

Agenda

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West Area Planning Committee

Date: **Tuesday 8 March 2016**

Time: **6.30 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

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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.

West Area Planning Committee

Membership

Chair	Councillor Louise Upton	North;
Vice-Chair	Councillor Michael Gotch	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Andrew Gant	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Michele Paule	Rose Hill and Iffley;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

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

HOW TO OBTAIN A COPY OF THE AGENDA

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- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **8 HOLLYBUSH ROW:15/02694/FUL**

11 - 30

Site Address: 8 Hollybush Row, Oxford, OX1 1JH

Proposal: Demolition of existing public house. Erection of four storey building to provide 5 x 1-bed and 2 x 2-bed flats (Use Class C3). Provision of private amenity space, bin and cycle storage.

Officer recommendation: to grant planning permission subject to conditions below and the satisfactory completion of S106 agreement/unilateral undertaking:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Development subject to S106 Agreement.
4. Development subject to CIL contribution.
5. Traffic Regulation Order Car free.
6. Development to provide sample materials.
7. Development to record existing materials.
8. Development to salvage existing materials.
9. Development to provide screening in terrace areas.
10. Construction Traffic Management Plan.
11. Remedial works and ground contamination works.
12. Details of underground services and soakaways to be submitted.
13. Details relating to the management of surface water drainage.
14. Development to provide cycle storage areas.
15. Development to provide bin storage areas.

4 **SPICE LOUNGE, 193 BANBURY ROAD OX2 7AR: 15/03108/FUL**

31 - 40

Site Address: 193 Banbury Road Oxford OX2 7AR

Proposal: Erection of single storey rear extension.

Officer recommendation: that the application be approved subject to the following conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Ground resurfacing - SUDS compliant.
4. Materials.
5. Cycle parking details required.
6. Landscaping.
7. Approval of colour - paint/rendering.
8. Additional windows.
9. Obscure glazing.
10. Samples.
11. Garden area.
12. Bin storage.

13. No restaurant use.

5 KEBLE COLLEGE (LAND AT FORMER ACLAND HOSPITAL, 46 WOODSTOCK ROAD , 25 BANBURY ROAD): 15/03275/VAR

41 - 52

Site Address: Keble College Land at the Former Acland Hospital and 46 Woodstock Road and 25 Banbury Road.

Proposal: Variation of condition 24 of permission 09/02466/FUL and the list of approved plans and condition 25 of permission 13/01658/VAR to allow the construction of an enlarged basement under the proposed central quad (to be used for additional research space) and for revisions to the external appearance of the proposed wing fronting Banbury Road.

Officer recommendation: to agree the variation of the wording of condition 24 of permission 09/02466/FUL and the list of approved plans and condition 25 of permission 13/01658/VAR to allow the construction of an enlarged basement under the proposed central quad (to be used for additional research space) and for revisions to the external appearance of the proposed wing fronting Banbury Road, subject to the conditions below

1. Commencement of development.
2. Occupancy restriction.
3. Details of educational establishment.
4. Housing Management Service Specification.
5. Samples in Conservation Area.
6. Details of windows.
7. Photographic record.
8. Boundary treatment.
9. Landscaping plan.
10. Landscape carry out after completion.
11. Archaeology – evaluation.
12. Travel Plan.
13. Construction Travel Management Plan.
14. Details-bin stores/cycle stands.
15. In accordance with NRIA.
16. Contaminated land.
17. Tree protection plan.
18. Arboricultural method statement.
19. No lopping or felling.
20. Underground services.
21. Plant and material storage.
22. Arboricultural watching brief.
23. Removal of permitted development.
24. Car parking as per submitted plans.
25. Details of design as per approved plans.
26. Public work of art.
27. Further works - fabric of Listed Building - fire regs.
28. Further details construction details.
29. Dem and construction methodology.
30. Internal features.
31. Internal finishes Listed Building.
32. Repair of damage after works.
33. Written notice of completion.
34. 7 days' notice of stage 2 works.

Legal Agreement:

The S106 to the previous permission(s) should be carried forward accordingly where necessary (e.g. secure permissive route through the site).

