

WEST AREA PLANNING COMMITTEE

Wednesday 7 May 2014

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Cook, Jones, Price, Tanner, Curran and Paule.

OFFICERS PRESENT: Matthew Parry (City Development), Clare Golden (City Development), Huw Jones (Oxfordshire County Council), John Patey (Oxfordshire County Council), Michael Morgan (Law and Governance) and Sarah Claridge (Committee and Member Services Officer)

131. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Canning (substitute Councillor Curran), Councillor Clack (substitute Councillor Paule) and Councillor Benjamin.

132. DECLARATIONS OF INTEREST

Councillor Cook declared an interest in Item 3 - 110-120 Botley Road: 14/00067/FUL as the application is close to his house.

133. 110 - 120 BOTLEY ROAD: 14/00067/FUL

Councillor Cook left the room for this item.

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

The Planning Officer outlined a further objection from Doric Properties who had requested the application be deferred. Officers do not feel the reasons suggested warrant deferral and recommend that the Committee determine the application.

In accordance with the criteria for public speaking, the Committee noted that Lois Muddiman and Councillor Susanna Pressel spoke against the application and Adam Pyrke (Colliers International (Planning Consultant) and James Armstrong (Waitrose) spoke in favour of it.

The following issues were discussed:

- The Highways Authority (HA) does not consider banning right turning vehicles necessary as there is a right turning lane available on Botley Road.
- There is a central reservation in the middle of Botley Road for pedestrians to cross safely but the nearest pelican pedestrian crossing is further away. The Committee felt that in the interest of safety a pedestrian crossing should be

built adjacent to the development (condition 37). This will require the approval of the HA.

- The Committee cannot condition that goods are delivered in smaller lorries (as part of condition 29) as it is unenforceable, however an informative is possible.
- The cycle lane along Botley Road will be improved with the intention being that cyclists have right of way.
- The development already includes more cycle parking than the Council's policy requires.
- An open mesh fence is suggested to protect the vegetation and stream along the boundary, the committee would like officers to re-consider the type of fence.
- The Committee cannot force a speed limit in a private carpark.
- The noise and fumes from the air conditioning unit are covered under condition 19.

The Committee resolved to APPROVE the planning application subject to the following conditions and informative:

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 details to be agreed.
- 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
- 37 No occupation for retail purposes until pedestrian crossing across Botley Road is built in the immediate vicinity of the frontage of the development.

Informative

That the applicant considers as part of the delivery plan, using smaller lorries to transport goods from the warehouse to the store.

134. 32 LITTLE CLARENDON STREET & 126 - 127 WALTON STREET: 14/00450/FUL

Councillor Cook returned to the Committee meeting.

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and cafes).

In accordance with the criteria for public speaking, the Committee noted that Cllr Tony Brett, Cllr Susanna Pressel, Margaret Booth (St John Street Area Residents Association) and David Robinson spoke against the application and Huw Mellor (agent) and Paul Clerehugh (applicant) spoke in favour of it.

The Committee resolved to DEFER the planning application as more information is needed to confirm the boundaries of the Little Clarendon Street Area and the Walton Street Area as outlined in the Local Plan, and to confirm which Street Area the development lies.

135. 3 - 5 MIDDLE WAY:14/00582/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a first floor extension to offices with undercroft parking.

In accordance with the criteria for public speaking, the Committee noted that David Jefferies spoke against the application.

The committee discussed the Highway Authority's concern around car parking spaces and concluded that 8 were too many and that they would like to reduce the number available on the site.

The Committee resolved to 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
- 7 Submission and agreement of a parking plan prior to development being commenced.

Councillors Gotch and Price left the room.

136. 15C CROSS STREET: 14/00047/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a part single, part two storey rear extension.

In accordance with the criteria for public speaking, the Committee noted that Peter Morgan spoke in favour of it.

The Committee resolved to 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

137. 17 BURGESS MEAD: 14/00594/TPO

The Head of City Development submitted a report (previously circulated now appended) which detailed a tree preservation order at 17 Burgess Mead.

In accordance with the criteria for public speaking, the Committee noted that Dr Tony Buley and Mr Pugh spoke against the tree preservation order.

The Committee resolved to 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.;

The Committee resolved to 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.

138. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during March 2014.

139. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 8 April 2014 as a true and accurate record.

140. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

141. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on Tuesday 24 June 2014.

The meeting started at 6.30 pm and ended at 9.00 pm