

Agenda

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West Area Planning Committee

Date: **Tuesday 10 September 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

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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 WITHDRAWN_CASTLE MILL, ROGER DUDMAN WAY 11/02881/FUL

The Council has taken external legal advice in relation to the discharge of conditions for the University development at Roger Dudman Way. That advice was received today (9 September 2013).

In acting on that advice it is necessary to withdraw the report to the Committee and defer consideration of the discharge of conditions. This will enable a further screening opinion to be undertaken in accordance with the applicable regulations.

It will also enable the Council to continue to engage with objectors and the University and officers will report to the Committee in due course.

4 RUSKIN COLLEGE, WALTON STREET: 13/00832/FUL & 13/01075/LBD

1 - 28

The Head of City Development has submitted a report which details a planning application and listed building consent to:

- Redevelop existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works. (13/01075/LBD)
- External alterations involving demolition of south and west facades of 1913 building, demolition of 1930's, 1960's and 1980's extensions and removal of existing roof. Erection of 4 storey extension to provide 90 student study bedrooms, 3 Fellows/staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof. Alterations to window openings, insertion of replacement windows and new gates to front elevation. (13/00832/FUL)

Officer recommendation: That the Committee SUPPORT the proposals in principle but defers the applications in order to secure an accompanying legal agreement and to delegate to officers the issuing of the notices of planning permission and listed building consent on its completion, subject to the following conditions and legal agreement.

13/01075/LBD

Conditions

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days' notice to LPA
- 4 1 month notice to EH
- 5 LB notice of completion
- 6 Further details-large scale details required (including windows, doors, eaves rainwater goods, abutments, parapets)
- 7 Demolition and wall facade retention methodology
- 8 Architectural Recording
- 9 Materials - samples
- 10 Materials - sample panels
- 11 Setting aside/reinstatement of features

Legal Agreement

1. £600 towards indoor sport [£60 x 10] [City]
2. £630 towards libraries [£63 x 10] [County]
3. £1380 towards local highway improvements [£138 x 10] [County]

13/00832/FUL

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Landscape plan required
- 5 Landscape carry out by completion
- 6 Variation of Road Traffic Order - Walton Street/Worcester Place,
- 7 Construction Traffic Management Plan
- 8 SUDS drainage
- 9 Cycle parking provision
- 10 Arch - Implementation of programme + historic Civil War remains
- 11 Secure by Design
- 12 Bat and bird boxes
- 13 Student Accommodation - Out of Term Use
- 14 Student Accommodation - Management Controls
- 15 Students - No cars
- 16 Flood Risk Assessment
- 17 Reduced size dormer windows
- 18 Sustainability design/construction
- 19 Use of lecture theatre by public
- 20 No felling lopping cutting
- 21 Planting details for roof terrace
- 22 Details of external lights
- 23 Fenestration details
- 24 Noise levels for multi-purpose hall
- 25 Hours of use for multi- purpose hall
- 26 Management Plan for deliveries and refuse collection
- 27 Landscape Plan
- 28 Landscape carry out by completion

- 29 Tree protection measures
- 30 Details of windows

**5 WITHDRAWN_MANSFIELD COLLEGE, MANSFIELD ROAD:
13/001637/FUL**

This application has been WITHDRAWN by officers for further consideration.

6 KEBLE COLLEGE: 13/01272/LBC

29 - 34

The Head of City Development has submitted a report which details a listed building consent to provide an access control system, involving the erection of glass barrier across main entrance, formulation of new entrance into Porter's Lodge. Re-ordering of layout and other associated works in Porter's Lodge

Officer recommendation: That the Committee APPROVE the listed building consent subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent- approved plans
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Further works – fabric of LB- fire regulations
- 6 Repairs of damage after work
- 7 Further details – floodlighting/lighting
- 8 Details of screen

7 24 CORNMARKE STREET:: 13/01760/FUL

35 - 52

The Head of City Development has submitted a report which details a planning application to remove existing public telephone kiosk. Installation of kiosk combining a public telephone and ATM (retrospective).

Officer recommendation: That the Committee APPROVE the planning application subject to the following condition:

Condition:

- 1 Complete Development in accordance with approved plans with no variation without prior approval from the Local Planning Authority.

8 14 LUCERNE ROAD: 13/01834/FUL

53 - 62

The Head of City Development has submitted a report which details a planning application to erect 2 x 3-bed semi-detached houses (use class C3). Provision of two parking spaces and access, cycle and bin storage and amenity space.

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
- 4 Parking, cycle and bin storage
- 5 Variation of Traffic Regulation Order to remove eligibility for residents' parking permits and provide replacement suitable on-street parking bays at applicant's expense
- 6 SuDS
- 7 Removal of Class A PD rights
- 8 Boundary treatments
- 9 Biodiversity improvements
- 10 Details of sustainability measures required
- 11 Construction Traffic Management Plan required

9 40 KIRK CLOSE: 13/01724/FUL

63 - 70

The Head of City Development has submitted a report which details a planning application to demolish a garage and erection of part two storey and part single storey side and rear extension.

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 to match including light render ed side wall facing No.38
- 4 No new windows in south or north (side) elevations

10 RECEIPT AND EXPENDITURE ON S106 CONTRIBUTIONS FOR THE YEAR 2012/13

71 - 86

The Head of City Development has submitted a report which details the receipt and expenditure of developer contributions in the last financial year 2012/13.

Officer recommendation: That the Committee NOTE the receipt and expenditure of developer contributions in the last financial year (2012/13) and the proposed expenditure of developer contributions for 2013/14 plus future years

11 PLANNING APPEALS

87 - 92

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

The Committee is asked to NOTE this information.

12 MINUTES

93 - 96

Minutes from 13 August 2013

Recommendation: That the minutes of the meeting held on 13 August 2013 be APPROVED as a true and accurate record.

13 FORTHCOMING APPLICATIONS

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

- St. Cross College, St. Giles: 13/01800/FUL & 13/01801/LBD: Student accommodation.
- Former Travis Perkins Builders Yard, Collins Street: 13/01215/FUL: Student accommodation.
- New Road / Tidmarsh Lane: 13/00843/FUL & 13/00844/CAC: Science innovation Centre.
- Former Wolvercote Paper Mill: 13/001861/OUT: Residential development.
- 333 Banbury Road: 13/01319/FUL: Residential.
- Avis Site, Abbey Place: 13/01376/FUL: Residential.
- 81 Wytham Street: 13/02084/FUL: Extension.
- Lamarsh Road: 13/01649/VAR

14 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Tuesday 8 October 2013 (and Thursday 10 October if necessary)
Tuesday 12 November 2013 (and Thursday 14 November if necessary)
Tuesday 10 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 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.