

Agenda

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West Area Planning Committee

Date: **Wednesday 7 May 2014**

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
- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk
- Sent to you in hard copy form upon payment of an annual subscription.

AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 110 - 120 BOTLEY ROAD: 14/00067/FUL	1 - 28

The Head of City Development has submitted a report which details a planning application to demolish the existing retail store and redevelop the site with replacement retail store, together with 148 car parking spaces, remodelled access arrangements, cycle parking, landscaping and boundary treatment.

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 Archaeology - evaluation
- 5 Method statement for demolition
- 6 Landscape plan required
- 7 Landscaping to be carried out by completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan (TPP) 1
- 11 Arboricultural Method Statement (AMS) 1
- 12 Flood mitigation measures
- 13 Maintenance of Bulstake Stream banks
- 14 Access to Bulstake Stream
- 15 Further Site Contamination Assessment required
- 16 Remediation Strategy
- 17 Unexpected contamination
- 18 Scheme to dispose of surface water
- 19 Noise limit of plant
- 20 SuDS compliant hardsurfacing
- 21 Construction Environmental Management Plan required
- 22 Construction Traffic Management Plan required
- 23 Sustainability measures to be incorporated as set out in Energy Statement
- 24 Boundary treatments in accordance with details submitted
- 25 Works to highway/verge outside ownership required prior to occupation
- 26 Cycle parking required
- 27 Parking laid out prior to occupation
- 28 Hours of opening

- 29 Delivery and servicing plan required
- 30 External Lighting only as agreed
- 31 Ecological recommendations to be carried out as set out in Ecological Survey
- 32 Travel Plan required
- 33 No retail use of storage/office/warehouse elements
- 34 Removal of A1 PD rights and no additional mezzanine floors
- 35 Landscape management plan required
- 36 Public Art

4 31 LITTLE CLARENDON STREET & 126 - 127 WALTON STREET: 14/00450/FUL 29 - 40

The Head of City Development has submitted a report which details a planning application for a change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and cafes).

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 Hours of use
- 4 Removal of PD right to change from A3 to A2
- 5 Details of extraction equipment required

5 3 - 5 MIDDLE WAY:14/00582/FUL 41 - 50

The Head of City Development has submitted a report which details a planning application to erect a first floor extension to offices with undercroft parking.

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 Office use (B1 use class) only
- 5 Removal of office permitted development rights
- 6 Further details of balconette required prior to commencement of development

6 15C CROSS STREET: 14/00047/FUL 51 - 58

The Head of City Development has submitted a report which details a planning application to erect a part single, part two storey 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
- 4 Materials - matching
- 5 Amenity - no additional windows
- 6 Sustainable drainage
- 7 No further buildings

7 17 BURGESS MEAD: 14/00594/TPO

59 - 68

The Head of City Development has submitted a report which details a tree preservation order at 17 Burgess Mead.

Officer recommendation: That the Committee

1. Confirm the Oxford City Council – Burgess Mead (No.1) TPO, 2014 with a modification changing the wording in the order Schedule; at paragraph 2(2), line four: "...Regulations 2011." should read "...Regulations 2012.;
2. Grant consent for the weeping willow tree, T.1, to be felled on condition that a new tree of an appropriate species, such as crab apple or silver birch, is planted within the rear garden of 17 Burgess Mead before the end of December 2014. If the new tree dies or fails to become established for any reason within 5 years of planting it must be replaced to the satisfaction of the Local Planning Authority.

8 PLANNING APPEALS

69 - 74

To receive information on planning appeals received and determined during March 2014.

The Committee is asked to note this information.

9 MINUTES

75 - 80

Minutes from 8 April 2014

Recommendation: That the minutes of the meeting held on 8 April 2014 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.

1. 15 - 17 Elsfield Way: 13/03454/CT3: 6 Houses & 11 flats
2. 3 - 9 Elsfield Way & R/O 478 / 480 Banbury Road: 14/00429/FUL: 6 houses and 22 flats
3. 1 Pullens Lane: 14/00983/FUL: Residential care home
4. 46 Hythe Bridge Street: 14/00651/FUL: 5 Flats
5. R/O 7 Jack Straw's Lane: 14/00595/FUL: 9 Houses
6. Former Filling Station, Abingdon Road: 13/02638/FUL: 9 flats
7. 5 Canning Crescent: 14/00209/FUL: Two storey extension (DS).
8. 5 Canning Crescent: 14/00215/FUL: Single storey extension (DS)

11 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Friday 9 May - if necessary

Tuesday 24 June and (Wednesday 25 June if necessary)

Tuesday 22 July and (Wednesday 23 July if necessary)

Tuesday 12 August and (Thursday 14 August 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.