

Agenda

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Planning Review Committee

Date: **Monday 26 January 2015**

Time: **5.30 pm**

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

For any further information please contact:

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As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

Planning Review Committee

Membership

Chair	Councillor James Fry	North;
Vice-Chair	Councillor Jean Fooks	Summertown;
	Councillor Stephen Goddard	Wolvercote;
	Councillor David Henwood	Cowley;
	Councillor Sam Hollick	Holywell;
	Councillor Pat Kennedy	Lye Valley;
	Councillor Mark Lygo	Churchill;
	Councillor Dee Sinclair	Quarry and Risinghurst;
	Councillor Ed Turner	Rose Hill and Iffley;

The quorum for this meeting is five members. Substitutes are permitted

HOW TO OBTAIN A COPY OF THE 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

2 DECLARATIONS OF INTEREST

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

3 MINUTES

9 - 10

Minutes from 29 October 2014

Recommendation: That the minutes of the meeting held on 29 October 2014 be APPROVED as a true and accurate record.

4 MATTERS EXEMPT FROM PUBLICATION

If the Committee wishes under S100 A(2) of the Local Government Act 1972 to exclude the public and press, as the information presented to the committee contains sensitive personal data as defined in the Data Protection Act.

The Committee may maintain the exemption if and so long as, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

5 33 WILLIAM STREET:14/01495/FUL

The Head of City Development has submitted a report which details the erection of a two storey side and single storey rear extension. The report is restricted.

Officer recommendation: That the Committee GRANT planning permission with conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Removal of Part 1 Classes A, B and D permitted development rights.
5. Car parking to be laid out prior to occupation and retained as such thereafter.
6. Construction environmental management plan required including details in relation to:
 - Construction traffic management;
 - Hours of working;

- Machine noise;
 - Vibration;
 - Emissions.
7. Biodiversity improvements required in accordance with details to be first approved in writing by the LPA.
 8. West facing first floor windows to be obscure glazed and non-opening below 1.7m.
 9. All hard surfacing in the development to be SuDS compliant.
 10. Boundary screen during construction works (as resolved by East Area Planning Committee).

6 DATES OF FUTURE MEETINGS

The following dates are scheduled for meetings of this Committee:-

25 February 2015 (if needed)

31 March 2015 (if needed)

29 April 2015 (if needed)

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.

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;
 - (d) 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;
 - (e) 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 Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.

At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.

4. Public requests to speak

Members of the public wishing to speak must notify the Chair or the Democratic Services Officer before the beginning of the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

5. Written statements from the public

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated up to 24 hours before the start of the meeting.

Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.

6. Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

7. Recording meetings

Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best plan to record. You are not allowed to disturb the meeting and the Chair will stop the meeting if they feel a recording is disruptive.

The Council asks those recording the meeting:

- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
- To avoid recording members of the public present unless they are addressing the meeting.

For more information on recording at meetings please refer to the Council's [Protocol for Recording at Public Meetings](#)

8. Meeting Etiquette

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.

9. 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.

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PLANNING REVIEW COMMITTEE

Wednesday 29 October 2014

COUNCILLORS PRESENT: Councillors Fooks (Vice-Chair, in the Chair), Goddard, Hollick, Kennedy, Lygo, Sinclair, Darke and Munkonge.

OFFICERS PRESENT: Murray Hancock (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Committee and Member Services Officer)

8. APOLOGIES FOR ABSENCE

Apologies from Cllr Fry (substitute Cllr Munkonge), Cllr Turner (substitute Cllr Darke) and Cllr Henwood.

9. DECLARATIONS OF INTEREST

No declarations of interest were made.

10. 117 FAIRACRES RD - 14/01012/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a two storey rear extension, two velux style roof lights to side roof slope and porch to front door (Amended description)

In accordance with the criteria for public speaking, the Committee noted that Sarah Wild and Tim Humphrey spoke against the application and Jan Matthews and Lee Reed spoke in favour of it.

The following issues were raised:

- The application has gone through the proper consultation process as it is essentially the same scheme as the previous design.
- The 45 degree rule is a guideline for planning officers to determine the impact of overshadowing causing significant loss of light to a habitable room. In this case, the Case Officer judged that there would not be significant impact on side facing windows in 115 Fairacres Road to justify refusal of planning permission.
- There are no flooding concerns at this property.
- The Highways Authority (HA) is responsible for maintaining Meadow Lane and keeping the lane safe for all road users. The committee did not have powers to require alterations to the lane.

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 Materials - matching

- 4 Amenity - no windows to side
- 5 Sustainable drainage
- 6 Detailed parking arrangements to be submitted and approved by the Highways Authority.
- 7 Flood proofing
- 8 Floor levels
- 9 Details of the boundary wall and visibility displays
- 10 Remove permitted development rights

11. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 9 July 2014 as a true and accurate record.

12. DATES OF FUTURE MEETINGS

The Committee noted the next scheduled meeting date was 23 December 2014 (if needed).

The meeting started at 6.05 pm and ended at 6.45 pm