

Agenda

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West Area Planning Committee

Date: **Tuesday 10 December 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**

3 **FORMER RUSKIN COLLEGE, WALTON STREET: 13/00832/FUL & 13/01075/LBD**

1 - 34

The Head of City Development has submitted a report which details a planning application to redevelop the 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.

External alterations involving demolition of south and west facades of 1913 building, demolition of 1930s, 1960s and 1980s 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.

Officer recommendation: That the Committee APPROVE the planning application but defer the listed building consent application for referral to the Government Office and to delegate to officers the issuing of the decision notice after the application has been cleared by the Government Office or 28 days expires without the Secretary of State either directing that the application be referred to him or giving notice that he requires further time to consider making such a direction, subject to the following conditions:

13/00832/FUL

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/Walton Place
7. Construction Traffic Management Plan
8. SUDS drainage
9. Cycle parking provision
10. Archaeology – Implementation of programme +historic Civic War remains
11. Secure by Design
12. Bat and bird boxes
13. Site Management Plan – 24 hour supervision of students, deliveries and use of roof terrace and lecture hall
14. Students – no cars
15. Flood Risk Assessment
16. Sustainable design/construction
17. No felling, lopping or cutting

18. Privacy measures for roof terrace
19. Details of external lights
20. Tree protection measures
21. Details of insulation for multi-purpose hall

13/01075/LBD

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

4 RUSKIN SCHOOL OF ART, BULLINGDON ROAD: 13/02107/FUL

35 - 48

The Head of City Development has submitted a report which details a planning application to demolish the existing buildings. Erection of new buildings to provide workshops, studios, seminar room and office accommodation with external yard for servicing and deliveries. Provision of 3 car parking spaces and covered cycle parking. Boundary wall to Bullingdon Road, gates and landscaping

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

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Details of cycle stores and parking area
- 5 Details of fenestration
- 6 Landscape plan required
- 7 Landscape, carry out by completion
- 8 SUDS
- 9 Car/cycle parking provision before use
- 10 Noise attenuation
- 11 Energy efficiency measures
- 12 Biodiversity mitigation measures
- 13 Construction Traffic Management Plan
- 14 Access to flat roofed areas for maintenance only
- 15 No occupation if 3000 limit exceeded

5 229 AND LAND TO THE REAR OF 229, 231 AND 233 COWLEY ROAD: 13/02417/FUL

49 - 68

The Head of City Development has submitted a report which details a planning application for a change of use of 229 Cowley Road from dwellinghouse (Use Class C3) to student accommodation (Sui Generis).

Erection of 1 x 3-bedroom dwellinghouse (Use Class C3) on land to the rear of 229, 231 and 233 Cowley Road.

Officer recommendation: That the Committee SUPPORT the development in principle for the following reasons but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions on its completion.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Amenity no additional windows
- 7 Design - no additions to dwelling
- 8 Energy statement recommendations carried
- 9 Students - Full-Time course academic year or more
- 10 Students - Management Regime
- 11 Students - No Cars
- 12 Sustainable Urban Drainage Scheme
- 13 Construction Traffic Management Plan

Legal Agreement

An undertaking that the student accommodation at 229 Cowley Road will not be occupied until the replacement dwelling has been erected on the parcel of land to the rear of 229-233 Cowley Road and is ready to be occupied.

**6 ADJACENT TO THAMES WHARF, ROGER DUDMAN WAY:
13/02350/FUL**

69 - 96

The Head of City Development has submitted a report which details a planning application to erect 9 student study rooms on 3 floors adjacent to Thames Wharf, East of Fiddler's Island stream, together with pedestrian footbridge to the Thames Towpath, 1 disabled car parking space, bin and cycle stores.

Officer recommendation: That the Committee GRANT planning permission but defer the application in order to complete an accompanying legal agreement and to delegate the issuing of the notice of permission to officers on its completion.

Conditions

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Samples of materials.
4. Landscape plan required.
5. Landscaping carried out after completion.
6. Landscape management plan.
7. Details of covered cycle parking.
8. Car & cycle parking provided before occupation.
9. No parking on any other land.
10. Student accommodation management controls.
11. Students – no cars.
12. Development in accordance with flood risk assessment (FRA).

13. Flood action plan.
14. Further details of bridge construction.
15. No infiltration of surface water without consent.
16. Contamination and remediation measures.
17. No piling without consent.
18. Noise and vibration attenuation.
19. Sustainability measures.
20. Habitat creation.
21. Details to reduce light breakout.
22. Construction management plan.
23. Construction traffic plan.

Legal Agreement

1. Permissive public rights to cross site and footbridge to Thames Towpath.

7 7 MIDDLE WAY: 13/02745/FUL

97 - 108

The Head of City Development has submitted a report which details a planning application to demolish a lock up garage and erect 2 storeys, 2-bed dwellinghouse (Use Class C3). Erection of garden office to rear and provision of private amenity space and bins store. (amended plans)

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 Removal of Part 1 PD rights
- 4 Sample materials
- 5 Garden building incidental
- 6 Removal of Part 2 PD rights
- 7 Boundary treatment
- 8 Exclusion from CPZ
- 9 Bin and cycle storage to be laid out as approved prior to occupation
- 10 Phased contamination risk assessment required

8 28 NORHAM ROAD: 13/02640/FUL

109 - 118

The Head of City Development has submitted a report which details a planning application to demolish existing side extension and erection of part two storey, part five storey, side and rear extension, plus formation of basement. Erection of brick wall and iron railings to front boundary.

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 in Conservation Area North Oxford Victorian Suburb
- 4 No terrace/herb garden at rear
- 5 No Terrace
- 6 Railings - further details
- 7 Mortar

- 8 Arch - Implementation of programme
- 9 Landscape plan required
- 10 Landscape hard surface design - tree roots
- 11 Landscape underground services - tree roots
- 12 Tree Protection Plan (TPP) 2
- 13 Arboricultural Method Statement (AMS) 2
- 14 Access details

9 PLANNING APPEALS

119 - 124

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

The Committee is asked to NOTE this information.

10 MINUTES

125 - 128

Minutes from 12 November 2013

Recommendation: That the minutes of the meeting held on 12 November 2013 be APPROVED as a true and accurate record.

11 FORTHCOMING APPLICATIONS

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

Westgate: 13/02557/OUT: Retail

Oxpens Road: 13/02558/FUL: Temporary decked car park

Redbridge Park & Ride: 13/02563/FUL: Temporary coach park.

High St: 13/02991/FUL: ATM plus telephone

102 Southmoor Road: 13/03091/FUL: Extensions

Avis Site, Abbey Place: 13/01376/FUL

12 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Thursday 12 December (if necessary)

Tuesday 7 January 2014 (and Thursday 9 January if necessary)

Wednesday 15 January 2014: Special meeting for the Westgate application

Tuesday 11 February 2014 (and Thursday 13 February if necessary)

Tuesday 11 March 2014 (and Thursday 13 March 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.