

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 10 November 2015

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COUNCILLORS PRESENT: Councillors Upton (Chair), Gotch (Vice-Chair), Cook, Gant, Hollingsworth, Price and Tanner.

OFFICERS PRESENT: Michael Morgan (Law and Governance), Edward Oteng (Planning and Regulatory), Mehdi Rezaie (Planning and Regulatory), Jennifer Thompson (Committee Services Officer) and Matthew Watson (Planning and Regulatory)

63. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Benjamin gave her apologies.

64. DECLARATIONS OF INTEREST

There were no declarations.

65. 333 BANBURY RD: 15/01548/VAR

The Committee considered a report detailing an application for the removal of condition 22 (to vacate premises at St. Giles and Ewert Places) of planning permission 14/03255/FUL at 333 Banbury Road, Oxford.

Gary Tully, representing the applicant, and Sami Cohen, principal of D'Overbroeck's college, said they were prepared to answer questions from the Committee.

The Committee debated this application which sought to remove the requirement on the extant permission to vacate city centre premises; noted the potential increase in employment generated by the increased floor space for sixth form education; and considered the appropriateness of requiring a contribution to affordable housing secured by legal agreement. The Committee considered that policy CS24 was relevant in this case. The Committee were of a view that given the proposed use the overall increase in floor area proposed in this application triggered a requirement to secure an affordable housing contribution.

The Committee **resolved** to:

- a) approve the application 15/01548/VAR in principle but to defer determination in order to draw up a legal agreement in the terms outlined below and delegate to officers the issuing of permission, subject to conditions below, on its completion:

1. Development begun within 5 years.
2. Approved plans.
3. Materials.
4. Lighting.
5. Obscure glazing to northern elevation.
6. Landscape plan.
7. Landscape carry out by completion.
8. Landscape management plan.
9. Landscape hard surface design-tree roots.
10. Landscape underground services-tree root.
11. Tree protection plan.
12. Arboricultural method statement.
13. Trees: Construction method statement.
14. On site traffic management plan.
15. Parking provision.
16. Alternative cycle parking facilities.
17. Deliveries - manoeuvring space.
18. Travel plan.
19. Archaeology - evaluation.
20. Biodiversity - bird and bat boxes.
21. Contamination - risk assessment.
22. Community use of facilities.
23. Public art.
24. Construction management plan.
25. Sustainable drainage.
26. Piling methods.
27. Extraction equipment – kitchen.
28. Mechanical plant.
29. Noise attenuation.
30. Interpretative scheme.
31. Natural Resource Impact Assessment.

Legal agreement: to secure a contribution to off-site affordable housing in accordance with Policy CS24.

b) to have the value of the contribution reported to a future meeting.

66. 105 GODSTOW ROAD: 15/02603/FUL

The Committee considered a report detailing an application for the erection of a two storey side extension to create 2 x 1-bed flats (Use Class C3) with provision of private amenity space, bin and cycle store and alterations to existing vehicle access; erection of a two storey rear extension; and replacement and alterations to porch to existing dwelling at 105 Godstow Road, Oxford.

Derek Belsen, a local resident, spoke objecting to the application and outlined his concerns.

The Committee **resolved** to approve the application with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Demolition of Extension.
5. Boundary Treatments.
6. Parking areas.
7. Cycle parking.
8. Surface water drainage and SUDs.
9. Landscaping.

67. 23 FRENCHAY ROAD: 15/02474/FUL

The Committee considered a report detailing an application for the demolition of existing WC, store and garage; erection of single storey rear extension and formation of two rear dormers; insertion of a sash window to side elevation and two. rooflights to front roofslope; erection of detached single storey home office/garage; and relocation of garden gate and demolition of section of garden wall at 23 Frenchay Road, Oxford.

Melissa Gilani, a local resident, spoke against the application and in particular the potential of the conservatory (the main habitable space) of number 21 to be overlooked from the clear glazed windows now proposed in the side elevation.

The Committee discussed the impact of the development on no 21 and agreed that to preserve the amenity of no 21 it would be reasonable to replicate in its entirety the condition on permission 14/03051/FUL requiring first floor windows overlooking Hayfield Road to be obscure glazed and fixed shut.

The Committee **resolved** to approve application 15/02474/FUL, subject to the five conditions as set out in the report and the replicated condition (number 6) on 14/03051/FUL as recommended at the meeting:

68. ST ALDATE'S CHAMBERS, 109 - 113 ST ALDATE'S: 15/02846/SP56

The Committee considered a report detailing an application for prior approval for the installation of Solar Photovoltaics (PV) equipment on the roof of the non-domestic building at St Aldate's Chambers, 109 - 113 St Aldate's.

The planning officer reported late comments from the historic buildings and conservation officers that they were content with the application subject to conditions which minimised the impact of the solar panels.

The Committee **resolved** to approve application 15/02846/SP56 with the following conditions:

1. Materials.
2. Screening.
3. Construction Traffic Management Plan.

69. CHATHAM ROAD AND FOX CRESCENT: 15/02223/CT4

The Committee considered a report detailing an application for the provision of 18 residents' parking spaces on existing grass verges on verges at 21 to 27 Chatham Road and 10 to 40 Fox Crescent.

The planning officer reported that the Highways Authority's comments requested the applicant meet the cost of amending the road traffic order. The recommendation should thus read 'approve the application in principle but to defer determination in order to complete an agreement with the highways authority to change the road traffic order as requested and delegate to officers the issuing of permission, subject to conditions below, on its completion'.

Rod Tanner and Jonathan Fennell, local residents, spoke objecting to the application.

The Committee debated the application. Councillor Price, as ward councillor, explained the rationale behind the decision to change the parking provision.

Contrary to the officer's recommendation of approval, the Committee considered that the scheme had an adverse impact on the amenity of the local area by removing green open spaces; disrupted the symmetry of the streetscene and was detrimental to the character of the area. There were concerns that the scheme reduced the safety of cyclists and pedestrians crossing the access to the parking spaces. It was considered that there was insufficient net gain in parking spaces or other benefits to offset the detrimental impacts. A motion to refuse planning permission because of the adverse impact on the character and amenity of the area was carried on being put to the vote.

The Committee **resolved** to refuse planning permission for application 15/02223/CT4 for the following reason:

The proposal would result in the disruption of the symmetry of the green open spaces and would be detrimental to the urban setting and character of Chatham Road and Fox Crescent, through adversely impacting on the visual amenity of the area, and did not comply with policy CP1 of the adopted Local Plan and policy CS18 of the adopted Core Strategy.

70. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined during October 2015 and the overall performance. They asked for a report to both area planning committees on the issues and interpretations of policy and guidance where inspectors' conclusions differed from those of the Council.

71. MINUTES OF PREVIOUS MEETING

The Committee **resolved** to approve as a true and accurate record the minutes of the meeting held on 13 October, subject to correcting in Minute 56 the speaker's name to Kevin Minns.

72. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

73. DATES OF FUTURE MEETINGS

The Committee noted the dates of future meetings.

The meeting started at 6.30 pm and ended at 8.30 pm