

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 12 April 2016

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

OFFICERS PRESENT: Gill Butter (Conservation and Urban Design Officer), Murray Hancock (Principal Planning Officer), Michael Morgan (Lawyer), Andrew Murdoch (Development Control Team Leader), Katharine Owen (Principal Conservation Officer) and Jennifer Thompson (Committee and Members Services Officer)

123. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None.

124. DECLARATIONS OF INTEREST

Minute 126: Florey Building

Councillor Cook declared that he was associated with Queens College so to avoid any perception of bias he would not take part in the debate or decision on these applications. He would remain at the table as he had neither a disclosable interest nor any other reason to withdraw.

125. LAND SOUTH OF MANOR PLACE: 15/01747/FUL

The Committee considered an application for planning permission for the erection of 4 buildings on one, three and four levels to provide 286 student study rooms together with ancillary facilities including dining room, reception, lounge areas, car and cycle parking, bin storage and landscaped gardens (amended application) on Land South of Manor Place, near Manor Road, Oxford.

Harold Carter, local resident, and Mark Blandford-Baker, Bursar of Magdalen College, spoke objecting to the application.

Bill Soper, representing the applicant, spoke in support of the application.

The Committee asked questions of the planning officers, applicant, and objectors to clarify the key issues in this proposal.

The Committee resolved to refuse planning permission for application 15/01747/FUL for the following reasons as set out in the officers' report:

1. The evolution of the design has resulted in a development proposal whose buildings (their size, height, massing, footprints, architecture and siting) and landscape would fail to respond appropriately to the particular character, constraints and opportunities of the site. The proposal is an unacceptable and inappropriate form of development that would result in the overdevelopment of the site and would not make a place of sufficiently high quality. The proposal would therefore be contrary to Policy CS18 of the Council's Core Strategy, Local Plan Policies CP6, CP9 and CP11 and would fail to meet many of the objectives and policies set out in the Government's National Planning Policy Framework in particular the core planning principles set out in paragraph 17 and policies set out in sections 7 and 12 of the document.
2. The proposed design by virtue of the architecture, size, height, massing, footprint and siting of the buildings and the landscape proposal would result in an unacceptable development, out of place with the character and appearance of its surroundings, neither preserving nor enhancing the special character or appearance of the Central (University and City) Conservation Area. Approval of the proposal would contravene the duty set out in section 72(2) of the Planning (Listed Buildings and Conservation Areas Act 1990). The proposed development would fail to comply with the policies set out in of the Government's National Planning Policy Framework including those set out in paragraphs 9 and 17 and sections 7 and 12 of the document. The development proposal, by virtue of the reasons set out above would be contrary to Policy CS18 of the Oxford City Council's Core Strategy, Policies CP.8, HE.3 and HE.7 of the LPA's adopted Oxford Local Plan and Policy SP27 of the OCC Sites and Housing Plan.
3. The proposal is unacceptable by virtue of the siting, height and massing of Building A which would relate poorly to and have an overbearing impact on the garden of No.13 Manor Place and consequently would be detrimental to the amenities of the occupiers. The proposal would therefore be contrary to Policy HP14 of the Sites and Housing Plan.

126. FLOREY BUILDING, 23-24 ST CLEMENT'S STREET:15/03643/FUL & 15/03644/LBC

Councillor Cook, having declared he would not take part in the debate or decision on these applications, remained at the table but took no part in the proceedings.

The Committee considered applications for planning permission and listed building consent for the refurbishment and extension of existing student accommodation building to provide 25 additional study bedrooms, conference and support facilities at Florey Building, 23-24 St Clement's Street, Oxford.

The planning officer reported receipt of a late representation from East Oxford Residents' Association which did not raise new relevant matters.

Peter Collins, representing York Place Residents' Association, spoke objecting to the application.

Andrew Timms, Bursar of Queen's College, spoke in support of the application. Representatives of the architects came to the table and answered questions from the committee.

The Committee decided to include a condition for a scheme to reduce noise breakout from the new building to mitigate any impact on residents. They also agreed to include in condition 13 restrictions on delivery times to prevent disturbance to York Place from deliveries at anti-social hours.

