-landscaping of forecourt. Cycle parking and refuse storage to rear).

- 1 Development begun within time limit
- 2 Brookes or Oxford University only
- 3 Nominated Educational Establishment
- 4 On site warden
- 5 Housing Management Service Specification

- 6 Sample materials
- 7 Boundary Treatment
- 8 Landscaping plan
- 9 Landscaping after completion
- 10 Landscape Management Plan
- 11 New trees
- 12 Arboricultural Method Statement
- 13 Tree Protection Plan
- 14 Details of artificial lighting
- 15 Details of bin and cycle storage
- 16 Sustainable Drainage Scheme
- 17 No cars
- 18 Construction Management Plan
- 19 No demolition prior to photo record
- 20 Architectural Recording
- 21 Architectural and constructional details
- 22 Architectural details of bay element

Legal Agreements:

1. Library Contribution - £1701
2. Indoor Sports Facilities - £1620
3. Cycle Safety Measures - £3726
4. Administration & Monitoring charge of £250

Affordable Housing Contribution:

£93,660 plus £4,683 5% administration fee.

12/03122/EXT: Application to extend time limit for implementation of conservation area consent 09/01035/CAC, (Demolition of 190A Iffley Road, service wing attached to 190 Iffley Road and garden building).

- 1 New demolition without scheme for redevelopment
- 2 Photographic record

**5 TYNDALE HOUSE, COWLEY ROAD: 12/02826/FUL**

79 - 92

The Head of City Development has submitted a report which details a planning application to erect a three storey extension to rear and extension at roof level. Change of use of first, second and third floors to 66-bed hotel with entrance from James Street. Re-cladding of existing facades and provision of 2 disabled parking spaces, cycle and bin stores and external seating at rear accessed from James Street. (Additional information)

**Officer recommendation:** That the Committee SUPPORT the development in principle but defer the application in order to draw up a unilateral undertaking in the terms outlined in the report, and delegate to officers the issuing of the notice of permission, subject to the following conditions.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Flat roof and Stair for emergency use only
- 5 Details of Cycle and Refuse Storage
- 6 Revised Parking and Servicing Plan
- 7 Travel Plan

- 8 Construction Traffic Management Plan
- 9 Details of air con plant or machinery
- 10 Sustainability Measures

Unilateral Undertaking:

£480 to County Council for Travel Plan Monitoring over next 5 years

**6 FORMER MAROON PUBLIC HOUSE, 44 ST. THOMAS STREET:  
12/01970/FUL**

93 - 106

The Head of City Development has submitted a report which details a planning application to alter and convert the existing building to provide 6x1 bedroom dwellings (amended plans)

**Officer recommendation:** To REFUSE planning permission because the proposed scheme for the erection of 6x1 bedroom dwellings does not include a contribution towards the provision of affordable housing elsewhere in Oxford which is contrary to policy HP4 of the Sites and Housing Plan 2012, would fail to contribute to the provision of mixed and balanced communities and would be harmful to the quality and quantity of Oxford's housing stock.

**7 36 MORRELL AVENUE: 12/02829/FUL**

107 - 114

The Head of City Development has submitted a report which details a planning application for a change of use from class C3 dwelling house to C4 House in Multiple Occupation.

**Officer recommendation:** That the Committee REFUSE the application for the following reasons:-

- 1 The proposed development would result in an over concentration of Houses in Multiple Occupation within Morrell Avenue, the wider local area and the HMO Registration Area which would have a detrimental impact upon the balance and mix of dwelling types within the surrounding area failing to contribute to the objective of balanced and mixed communities. This would be contrary to Policy HS15 of the adopted Oxford Local Plan 2001-2016, Policy CS23 of the Core Strategy and Policy HP7 of the emerging Sites and Housing Plan.
- 2 The application fails to demonstrate that the development could provide good quality internal living environments capable of accommodating the likely number of occupants within the house (House in Multiple Occupation) and as a result would have a detrimental impact upon the living conditions for the future occupants. This would be contrary to Policy HS15 of the Oxford Local Plan 2001-2016 and Policy HP7 of the emerging Sites and Housing Plan.

**8 47 JEUNE STREET: 12/03104/FUL**

115 - 120

The Head of City Development has submitted a report which details a planning application for a change of use from a dwelling house (use class C3) to a House of Multiple Occupation (use class C4).

**Officer recommendation:** That the Committee REFUSE the application for the following reasons:-

- 1 The proposed development would result in an over concentration of Houses in Multiple Occupation within Jeune Street, the wider local area and the HMO Registration Area which would have a detrimental impact upon the balance and mix of dwelling types within the surrounding area failing to contribute to the objective of balanced and mixed communities. This would be contrary to Policy HS15 of the adopted Oxford Local Plan 2001-2016, Policy CS23 of the Core Strategy and Policy HP7 of the emerging Sites and Housing Plan.
- 2 The application fails to demonstrate that the development could provide good quality internal living environments capable of accommodating the likely number of occupants within the house (House in Multiple Occupation) and as a result would have a detrimental impact upon the living conditions for the future occupants. This would be contrary to Policy HS15 of the Oxford Local Plan 2001-2016 and Policy HP7 of the emerging Sites and Housing Plan.

**9 53 STANLEY ROAD: 12/02849/FUL**

121 - 128

The Head of City Development has submitted a report which details a planning application for the erection of an outbuilding in the rear garden.

**Officer recommendation:** That the Committee APPROVE the application subject to the following conditions:

- 1 Development begun within time limit
- 2 Deemed in accordance with approved plans
- 3 Building materials as specified
- 4 Specific exclusion approved plans – side facing windows, 12/1104/P1and 02A (Elevations) 16.11.2012
- 5 Private open space- no garden buildings
- 6 Exclusion of other uses purposes incidental to the main dwelling (not primary living)

**10 PLANNING APPEALS**

129 - 132

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

The Committee is asked to NOTE this information.

## 11 FORTHCOMING APPLICATIONS

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

- Abingdon Road: 12/03279/FUL:Travelodge
- Worcester College: 12/01809/FUL & 12/01818/LBD: Lecture theatre
- 30 Plantation Road: 12/03264/FUL & 12/03265/LBD: Extensions
- Hinksey Lake:12/03282/PA11: Replacement footbridge
- 7 Norham Gardens:12/02636/FUL and 12/02637/DEL
- Bathroom Warehouse, Abingdon Road: 12/02636/FUL: Travelodge

## 12 MINUTES

133 - 136

Minutes of the meeting held on 16 January 2013

That the Committee APPROVE the minutes held on 16 January 2012 as a true and accurate record.

## 13 FUTURE MEETING DATES

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

Wednesday 13 March 2013 (and Thursday 14 March 2013 if needed)  
Wednesday 17 April 2013 (and Thursday 25 April 2013 if needed)  
Wednesday 08 May 2013 (and Wednesday 15 April 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.