

WEST AREA PLANNING COMMITTEE

Tuesday 12 November 2013

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Clack, Jones, Price, Tanner, Coulter, Lygo and Hollick.

OFFICERS PRESENT: Murray Hancock (City Development), Michael Crofton-Briggs (Head of City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

57. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Canning (substitute Councillor Lygo) and Councillor Cook (substitute Councillor Coulter).

58. DECLARATIONS OF INTEREST

Cllr Benjamin declared a prejudicial interest in the Tyndale House, 134a Cowley Road: 13/01777/FUL application. She chose to stand down for this item and appointed Cllr Hollick as her substitute.

59. TYNDALE HOUSE, 134A COWLEY ROAD: 13/01777/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use of unit 1 from A1 (shop) to A3 (restaurant/cafe).

Cllr Hollick substituted for Cllr Benjamin for this item.

In accordance with the criteria for public speaking, the Committee noted that Darren Fellerdale, Cllr Simmons, Adrian Larkin, Tom Hayes and Sian Taylor spoke against the application and Aaron Twamley spoke in favour of it.

The Committee resolved to REFUSE the planning application for the following reason:

The proposed development for the Change of use of the retail (class A1) unit does not comply with part (b) of Oxford Local Plan Policy RC4 -District Shopping Frontage or RC12 - Food & Drinks Outlets, and CS31 – Retail from the Oxford Core Strategy.

The Committee believes the applicant has not provided material considerations to support an exception being made to the policies outlined and that the proposed change of use would not add to the vitality and viability of the District Centre.

60. CASTLE MILL, ROGER DUDMAN WAY: 11/02881/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a progress report on Castle Mill, Roger Dudman Way (11/02881/FUL).

The Committee noted that Nicky Moeran and Sean Feeney spoke on the report.

The Committee resolved to DEFER the report so that Officers could present a fuller update which includes:

- Detailed court transcripts of the judicial review hearing
- Details of the proposed consultation process
- How the voluntary Environmental Statement process will work.

That Officers' report back to the West Area Planning Committee in February 2014, the progress made from the on-going negotiations with the University of Oxford and the list of measures agreed to ameliorate the size and impact of the development given planning permission under 11/02881/FUL.

61. ST EDWARD'S SCHOOL, WOODSTOCK ROAD: 13/001645/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing music school, annex, rifle range and estates/storage buildings. Erection of a two storey building accommodating music school and ancillary facilities (amended plans).

The Committee noted that the environmental sustainability information was missing from the report and as such the approval of the application is subject to the Chair being satisfied with the information.

The Committee resolved to delegate to officers for agreement in consultation with the Chair of the Committee and subject to the following conditions and informative:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials required
- 4 Cycle parking details required
- 5 Tree Protection Plan (TPP) 2
- 6 Arboricultural Method Statement (AMS) 2
- 7 Bat survey recommendations to be carried out
- 8 Biodiversity enhancement measures required
- 9 External lighting scheme details required
- 10 SuDS
- 11 Phased contamination risk assessment required prior to commencement

Informative

That grey water collection being included in the development plans.

62. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during September 2013

63. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 8 October 2013 as a true and accurate record.

64. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

65. DATE OF NEXT MEETING

The Committee NOTED that the next meeting will be held on Tuesday 10 December 2013.

The meeting started at 6.30 pm and ended at 7.55 pm