6 43 OBSERVATORY STREET OXFORD OX2 6EP: 15/03543/FUL 53 - 64

Site Address: 43 Observatory Street Oxford Oxfordshire OX2 6EP

Proposal: Erection of single storey rear extension. Enlargement of basement and formation of front and rear lightwells. Replacement timber fence to front. (Amended description)

Officer recommendation: to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Fence to be retained.
5. Design - no additions to dwelling.
6. Details of sash windows to front.

7 RADCLIFFE OBSERVATORY QUARTER, WOODSTOCK ROAD: 15/03198/FUL 65 - 72

Site Address: Radcliffe Observatory Quarter, Woodstock Road

Proposal: Temporary soft landscaping for the central area of the Radcliffe Observatory Quarter.

Officer recommendation: to approve the application subject to and including conditions listed below:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Contamination Risk Assessment.
4. Contamination validation / remediation.
5. Details of fencing, lighting and cctv.

8 22 RIVERSIDE ROAD OXFORD OX2 0HU: 15/02489/FUL 73 - 82

Site Address: 22 Riverside Road Oxford Oxfordshire OX2 0HU

Proposal: Erection of a single storey rear extension and formation of rear decking. Insertion of 1no. window to south elevation.(amended plans received (04/01/16)

Officer recommendation: to approve the application subject to the following conditions

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Flood Risk Assessment.
5. SUDs Drainage.

6. Amenity obscure glazed windows.

**9 PREACHERS LANE AND FRIARS WHARF ENTRANCES:
15/03759/CT3, 15/03760/CT3, 15/03761/CT3, 15/03762/CT3,
15/03763/CT3**

83 - 98

This report covers five applications.

1. Site Address: Even 38 To 66 Friars Wharf Oxford (Appendix 1)
Application Number: 15/03759/CT3
Proposal: Formation of new entrance. (Amended plans)
2. Site Address: Odd 39 To 65 Preachers Lane Oxford (Appendix 2)
Application Number: 15/03760/CT3
Proposal: Installation of new entrance and insertion of 1no. door to east elevation.
3. Site Address: Odd 1 To 27 Preachers Lane Oxford (Appendix 3)
Application Number: 15/03761/CT3
Proposal: Formation of new entrance and doors. Installation of 1no. gate.
4. Site Address: Even 2 To 36 Friars Wharf Oxford (Appendix 4)
Application Number: 15/03762/CT3
Proposal: Formation of 2no. new entrances.
5. Site Address: Odd 67 To 93 Preachers Lane Oxford (Appendix 5)
Application Number: 15/03763/CT3
Proposal: Installation of new entrance door to east elevation. Insertion of 2no. second floor side doors. (Amended plans)

Officer recommendation: for all five applications, to approve the applications subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Lighting wattage.

10 PLANNING APPEALS

99 - 104

Summary information on planning appeals received and determined during January 2016.

The Committee is asked to note this information.

11 MINUTES

105 - 114

Minutes from the meetings of 9 January 2016.

Recommendation: That the minutes of the meeting held on 9 January 2016 are approved as a true and accurate record.

12 FORTHCOMING APPLICATIONS

Items for consideration by the committee at future meetings are listed for information. This list is subject to change and is not complete. These applications are not for discussion at this meeting.

- 26 Norham Gardens: 15/01601/FUL
- 54 St John Street OX1 2LQ: 15/01676/FUL and 15/01677/LBC
- Land south of Manor Place: 15/01747/FUL
- 18 Hawkswell Gardens: 15/02352/FUL
- Cooper Callas Building (15 Paradise Street/ 5 St Thomas' Street): 15/02971/FUL
- Spanish civil war memorial, Bonn Square: 15/02859/FUL
- Land adjacent to 30A Union St: 15/03633/FUL
- 29 Cranham Street: 15/03641/VAR
- 70 Glebelands: 15/03432/FUL
- Oxford Spires Four Pillars Hotel, Abingdon Road: 15/03524/FUL

13 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

12 April 2016

25 May 2016

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.
4. Preparation of Planning Policy documents – Public Meetings

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.
5. Public requests to speak

Members of the public wishing to speak must notify the Democratic Services Officer before the meeting starts 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.
6. 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 by noon, two working days 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.
7. 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.

8. 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](#)

9. 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.

10. 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; or
- (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.