

Agenda

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West Area Planning Committee

Date: **Tuesday 13 August 2013**

Time: **6.30 pm**

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

For any further information please contact:

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West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor Michael Gotch	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 Bob Price	Hinksey Park;
	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
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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 GRANDPONT NATURE PARK, WHITE HOUSE ROAD:
13/01344/CT3**

1 - 12

The Head of City Development has submitted a report which details a planning application to erect a pavilion and clubroom

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 of materials
- 4 Sports Pavilion Management Plan
- 5 Details of Secure By Design Principles
- 6 Details of Cycle and Refuse Storage
- 7 Construction Traffic Management Plan
- 8 Landscape plan required including external lighting
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Flood Risk Assessment recommendations carried out
- 14 Details of Sustainable Design Principles
- 15 Ecological Appraisal recommendations carried out
- 16 Sustainable Urban Drainage Scheme
- 17 Contaminated Land Risk Assessment

4 CHESTER ARMS, CHESTER STREET: 13/01510/FUL

13 - 28

The Head of City Development has submitted a report which details a planning application for alterations to existing public house (use class A4) to include; demolition of existing single storey extension and erection of single storey rear extension, erection of 2 x 3 bed semi-detached dwellings houses (use class C3) and provision of parking and cycle storage.

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 of material
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Landscape survey before site works
- 7 No felling lopping cutting
- 8 Landscape carried out by completion
- 9 Landscape hard surface design - tree roots
- 10 Landscape underground services - tree roots
- 11 Tree Protection Plan (TPP) 1
- 12 Arboricultural Method Statement (AMS) 1
- 13 Parking areas and access to be provided
- 14 Flood Risk Assessment Measures Implemented
- 15 Sustainable Urban Drainage Scheme
- 16 Details of Noise Insulation Measures
- 17 Air conditioning plant
- 18 Extraction equipment for restaurant
- 19 Amenity no additional windows
- 20 Design - no additions to dwelling
- 21 Contaminated Land Assessment

5 WORCESTER COLLEGE: 13/01424/FUL & 13/01425/LBD

29 - 38

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

Demolish the existing store building and extension to Nuffield building.
Erection of single storey extension – 13/01424/FUL

Erection of building between Nuffield building and kitchen, to provide kitchen ancillary uses and plant room. Various demolitions including changing/store building, stores/extension to Nuffield building, fire escape, steps, platform, windows to form new openings, walls to kitchen; walls, floor, ceiling and finishes. Various alterations including infilling of window at Nuffield building. Removal and replacement of kitchen equipment and ventilation. Construction of reinforced concrete wall on college side to boundary wall at Worcester Street - 13/01425/LBC

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 Construction Traffic Management Plan
- 5 Arch - Implementation of programme and historic record
- 6 Tree Protection Plan (TPP) 1
- 7 Arboricultural Method Statement (AMS) 1
- 8 No felling lopping cutting
- 9 Construction method statement to avoid damage to listed boundary wall

6 30 PLANTATION ROAD:13/01354/FUL

39 - 50

The Head of City Development has submitted a report which details a planning application to demolish a two-storey side extension. Erection of two-storey side and rear extensions and extension to front at ground floor and lower ground level.

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 of materials to be approved
- 4 Archaeology - Implementation of programme

7 PLANNING APPEALS

51 - 54

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

The Committee is asked to note this information.

8 MINUTES

55 - 62

Minutes from 9 July 2013

Recommendation: That the minutes of the meeting held on 9 July 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.

- Former Ruskin College, Walton Street: 13/01075/LBD & 13/01074/FUL.
- Former Travis Perkins Builders' Yard, Collins Street: 13/01215/FUL.
- New Road / Tidmarsh Lane: 13/00843 & 13/000844/CAC
- 333 Banbury Road: 13/01319/FUL
- 40 Kirk Close: 13/01724/FUL
- Keble College: 13/01272/LBD
- Cornmarket Street: 13/01760/FUL
- Abbey Road: 13/01376/FUL.

10 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Tuesday 10 September 2013

Tuesday 8 October 2013 (and Thursday 10 October if necessary)

Tuesday 12 November 2013 (and Thursday 14 November 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 of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair
7. 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.