Decision

(1) The Committee resolved to grant planning permission for application 15/03643/FUL subject to the following conditions including those agreed at the meeting:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Material Samples in Conservation Area.
4. Landscape Plan.
5. Landscape Implementation.
6. Hard Surface Design – Tree Roots.
7. Underground Services – Tree Roots.
8. Tree Protection Plan Implementation.
9. Arboricultural Method Statement Implementation.
10. Student Accommodation – Full Time Courses.
11. Student Accommodation - No cars.
12. Student Accommodation - Out of Term Use.
13. Management Plan – including Service Management and Traffic Management Strategy and for the York Place entrance a restriction on delivery hours
14. Archaeology – WSI.
15. Travel Plan.
16. Student Travel Information Packs.
17. Cycle and Refuse Areas Provided.
18. Construction Traffic Management Plan.
19. Noise Levels as stated in Noise Assessment Report.
20. Air conditioning plant.
21. Scheme of extraction / treating cooking odours from kitchen.
22. Sustainability Statement Implementation
23. Flood Risk Assessment Recommendation Implementation.
24. Drainage Strategy.
25. Biodiversity Measures / Enhancements.
26. Development of a Servicing Plan for all uses.

27. Contaminated Land Risk Assessment.
28. Scheme to provide noise insulation to reduce noise breakout.

(2) The Committee resolved to grant listed building consent for application 15/03644/LBC subject to the following conditions:

1. Commencement of works LB consent.
2. LB consent - works as approved only.
3. 7 days' notice to LPA.
4. LB notice of completion.
5. Repair of damage after works.
6. Further works - fabric of LB - fire regs
7. Details stacks, plant and colours
8. Removal of historic features.
9. Internal features retained and protected.
10. Features to match.
11. Preservation of unknown features.
12. Fire doors – character.
13. Lighting.
14. Recording Written Scheme Investigation.
15. Audit of original internal features and fittings.
16. Method statement protection.
17. Further details.
18. Further works - buildings bounding site.
19. Materials samples.
20. Materials to match existing.
21. Conservation management plan.

127. LAND ADJACENT TO 30A UNION ST: 15/03633/FUL

The planning officer withdrew this application to allow for a more detailed treatment of the issues.

128. 33-35 GEORGE STREET OXFORD OX1 2AY: 16/00232/CT3

The Committee considered an application for planning permission for replacement windows and doors to the 1st, 2nd and 3rd floor rear elevation and 1st and 2nd floor side elevation at 33-35 George Street Oxford OX1 2AY.

The Committee resolved to approve application 16/00232/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as proposed.
4. Details of doors and windows.

129. PLANNING APPEALS

The Committee noted the report on planning appeals received and determined during February 2016.

130. MINUTES

The Committee resolved to approve the minutes of the meeting held on 8 March 2016 as a true and accurate record.

Councillor Gotch was standing down at the elections in May. The Chair thanked for his help and support as Vice-Chair and wished him well.

131. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications including those called in but not including all major applications tabled at the meeting:

24 Rosamund Road 16/00391/FUL
31 Charlbury Road 15/03586/FUL
1 Richmond Road 16/00791/FUL
16 Chester Street 16/00704/FUL
1A Cranham Street
31 Glebelands 16/00194/FUL
Grove House, Iffley Turn (several applications)
43 Observatory Street 15/003543/FUL
26 Norham Gardens 15/01601/FUL
54 St John Street 15/001676/FUL and 15/01677/LBC
18 Hawkswell Gardens 15/02352/FUL
8 Hollybush Row 15/02694/FUL
Cooper Callas Building (15 Paradise Square) 15/02971/FUL
29 Cranham Street 15/03641/VAR
Oxford Spires Four Pillars Hotel, Abingdon Road 15/03524/FUL

132. DATES OF FUTURE MEETINGS

The Committee noted the dates and the possibility of a meeting on 3 May to deal with a called-in application 15/03703/FUL (Hinksey culvert).

The meeting started at 6.30 pm and ended at 8.30 pm