

WEST AREA PLANNING COMMITTEE

Tuesday 12 August 2014

COUNCILLORS PRESENT: Councillors Gotch (Vice-Chair), Benjamin, Clack, Cook, Gant, Tanner, Coulter and Upton.

OFFICERS PRESENT: Michael Morgan (Law and Governance), Mathew Metcalfe (Democratic and Electoral Services), Clare Golden (City Development) and Andrew Murdoch (City Development)

33. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Oscar Van Nooijen (substitute Councillor Van Coulter) and Councillor Bob Price (substitute Councillor Louise Upton).

34. DECLARATIONS OF INTEREST

There were no declarations of interest made.

35. BULLINGDON ARMS, 162 COWLEY ROAD: 14/01296/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to convert the existing first floor flat into a bar area including roof terrace. Alterations to existing shopfront.

In accordance with the criteria for public speaking, the Committee noted that Rosa Parsons and Councillor Craig Simmons spoke against the application and Paul Williams spoke in favour of it.

The Committee resolved to:

- (a) Approve planning permission for the alterations to the existing shopfront subject to the following conditions:
 - (1) Development begun within time limit
 - (2) Develop in accordance with approved plans
 - (3) Materials as specified
- (b) Refuse planning permission for the conversion of existing first floor flat into a bar area including roof terrace for the following reason:
 - (1) In the absence of an acoustic assessment by an appropriately qualified consultant, the Council cannot conclude that the proposed outdoor roof terrace would not have a significant adverse impact on residential amenity contrary to Policy CP1, CP10, CP19 and CP21 of the Oxford Local Plan.

36. 244 ABINGDON ROAD: 14/01890/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a single storey rear extension at first floor level.

In accordance with the criteria for public speaking, the Committee noted that no one spoke against the application and no one spoke in favour of it.

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within the three year period
- (2) Develop in accordance with approved plans
- (3) Materials used in the exterior to match those of the existing

37. WALTON CAFE, 67 WALTON STREET: 14/01642/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a single storey rear extension incorporating new ventilation. Formation of bin storage area to rear. Erection of railings to front boundary.

In accordance with the criteria for public speaking, the Committee noted that Richard Boxhall and Michael Cork spoke against the application and Simon Sharp spoke in favour of it.

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials as specified in approved plans
- (4) Extraction system to be installed as approved prior to development being brought into use and retained as approved thereafter
- (5) Operating hours: 08.30am – 10.00pm Monday – Saturday, 09.00am – 10.00pm Sundays
- (6) All windows/doors/rooflights in approved extension to be closed by 10.00pm
- (7) Details of final design of railings to be submitted and approved prior to commencement
- (8) To restrict public access to the rear garden [except for emergency escape] as per the licensing approval
- (9) Exclusion of bi-folding doors from permission, details of emergency exit to be submitted

38. 12 - 15 BATH STREET: 14/01272/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing rear extensions and erection of a part single-storey, part two-storey rear extensions.

In accordance with the criteria for public speaking, the Committee noted that no one spoke against the application and no one spoke in favour of it.

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials – matching
- (4) Landscape plan required
- (5) Landscape hard surface design – tree roots
- (6) Tree Protection Plan (TPP) 1
- (7) Arboricultural Method Statement (AMS) 1
- (8) Biodiveristy
- (9) Flooding

39. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) which detailed the planning appeals received and determined during June 2014.

The Committee resolved to note the report on planning appeals received and determined during June 2014.

40. MINUTES

The Committee resolved to approve the minutes of the meeting held on 22 July 2014 as a true and accurate record, subject to the following amendment:

Minute 27 – Elsfield Hall, 15-17 Elsfield Way, Oxford – 13/03454/CT3 – To include the following names as speakers for and against the application:

Antony Harding – In support

Kate Richenberg, Eileen Pirie and Francesca Penny - Against

41. FORTHCOMING APPLICATIONS

The Committee resolved to note the list of forthcoming applications.

- (1) Aristotle Lane: 14/01348/FUL: Replacement footbridge
- (2) 96 Woodstock Road: 14/01725/FUL: Student accommodation
- (3) Former Builders Yard, Collins Street: 14/01273/FUL: residential and employment
- (4) Former Filling Station, Abingdon Road: 13/02638/FUL; Residential
- (5) Former Paper Mill, Mill Street, Wolvercote: 13/01861/OUT
- (6) 117 Fairacres Road: 14/01012/FUL: Extensions
- (7) 9 Whitehouse Road:14/01515/FUL
- (8) 21 Regent Street: 14/01601/FUL

42. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on Tuesday 9 September 2014.

The meeting started at 6.30 pm and ended at 7.55 pm