

# Agenda

www.oxford.gov.uk



## West Area Planning Committee

Date: **Wednesday 13 March 2013**

---

Time: **6.00 pm**

---

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

---

For any further information please contact:

**Sarah Claridge, Democratic Services Officer**

Telephone: 01865 252402

Email: [sclaridge@oxford.gov.uk](mailto:sclaridge@oxford.gov.uk)

---

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;

### **HOW TO OBTAIN AGENDA**

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

- Viewed on our website – [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
- Downloaded from our website
- Subscribed to electronically by registering online at [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
- Sent to you in hard copy form upon payment of an annual subscription.

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

1 - 26

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

12/03121/EXT: Application to extend the 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: Application to extend the 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:** Committee is recommended to SUPPORT the proposals in principle but defer the applications (12/03016/EXT & 12/03122/EXT) in order to draw up an accompanying legal agreement securing the financial contributions listed in this report, and to delegate to officers the issuing of the notices of planning permission and conservation area consent on its completion.

Subject to the following conditions for 12/03121/EXT:-

- 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
5. Affordable Housing Contribution: £93,660 plus £4,683 5% administration fee.

Subject to the following conditions for 12/03122/EXT:

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

**4 229 - 233 COWLEY ROAD: 12/03269/FUL**

27 - 46

The Head of City Development has submitted a report which details a planning application to change of use of 229 Cowley Road from dwelling house (Class C3) to student accommodation. Erection of building to rear of 229, 231 and 233 Cowley Road to provide 2 x 3 bed flats (Class C3) with associated vehicle parking and amenity space.

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

- 1 The proposed development would result in the net loss of a self contained residential dwelling from the East Oxford Neighbourhood Area which is an area identified as having an intense pressure to safeguard new family dwellings and to achieve a higher proportion of family dwellings as part of the mix of new residential developments. Furthermore the flats proposed as replacement self-contained accommodation would not constitute good quality self-contained homes in comparison to the dwelling that they are replacing. This would be contrary to Policy HP1, HP12, HP13 and Hp14 of the Sites and Housing Plan
- 2 That the proposed flats would fail to provide good quality accommodation for the future occupiers of these family dwellings. This would be because their overall layout would be cramped and congested, with small rooms that would not allow reasonable furnishings, circulation space, natural light and outlook that would have an impact upon the quality of the accommodation. Furthermore the proposed gardens for the flats would have limited amenity value as they would be enclosed spaces, and in the case of the first floor flat in a divorced and impractical location so as to make them usable for their potential occupants which could include children. Therefore the proposal would fail to create adequate internal and external living conditions for the future occupiers of the dwellings, contrary to Policies CP1 and CP10 of the adopted Oxford Local Plan 2001-2016, and Policies HP12, HP13, and HP14 of the Sites and Housing Plan.

- 3 The proposed building would be of a size and scale that would fail to create an appropriate visual relationship with the infill nature of the site, and the character and appearance of Bartlemas Road and wider residential area. Furthermore the overall layout of the dwellings would fail to provide any active frontage to the property or increase natural surveillance of the street scene which would also not reflect the prevailing character of the street. As a result the proposal would be contrary to the aims and objectives of Policy CS18 of the Oxford Core Strategy 2026, Policies CP1, CP6, CP8, CP9, and CP10 of the Oxford Local Plan 2001-2016, and Policy HP9 of the Sites and Housing Plan.

**5 ADJ. 385 WOODSTOCK ROAD: 12/03138/FUL**

47 - 60

The Head of City Development has submitted a report which details a planning application to erect a 1 x 6-bedroom dwelling (Class C3).

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Sample Materials
- 4 Details of means of enclosure
- 5 Landscape plan required
- 6 Tree Protection Plan (TPP) 2
- 7 Arboricultural Method Statement (AMS) 2
- 8 Landscape carry out by completion
- 9 Details of refuse and cycle storage
- 10 Details of Parking Area and Visibility
- 11 Details of Sustainability Measures
- 12 Biodiversity enhancements
- 13 Construction Traffic Management Plan
- 14 Amenity no additional windows
- 15 Design - no additions to dwelling

**6 7 NORHAM GARDENS: 12/02636/FUL & 12/02537/LBD**

61 - 78

The Head of City Development has submitted a report which details two planning applications to:

- i) 12/02637/LBD – Demolition of existing conservatory. Toilet block and garage. Erection of two storey extension, porch and conservatory, new garage and garden studio. New timber and metal gates, railings and piers. Internal alterations including new openings, removal of existing walls and partitions and staircase. Insertion of new staircases, new partitions and lift.
- ii) 12/02636/FUL – Change of use from education establishment (use class D1) to single dwelling house (use class C3). Erection of part single storey, part two storey, detached garage, garden studio, new timber and metal gates, railings and piers. Provision of private amenity space, car parking and bin and cycle stores

