

Agenda

www.oxford.gov.uk



West Area Planning Committee

Date: **Wednesday 8 May 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

West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor John Goddard	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Anne-Marie Canning	Carfax;
	Councillor Bev Clack	St. Clement's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Graham Jones	St. Clement's;
	Councillor Shah Khan	Cowley;
	Councillor John Tanner	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:-

- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
- Subscribed to electronically by registering online at 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 **BLAVATNIK SCHOOL OF GOVERNMENT, WALTON STREET:
13/00119/FUL**

1 - 60

The Head of City Development has submitted a report which details a planning application to erect a 6 storey Class D1 building as University School of Government, including double basement comprising 9,800sqm of floorspace, together with associated hard and soft landscaping (additional information)

Officer recommendation: That the Committee SUPPORT the proposal in principle but defer the application to draw up an accompanying legal agreement, and to delegate to officers the issuing of the notice of permission on its completion, subject to following conditions:

1. Development begun within time limit.
2. In accordance with submitted plans.
3. Samples of materials including hard landscaping.
4. Withdraw "Permitted Development" rights.
5. Landscaping – details.
6. Landscaping – carry out after completion.
7. Landscaping – tree pits and growth medium.
8. Landscaping – maintenance.
9. Landscape management plan.
10. No car parking on site.
11. Further details of cycle parking.
12. Security – CCTV etc.
13. Details of boundary treatment & public realm ground works.
14. Travel Plan.
15. Construction Travel Plan.
16. Construction Environmental Management Plan.
17. Waste management Plan.
18. Contamination – remediation.
19. Mechanical plant – noise attenuation and mitigation.
20. Details of external lighting.
21. Food extraction equipment.
22. Drainage – in accordance with Flood Risk Assessment.
23. Drainage – surface water drainage scheme.
24. Drainage – groundwater drainage scheme.
25. Drainage – groundwater level monitoring.
26. Details of public realm.

27. Compliance with Natural Resource Impact Analysis.
28. Archaeology – scheme of mitigation.
29. No occupation until student numbers not in provided accommodation fall below 3,000.
30. Public art.
31. Wildlife habitats

4 TRAVIS PERKINS SITE, CHAPEL STREET: 12/02560/VAR

61 - 72

The Head of City Development has submitted a report which details a planning application to vary condition 7 (occupation by full time students) of planning permission 09/02518/OUT to allow occupation of the development by students in full time education on courses of an academic year or more

Officer recommendation: That the Committee SUPPORT the proposals in principle but defer the planning application in order to draw up an accompanying legal agreement, and the delegate to officers the issuing of the notice of planning permission subject to conditions:

- 1 Time limits
- 2 Maximum floorspace & student rooms
- 3 Approved drawings
- 4 Materials
- 5 Boundary treatment student accommodation
- 6 Boundary treatment B1 offices
- 7 Obscure glazing.
- 8 Student accommodation
- 9 Exclusion from CPZ
- 10 Tenancy agreement.
- 11 Car Parking Spaces
- 12 Car & cycle parking
- 13 Landscaping
- 14 Landscape management
- 15 Construction Traffic Plan
- 16 Construction Man Plan
- 17 Mud on road
- 18 Foul and surface water
- 19 Contamination
- 20 Piling
- 21 Petrol / oil interceptors
- 22 Noise emissions
- 23 Public art
- 24 Sustainability
- 25 Wildlife and habitats
- 26 Fire hydrants

Planning Obligations

- Contribution of £12,000 to County Council for footway / public realm improvements on commencement of the office accommodation permitted.

5 SUMMERTOWN HOUSE, APSLEY ROAD: 13/00217/VAT

73 - 94

The Head of City Development has submitted a report which details a planning application to vary conditions 2 (develop according to approved plans) and 3 (option for development of lift and stair access) relating to planning permission 12/00239/FUL for: 'Refurbishment of eastern block of student accommodation including re-cladding of all elevations, internal alterations to stairs, lifts and student flats to create 5 additional residential units. Alterations to central car parking area to create landscaped garden, plus creation of covered cycle store for additional 84 cycles to rear of site, and new car port and store to serve Lodge.' (Amended plans) (Amended description). Variation of conditions sought in order to accommodate the selected option of development and subsequently build to approved plans. To include the energy centre within the building on the fourth floor of the East Block. (amended letter) (Amended Plans)(Amended Description)(Additional Information)

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 Samples
- 4 Revised landscape plan
- 5 Tree Protection Plan (TPP)
- 6 Arboricultural Method Statement (AMS)
- 7 Recommendations ecological survey
- 8 Cycle parking details required
- 9 Target Hardening measures cycle parking
- 10 SUDS
- 11 Construction Travel Plan
- 12 Travel Plan Statement/Travel Statement
- 13 Details of Gates
- 14 Internal noise levels
- 15 External noise levels
- 16 Mechanical ventilation

6 24 MARLBOROUGH COURT: 13/00760/FUL

95 - 102

The Head of City Development has submitted a report which details a planning application to convert the garage into a habitable space

Officer recommendation: To 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 In accordance with Flood Risk Assessment
- 5 Ground resurfacing - SUDS compliant

7 PLANNING APPEALS

103 - 108

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

The Committee is asked to note this information.

8 MINUTES

109 - 112

Minutes from 17 April 2013

Recommendation: That the minutes of the meeting held on 17 April 2013 be APPROVED as a true and accurate record.

9 FORTHCOMING APPLICATIONS

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

- Roger Dudman Way: 13/00636/FUL: 9 student study rooms plus pedestrian footbridge.
- Lady Margaret Hall: 06/01796/FUL: Condition 10 – Removal and replacement of lime trees.
- New Rd / Tidmarsh Lane: 13/00843/FUL & 13/00844/CAC: Science Museum & Innovations Centre.

10 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Tuesday 11 June 2013 (and Thursday 13 June if necessary)

Tuesday 9 July 2013 (and Thursday 11 July if necessary)

Tuesday 13 August 2013 (and Thursday 15 August 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 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.