

# **WEST AREA PLANNING COMMITTEE**

**Thursday 7 February 2013**

**COUNCILLORS PRESENT:** Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Benjamin, Canning, Clack, Jones, Rowley and Coulter.

**OFFICERS PRESENT:** Murray Hancock (City Development), Michael Crofton-Briggs (Head of City Development), Andrew Murdoch (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

## **117. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Colin Cook (substituted by Councillor Van Coulter) and Councillor John Tanner (substituted by Councillor Mike Rowley). Councillor Anne-Marie Canning apologised for lateness.

## **118. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **119. ROGER DUDMAN WAY: 11/02881/FUL**

The Head of City Development submitted a report (previously circulated now appended) which reviewed 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.

The Committee noted that Sushila Dhall, Mark Davis and Toby Porter (Campaign to Protect Port Meadow), Alison Cobb (Freeman of Oxford), Sietske Boeles, Adrian Arbib, Father Jonathan (St Joseph Church), Richard Laurence-Wilson, Sarah Murphy and Edward Surridge spoke on the report.

The speakers made the following points:

The consultation process was not good enough; the process needs to be improved.

Planting more trees is not effective mitigation for the height of the building, it will not bring back the skyline only removing the top two storeys of the development will save the skyline.

Planting the wrong type of trees will damage wetlands. Council should suspend the planting scheme.

The development is an act of vandalism, it has ruined tourism and the views of the city from Port Meadow

We need to halt development to preserve Port Meadow for future generations. Although revoking permission could be very expensive, the chance of the developer ordering costs is zero due to the embarrassment of the development.

The Committee made the following points:

It is upsetting that the developer has not turned up to speak as it would have been interesting to get their point of view.

What effectively has been built is compliant with the permission but we are unsure about the effectiveness of the mitigation (tree planting) scheme.

Council needs to review how we look at these big developments, the pre-application stage consultation and the process of decision making.

Can't revoke permission, we need to commission some work, explore options and discuss with developer.

The Committee resolved (by 8 votes to 0) to NOTE the report of the Head of City Development: Roger Dudman Way: 11/02881/FUL

- To instruct the Head of City Development to negotiate with the University of Oxford in order to ameliorate the size and impact of the development given planning permission under 11/02881/FUL
- To instruct the Head of City Development to submit a report back to this Committee at the earliest opportunity on the progress of his negotiations, and by the scheduled April 2013 meeting at the latest
- To establish a working party, to include members of local amenity groups as well as members and officers, to recommend to the Council any changes to procedures or policies which the process of handling and determining the application 11/02881/FUL (including the pre-application and consultation stages) might suggest would be desirable.

#### **120. 190 IFFLEY ROAD: 12/03016/EXT & 12/03122/EXT**

This item was withdrawn by officers and will be determined at the Committee meeting on 13 March 2013.

#### **121. 53 STANLEY ROAD: 12/02849/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of an outbuilding in the rear garden.

In accordance with the criteria for public speaking, the Committee noted that Steve Palmer spoke against the application.

After taking into consideration all oral and written submissions, the Committee resolved (by 7 votes to 1) to REFUSE the planning application because the

development would form an unacceptable visual relationship with the existing site and local area and would not have an acceptable effect on the current and future occupants of adjacent properties. Nor would an adequate size of garden be retained and concerns over flooding remained to be properly addressed.

The proposals would not therefore comply with Policies CP1, CP8, CP10, HS19 and HS21 of the adopted Oxford Local Plan 2001 – 2016, Policies CS11 and CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan.

#### **122. TYNDALE HOUSE, COWLEY ROAD: 12/02826/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

In accordance with the criteria for public speaking, the Committee noted that Alison Wright spoke in favour of the application.

After taking into consideration all oral and written submissions, the Committee resolved (by 8 votes to 0) to 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

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to alter and convert the existing building to provide 6x1 bedroom dwellings (amended plans).

The Planning Officer indicated that the word “significantly” in the last sentence of paragraph 36 was a drafting error and should be deleted accordingly, so that the sentence read *“If the residual land value is greater than the existing use value*

*(plus a reasonable incentive for the landowner to bring the site to market), then the scheme is viable.”*

The Committee noted that no one wished to speak on this application.

After taking into consideration all written submissions, the Committee resolved (by 8 votes to 0) 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.

#### **124. 36 MORRELL AVENUE: 12/02829/FUL**

This item was withdrawn by officers and will be determined at the Committee meeting on 13 March 2013.

#### **125. 47 JEUNE STREET: 12/03104/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use from a dwelling house (use class C3) to a House of Multiple Occupation (use class C4).

In accordance with the criteria for public speaking, the Committee noted that no one wished to speak on this application.

After taking into consideration all written submissions, the Committee resolved (by 8 votes to 0) to REFUSE the application because the proposed development would result in an over concentration of House 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.

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.

#### **126. PLANNING APPEALS**

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

The Chair mentioned to the committee the allowed appeal at the Academy music venue at Cowley Road.

The Committee resolved (by 8 votes to 0) to NOTE the report on planning appeals received and determined during December 2012.

#### **127. FORTHCOMING APPLICATIONS**

The Committee resolved (by 8 votes to 0) to NOTE the list of forthcoming applications.

#### **128. MINUTES**

The following amendments were made to minute 110 University Science Area Masterplan:

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.

The Committee resolved (by 8 votes to 0) to APPROVE the amended minutes of the meeting held on 16 January 2012 as a true and accurate record.

#### **129. FUTURE MEETING DATES**

The Committee resolved (by 8 votes to 0) to NOTE that the next meeting would be held on Wednesday 13<sup>th</sup> March 2013.

The Committee made a request to the Head of Law and Governance that all future West Area Planning Committee meetings be held in the Assembly room of the Town Hall.

**The meeting started at 6.00 pm and ended at 8.35 pm**