

# Agenda

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## West Area Planning Committee

Date: **Tuesday 7 January 2014**

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Time: **6.30 pm**

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

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For any further information please contact:

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# West Area Planning Committee

## Membership

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

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# AGENDA

	<b>Pages</b>
<b>1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
<b>2 DECLARATIONS OF INTEREST</b>	
<b>3 ROGER DUDMAN WAY REVIEW: INDEPENDENT REPORT AND RECOMMENDATIONS</b>	1 - 4
<p>The Executive Director of City Regeneration and Housing has submitted the final report and recommendations from the Roger Dudman Way independent review.</p> <p><b><u>Officer recommendation:</u></b> That the Committee</p> <ol style="list-style-type: none"><li>1. Receive the final report of the independent review overseen by the Working Group and note the findings and recommendations.</li><li>2. Endorse the proposals to address the recommendations with an action plan and embed best practice.</li><li>3. Thank Mr Vincent Goodstadt, the independent reviewer and Dr Lucy Natarajan for their work, and the members of the Working Group for their contributions.</li></ol> <p>This item is attached as a supplement.</p>	
<b>4 23 AND BASEMENT FLAT 23 WALTON CRESCENT: 13/03031/FUL</b>	5 - 12
<p>The Head of City Development has submitted a report which details a planning application to demolish existing single storey rear extension and erection of conservatory to rear. Erection of part single storey, part two storey side extension, including conservatory and roof terrace. Insertion of double doors to front of property at basement level.</p> <p><b><u>Officer recommendation:</u></b> That the Committee REFUSE the planning application for the following reasons:-</p> <ol style="list-style-type: none"><li>1 The proposed side extension would result in the near total enclosure of the rear garden of 24 Richmond Road. This would significantly reduce the quality of the outlook from the rear garden as well as significantly reduce the levels of daylight and sunlight it receives. Consequently the proposals fail to accord with the requirements of policies CP1 and CP10 of the Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.</li><li>2 The introduction of a raised outdoor terrace within an enclosed residential environment will give rise to a significant reduction in actual and perceived privacy for occupiers of neighbouring dwellings, in particular No. 24 Richmond Road. Consequently the proposals fail</li></ol>	

to adequately safeguard neighbouring residential amenity contrary to the requirements of policies CP1 and CP10 of the Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.

**5 102 SOUTHMOOR ROAD: 13/03091/FUL**

13 - 20

The Head of City Development has submitted a report which details a planning application to erect a first floor rear extension and formation of dormer to rear.

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

- 1 Development begun within time limit
- 2 Materials - matching
- 3 Develop in accordance with approved plans

**6 TOWN HALL, ST ALDATE'S STREET: 13/02687/CT3**

21 - 26

The Head of City Development has submitted a report which details an application for Listed Building Consent for internal alterations to upgrade and refurbish existing toilets involving removal of walls and partitions and formation of lobby and doorways

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

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 LB/CAC specific agreed amended plans -3771-02 A - 3771-07 A, 18/11/2013, 18/11/2013,
- 4 7 days' notice to LPA
- 5 LB notice of completion
- 6 Further works - fabric of LB - fire regs
- 7 Repair of damage after works
- 8 Walls/openings to match adjoining
- 9 careful removal and retention/reuse of doors and window glass
- 10 further details a) new lighting units, b) external louvers c) new handrail, d) fixture and finish of new suspended ceiling

**7 CUTTESLOWE COMMUNITY CENTRE: 13/02922/CT3**

27 - 34

The Head of City Development has submitted a report which details a planning application to insert new doors and windows to east, south and west elevations.

**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 as specified

**8 PLANNING APPEALS**

35 - 40

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

The Committee is asked to note this information.

**9 MINUTES**

41 - 46

Minutes from 10 December 2013

**Recommendation:** That the minutes of the meeting held on 10 December 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.

- 13/03320/PA11: Whitehouse Road: Replacement footbridge.
- 13/02557/OUT: Westgate: Retail centre.
- 13/02558/FUL: Oxpens Road: Temporary decked car park.
- 13/02563/FUL: Redbridge Park & Ride: Temporary coach park.
- 13/03213/FUL: 9 Green Street
- 13/03252/FUL: Alma Place
- 13/01376/FUL: Abbey Road
- 13/03001/FUL: 22 Linkside Avenue
- 13/02866/VAR: Site of 21 and 23 Temple Road

**11 DATE OF NEXT MEETING**

The Committee NOTES the following future meeting dates:

Thursday 9 January if necessary

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

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

There will be a members briefing on Wednesday 15 January 2014 for the Westgate application

## **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 [lstock@oxford.gov.uk](mailto:lstock@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.