

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 14 June 2016

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COUNCILLORS PRESENT: Councillors Upton (Chair), Mills (Vice-Chair), Cook, Fooks, Hollingsworth, Pegg, Price and Tanner.

OFFICERS PRESENT: Michael Morgan (Lawyer), Andrew Murdoch (Development Control Team Leader), Catherine Phythian (Committee Services Officer) and Sarah Stevens (Planning Service Transformation Consultant)

16. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Tidball.

17. DECLARATIONS OF INTEREST

There were no declarations of interest.

18. 29 APSLEY ROAD, OX2 7QX: 16/00809/FUL

The Committee considered an application for the demolition of an existing house; erection of 2 x 4 bed dwelling houses (use Class C3); provision of car parking spaces, private amenity space and bin storage (amended plans) at 29 Apsley Road, OX2 7QX.

The Planning Officer presented the report and addressed the concerns raised by the occupants of neighbouring properties regarding the gaps between and alignment with those properties. He also assured the Committee that the application complied with the Council's sunlight/daylight standards.

Mr Froude-Williams, agent, spoke in support of the application.

The Committee asked questions of the planning officer and agent to clarify details of the application. They agreed to amend condition 4: Landscape Plan to include a requirement to plant mature trees and other plants so as to create an immediate impact on the street scene. The Committee was pleased to note that the amended plans for access arrangements meant that there would be no net loss of on street parking. The Committee further considered that it was not reasonable to prevent the owners of the new properties applying for a parking permit given that the occupants of the existing property enjoyed that right. They asked officers to address this in discussion with the Highways Authority and

include it in Condition 15: Variation of Road Traffic Order North Summertown Controlled Parking Zone (CPZ).

The Committee resolved to grant planning permission for application 16/00809/FUL subject to the following conditions, as amended below (conditions 4 and 15):

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Landscape plan required – *to include a requirement for the planting of mature trees and other plants.*
5. Landscape carry out by completion.
6. Tree Protection Plan (TPP) 1.
7. Car/cycle parking provision before use.
8. Bin stores provided before occupation.
9. Design - no additions to dwelling.
10. Amenity no additional windows.
11. Amenity windows obscure glass first and second floor side elevations.
12. Boundary details before commencement.
13. Details of solar panels.
14. SUDS.
15. Variation of Road Traffic Order North Summertown Controlled Parking Zone (CPZ) – *to include requirement for both dwellings to be included in the CPZ with a limited number of permits (details to be determined by planning officers).*
16. Vision splays.
17. Biodiversity enhancement.

19. PLANNING APPEALS

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

20. MINUTES

The Committee resolved to approve the minutes of the meeting held on 25 May 2016 as a true and accurate record.

21. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

22. DATES OF FUTURE MEETINGS

The Committee noted the dates of the future meetings.

The meeting started at 6.00 pm and ended at 6.30 pm