

# Agenda

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## West Area Planning Committee

Date: **Wednesday 17 April 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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# 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;        |

The quorum for this meeting is five members. Substitutes are permitted

### **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:-

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- Sent to you in hard copy form upon payment of an annual subscription.

# AGENDA

|  | <b>Pages</b> |
|--|--------------|
| <b>1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>   |              |
| <b>2 DECLARATIONS OF INTEREST</b>  |              |
| <b>3 ROGER DUDMAN WAY</b>  | 1 - 6        |
| <p>The Head of City Development has submitted a report which details the progress made into the investigation of the Roger Dudman Way application (11/02881/FUL)</p> <p><b><u>Officer recommendation:</u></b> That the Committee NOTE the position.</p>  |              |
| <b>4 UK BATHROOM WAREHOUSE, ABINGDON ROAD: 13/03279/FUL</b>  | 7 - 30       |
| <p>The Head of City Development has submitted a report which details a planning application to demolish the existing building on site. Erection of 83 bedroom hotel on 3 floors accessed from Abingdon Road. Provision of 45 car parking spaces and bin and cycle storage (Amended and additional plans)</p> <p><b><u>Officer recommendation:</u></b> That the Committee REFUSE the planning application for the following reasons:</p> <ol style="list-style-type: none"><li>1. Having regard to the location of the proposed Travelodge in close proximity to the strategic road network, the amount of car parking provided is considered to be inadequate to serve the amount of accommodation proposed. The development would therefore be contrary to policy TR3 and Appendix 3 of the Oxford Local Plan 2001 to 2016.</li><li>2. In the absence of a legal agreement securing financial contributions towards highways infrastructure, affordable housing, off - site landscaping and public art the proposed development would be contrary to the requirements of policies CP9 and CP14 of the adopted Oxford Local Plan 2001 to 2016; policy CS24 of the Oxford Core Strategy 2026 and accompanying Planning Obligations Supplementary Planning Document in respect of facilities required to mitigate the impact of the development.</li></ol> |              |
| <b>5 10 &amp; 10A BARTLEMAS ROAD: 13/00304/FUL</b>   | 31 - 40      |
| <p>The Head of City Development has submitted a report which details a planning application for an extension to 10a Bartlemas Road to create a 2 bedroom dwelling. Extension and subdivision of the existing 10 Bartlemas Road to create 2 x 1 bedroom dwellings (to be known as 10 and 10b Bartlemas Road). Removal of workshop in rear garden and provision of shared amenity space</p>  |              |

**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 Materials - matching
- 4 Prior to occupation the existing garden building shall be removed
- 5 Bin and Cycle storage
- 6 Limit parking permit eligibility to four permits:

**6 55 WOLVERCOTE GREEN: 13/00290/FUL**

41 - 48

The Head of City Development has submitted a report which details a planning application to erect a two storey side extension.

**Officer recommendation:** That the Committee REFUSE the planning application for the following reason:

- 1 The proposed extension features both excessive and inappropriate fenestration on both the front and side elevations which serves to accentuate the substantial scale of the extension and thus fails to respect the character and appearance of the original and uniform terrace in which it is located. Consequently the proposals fail to accord with policies CP1, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policies HP9, HP13 and HP14 of the Sites and Housing Plan.

**7 CUTTESLOWE PARK PAVILION: 13-00389-CT3**

49 - 54

The Head of City Development has submitted a report which details a planning application to install an external raised metal platform to front and side. Refurbishment works including insertion of windows and doors to create enclosed glazed corridor to front, insertion of windows and doorways, removal of rear windows, installation of public toilets and internal remodelling.

**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

**8 PLANNING APPEALS**

55 - 60

The report on planning appeals received and determined during February 2013

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

**9 FORTHCOMING APPLICATIONS**

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

this meeting.

- Summertown House, Apsley Road: 13/00217/VAR: Refurbishment of student accommodation
- 49 - 51 Jeune Street: 13/00614/FUL: Extension to commercial garage
- ROQ, Walton Street: 12/03279/FUL: Blavatnik School of Government

## 10 MINUTES

61 - 70

Minutes from the meeting on 13 March 2013 (adjoined and re-convened on 14 March 2013).

**Recommendation:** That the minutes of the meeting held on 13 March 2013 (adjoined and reconvened on 14 March 2013) be APPROVED as a true and accurate record.

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