

Agenda

www.oxford.gov.uk



West Area Planning Committee

Date: **Tuesday 11 June 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: democraticservices@oxford.gov.uk

West Area Planning Committee

Membership

Councillor Elise Benjamin	Iffley Fields;
Councillor Anne-Marie Canning	Carfax;
Councillor Bev Clack	St. Clement's;
Councillor Colin Cook	Jericho and Osney;
Councillor Michael Gotch	Wolvercote;
Councillor Graham Jones	St. Clement's;
Councillor Bob Price	Hinksey Park;
Councillor John Tanner	Littlemore;
Councillor Oscar Van Nooijen	Hinksey Park;

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 ELECTION OF CHAIR FOR THE COUNCIL YEAR 2013/14

The West Area Planning Committee appoints Councillor as Chair for the Council year 2013/14.

2 ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2013/14

The West Area Planning Committee appoints Councillor as Vice Chair for the Council year 2013/14.

3 START TIME OF MEETINGS

The Council and Committee programme for the Council years 2013/14 and 2014/15 was agreed by Council on 22 April 2013. The start time for the West Area Planning Committee has been assumed as 6pm.

The Committee confirms the start time of its meetings for the remainder of the Council year 2013/14 will be 6pm.

4 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

5 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.

6 FOUR PILLARS HOTEL, ABINGDON ROAD: 12/03100/FUL

1 - 12

PLEASE NOTE THAT THIS ITEM WAS WITHDRAWN BY THE APPLICANT AFTER THE AGENDA WAS PUBLISHED. AS A RESULT, IT WILL NOT BE HEARD AT THE MEETING

The Head of City Development has submitted a report which details a planning application to erect a new accommodation block for 57 additional bedrooms, new entrance, extension to dining room, covered delivery area, additional 20 car parking spaces and amended access drive.

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

- 1 As a result of the significant size and scale of the extensions proposed and their consequent prominence within the landscape, the proposals represent an inappropriate form of development within the Green Belt to the detriment of its long term openness which would

only be exacerbated by the loss of existing boundary vegetation. The proposals are therefore unacceptable and fail to comply with the requirements of policy CS4 of the Oxford Core Strategy 2026 as well as policies CP1 and CP8 of the Oxford Local Plan 2001-2016 and Government guidance set out in the National Planning Policy Framework.

- 2 The proposed development would take place within Flood Zone 3a as designated by the Environment Agency. The proposals have not been supported by an adequate Flood Risk Assessment and fails to satisfactorily demonstrate that the proposals would not result in an increased risk of flooding locally or elsewhere. The proposals therefore fail to comply with the requirements of policy CS11 of the Oxford Core Strategy 2026 as well as Government guidance set out in the National Planning Policy Framework.
- 3 The proposed development would result in the direct loss of a mature Goat Willow tree and construction within the root protection areas of a number of other trees along the north-eastern boundary of the site. Whilst the proposals have not been accompanied by an adequate assessment of the arboricultural implications of the development it is clear that existing boundary vegetation along the drainage channel will be significantly harmed with the consequence that the extended hotel complex would be noticeably more prominent within the surrounding landscape. The proposals are therefore considered to be contrary to the requirements of policies CP1, CP11 and NE15 of the Oxford Local Plan 2001-2016 as well as policy CS4 of the Oxford Core Strategy 2026.
- 4 The hotel is located along a main vehicular route into the centre of Oxford relatively close to trunk routes and the bypass of the city. Consequently the majority of guests staying at the hotel arrive by car with the level of car travel considered to be likely to greater than that expected of a typical hotel within the city and more similar to that to be associated with a hotel or motel at a peripheral location. Consequently, and in the absence of a robust transport assessment to demonstrate otherwise, the level of car parking proposed to serve the extended hotel is considered to be inadequate contrary to policies CP1 and TR3 of the Oxford Local Plan 2001-2016.
5. In the absence of a comprehensive assessment of the impact of the proposals on the highway network and the free-flow of traffic in local roads which already suffer from severe parking pressure, the development proposals are considered to fail to accord with the requirements of policies CP1, TR1 and TR3 of the Oxford Local Plan 2001-2016.

7 LADY MARGARET HALL, NORHAM GARDENS: 06/01796/CND3

13 - 24

The Head of City Development has submitted a report which details a planning application to remove two lime trees and replace with four fastigiate beech trees. Details submitted in accordance with condition 10 (landscaping) of planning permission 06/01796/FUL for student study rooms and educational accommodation.

Officer recommendation: That the Committee REFUSE the planning application because:

The Council as local planning authority considers that the details submitted in compliance with condition number 10 would not accord with the policies of the Oxford Core Strategy, as it would result in the loss of two specimen lime trees that are an essential component of the north Oxford landscape vernacular within the North Oxford Victorian Suburb Conservation Area; would be replaced by inappropriate species; would not preserve the special character and appearance of the conservation area; and would harm the setting of an adjacent listed building. It would also result in the loss of the views of the lime trees which was a material consideration in the original decision.

8 PLANNING APPEALS

25 - 28

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

The Committee is asked to NOTE this information.

9 MINUTES

29 - 32

Minutes from 8 May 2013

Recommendation: That the minutes of the meeting held on 8 May 2013 be APPROVED as a true and accurate record.

10 FORTHCOMING APPLICATIONS

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

- New Road / Tidmarsh Lane: 13/00843/FUL & 13/00844/CAC: Science Museum and Innovations Centre.
- 29 Wolvercote Green: 13/00866/FUL: Extensions.
- Former Ruskin College, Walton St: 13/01075/LBD & 12/01074/FUL: Educational & student accommodation.
- Roger Dudman Way: 13/00636/FUL: 9 student study rooms plus footbridge.

11 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Tuesday 9 July 2013 (and Thursday 11 July if necessary)
Tuesday 13 August 2013 (and Thursday 15 August if necessary)
Tuesday 12 September 2013 (and Thursday 12 September if necessary)
Tuesday 10 October 2013 (and Thursday 10 October if necessary)

Tuesday 12 November 2013 (and Thursday 14 November if necessary)
Tuesday 8 December 2013 (and Thursday 12 December 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 democraticservices@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.