

WEST AREA PLANNING COMMITTEE

Wednesday 14 March 2012

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Gotch, Jones, Khan, Price, Coulter and Wolff.

OFFICERS PRESENT: Alec Dubberley (Democratic and Electoral Services Officer), Murray Hancock (City Development), Steven Roberts (City Development) and Michael Morgan (Law and Governance)

100. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Benjamin, Cook and Tanner with Councillors Coulter and Wolff attending as substitutes.

101. DECLARATIONS OF INTEREST

None received.

102. GRANTHAM HOUSE, CRANHAM STREET, OXFORD - 11/03269/FUL, 11/03273/FUL, 03272/CAC AND 11/03271/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing applications for the following:

11/03269/FUL: External alterations and additions, including extension to roof to form 3/4 floor, external cladding and balconies. Provision of bin and cycle storage

11/03273/FUL: External alterations and additions, including extension to roof to form 3rd floor, external cladding and balconies. Conversion to 7 flats (3x1 bed, 1x2 bed and 3x3 bed). Provision of 1 off street car parking space

03272/CAC, 11/03271/FUL: Conservation consent for demolition of building. Erection of 2x3 bed semi detached houses and car parking

In accordance with the criteria for public speaking Rita De Podesta spoke in objection to some aspects of the development and Nik Lyzba, on behalf of the applicant, spoke in support.

The Committee considered all representations both written and oral and it was:

Resolved to defer consideration of the application to obtain clear advice on whether the applicant should be required to make a financial contribution towards affordable housing.

103. INNOVATION HOUSE, MILL STREET, OXFORD - 11/03005/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for change of use from office (class B1a) to student accommodation, together with alterations to the building facade, changes to the car parking arrangements, landscaping and the provision of 100 covered cycle stands.

In accordance with the criteria for public speaking Anne James spoke in objection to the development and Debbie Jones, on behalf of the applicant, spoke in support.

The Planning Officer advised that the reason for refusal relating to affordable housing could be withdrawn as the applicant had now made an acceptable offer of £333,000 towards affordable housing provision..

The Committee considered all representations both written and oral and it was:

Resolved to refuse planning permission for the remaining two reasons outlined in the officer's report.

104. SPORTS FIELD, ST EDWARD'S SCHOOL, WOODSTOCK ROAD, OXFORD - 12/00179/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for a Erection of new three storey boarding house and associated external works including a new car park and landscaping.

The Committee considered all written representations and it was:

Resolved to approve planning permission subject to the conditions in the officer's report with the additional informative to encourage the development to be low carbon and to consider the use of a combined heat /power unit. The applicant should also be encouraged to plant good specimen trees as part of the landscaping proposals to mitigate the loss of the lime and yew trees due to be removed.

105. ST ALDATE'S CHAMBERS, 109 - 113 ST. ALDATE'S, OXFORD - 12/00248/CT3

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for the erection of an external canopy to existing lightwell area; new cladding to walls; new door to replace existing gate and erection of a new turnstile.

The Planning Officer explained that this was before the Committee as the City Council was the applicant.

Resolved to grant planning permission subject to the conditions in the officer's report.

106. PLANNING APPEALS

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

Resolved to note the report

107. FORTHCOMING APPLICATIONS

Members noted the following planning application which would be before the Committee at future meetings:-

- (1) Summertown House, Banbury Road: 12/00239/FUL:
Refurbishment of graduate flats etc
- (2) 7 Woodstock Road: 12/00435/FUL: Flat above garage
- (3) 10 Park End Street: 12/00302/VAR: Variation of restaurant hours
- (4) University Science Area: Masterplan (Not a planning application)
- (5) 376 Banbury Road: 11/03008/FUL: 9 flats

108. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 15 February 2012 subject to the alteration of minute 95 to correct a typing error.

The meeting started at 6.00 pm and ended at 6.50 pm