**Officer recommendation:** That the Committee APPROVE the application 12/02637/LBD subject to conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days notice to LPA
- 4 LB notice of completion
- 5 Further works - fabric of LB - fire regs
- 6 Repair of damage after works
- 7 Materials - samples
- 8 Retain internal features – partitions, openings, staircase, doors, fireplaces, cornices etc
- 9 Further Details – new windows, staircase balustrading, new internal doors, basement railing, glazed lantern etc
- 10 Methodology for repair and upgrade of windows and doors
- 11 Boundary treatment
- 12 Archaeological watching brief
- 13 Extraction/fumes
- 14 Retain historic doors
- 15 Walls/openings to match adjoining
- 16 Window details
- 17 Gate details

**Officer recommendation:** That the Committee APPROVE the application 12/02636/FUL subject to conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Archaeological recording
- 5 Boundary details
- 6 Amenity – no additional side windows
- 7 Provision of cycle parking and bin stores prior to first occupation
- 8 Gates not to open over the highway
- 9 Restricted boundary treatments either side of access points
- 10 Conservation rooflight in side elevation to be 1.6 metres above ffl
- 11 Use of garden pavilion to be ancillary to enjoyment of main house
- 12 Drainage to be SUDS compliant
- 13 Variation of Road Traffic Order – Norham Gardens
- 14 Porous materials for new driveway areas
- 15 Landscape Plan
- 16 Arboricultural Method Statement Foundation details & protection of tree roots
- 17 Landscape carry out by completion
- 18 Landscape hard surface design – tree roots
- 19 Tree Protection Plan
- 20 Details of refurbished gates
- 21 Details of boundary wall

**7 30 PLANTATION ROAD: 12/03264/FUL & 12/03265/CAC**

79 - 90

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

i): 12/03265/CAC: Conservation Area Consent for demolition of 2 storey hipped roof side extension and detached pitched roof double garage.

(ii): 12/03264/FUL: Demolition of 2 storey hipped roof side extension and detached pitched roof double garage. Erection of two storey side and rear and single storey front extension at lower-ground and ground floor levels with integral garage. Erection of low level stone wall, piers and sliding gates to front garden / driveway.

**Officer recommendation:** That the Committee APPROVE conservation area consent 12/03265/CAC subject to the following condition:

- 1 Commencement of works LB/CAC consent

**Officer recommendation:** That the Committee APPROVE the application 12/03264/FUL subject to the following conditions:

- 1 Development begun within time limit
- 2 Deemed in accordance with approved plans
- 3 Samples in Conservation Area - Walton Manor,
- 4 Further details – railings, wall, gates and piers
- 5 Archaeology - Implementation of programme
- 6 Ground resurfacing - SUDS compliant
- 7 Landscape plan required
- 8 Landscape carry out after completion

## 8 81 WYTHAM STREET: 12/03016/FUL

91 - 100

The Head of City Development has submitted a report which details a planning application for an erection of a single storey side extension and single storey rear extension

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

- 1 Time Limit
- 2 Approved Plans
- 3 Materials to Match
- 4 Development in accordance with Environment Agency standing advice for householder developments.

## 9 36 MORRELL AVENUE: 12/02829/FUL

101 - 106

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 because:

- 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.

**10 EAST OXFORD COMMUNITY CENTRE, PRINCES STREET:  
13/00242/CT3**

107 - 110

The Head of City Development has submitted a report which details a planning application to replace existing crittal windows with double glazed powder coated aluminium windows

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified slim profile,

**11 HINKSEY RAILWAY FOOTBRIDGE: 12/023282/PA11**

111 - 122

The Head of City Development has submitted a report which details a planning application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

**Officer recommendation:** That the Committee GRANT prior approval.

**12 OXFORD ARCHAEOLOGICAL ACTION PLAN**

123 - 174

The Head of City Development has submitted a report which describes the work involved in the completion of the Oxford Archaeological Plan (OAP) project and the production of an Oxford Archaeological Action Plan.

**Officer Recommendation:**

1. That the Committee NOTE the completion of the Oxford Archaeological Plan and the production of the Oxford Archaeological Action Plan.
2. To recognise the challenges highlighted in the report and endorse the council's commitment to 1) developing a high quality evidence base



on the historic environment and 2) providing effective archaeological development control advice.

3. The Committee made the following comments on the proposed action plan .....

### **13 PLANNING APPEALS**

175 - 180

To receive information on planning appeals received and determined during January 2013.

The Committee is asked to note this information.

### **14 MINUTES**

181 - 186

Minutes from 7 February 2013

**Recommendation:** That the minutes of the meeting held on 7 February 2013 be APPROVED as a true and accurate record.

### **15 FORTHCOMING APPLICATIONS**

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

1. Bathroom Warehouse, Abingdon Road: 13/00290/FUL: Travelodge.
2. ROQ, fronting Walton Street: 12/03279/FUL: Blavatnik School of Government.
3. 55 Wolvercote Green: 13/00290/FUL: Extensions.
4. Roger Dudman Way: 11/02881/FUL: Student accommodation: (Report back to committee)
5. 10 Bartlemas Road:12/02505/FUL: Extension and change of use to flats

### **16 DATES OF FUTURE MEETINGS**

The Committee NOTES the following future meeting dates:

Wednesday 17<sup>th</sup> April 2013 (and Thursday 25<sup>th</sup> April if necessary)

Wednesday 8<sup>th</sup> May 2013 (and Wednesday 15<sup>th</sup> May if necessary)

## **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.