

# Agenda

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## West Area Planning Committee

Date: **Tuesday 11 October 2016**

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Time: **6.00 pm**

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

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For any further information please contact the Democratic Services Officer:

**Catherine Phythian, Committee and Member Services Officer**

Telephone: 01865 252402

Email: [democraticservices@oxford.gov.uk](mailto:democraticservices@oxford.gov.uk)

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

# West Area Planning Committee

## Membership

<b>Chair</b>	Councillor Louise Upton	North;
<b>Vice-Chair</b>	Councillor Tom Landell Mills	St. Margaret's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Jean Fooks	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Jennifer Pegg	Northfield Brook;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;
	Councillor Marie Tidball	Hinksey Park;

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

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# AGENDA

		Pages
1	<b>APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
2	<b>DECLARATIONS OF INTEREST</b>	
3	<b>EAST WEST RAIL PHASE 1 - NOISE SCHEME OF ASSESSMENT (16/01634/CND) AND VIBRATION SCHEME OF ASSESSMENT FOR ROUTE I-2 (16/01635/CND)</b>	13 - 34
3a	<b>16/01634/CND: Noise Scheme of Assessment for route section I-2</b>	
	<p><b>Site address:</b> Chiltern Railway from Oxford to Bicester (Appendix 1)</p> <p><b>Proposal:</b> Details submitted in compliance with condition 1 (Noise and Vibration - route section I/2) of TWA ref: TWA/10/APP/01 (The Chilterns Railways (Bicester to Oxford Improvements) Order - deemed planning permission granted under section 90(2A) of the Town and Country Planning Act 1990).</p> <p><b>Officer recommendation:</b></p> <p>West Area Planning Committee is recommended to approve this application for the following reasons and subject to the conditions listed:</p> <p><b>Reasons for approval – Noise Scheme of Assessment - 16/01634/CND</b></p> <ol style="list-style-type: none"> <li>1. The submitted Noise Scheme of Assessment is considered to be robust. It predicts that the operational noise from EWRP1 will cause increases of 3dB or more at a number of properties in route section I-2; but predicts no increases of 5dB or more at any properties in route section I-2. No noise mitigation is proposed. Taking into account the representations made by all parties, the adopted policies of the Oxford Local Plan 2001-2016 which seek to preserve residential amenity where properties are close to noise generating development, and the requirements of condition 19 of deemed planning permission TWA/10/APP/01, it is recommended that the application be approved subject to conditions requiring development in accordance with submitted details, and the submission of proposals for the installation of rail damping.</li> <li>2. Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the</li> </ol>	

objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

**Conditions:**

1. Development in accordance with application documents
2. Implementation of rail damping

**3b 16/01635/CND: Vibration Scheme of Assessment for route section I-2**

**Site address:** Chiltern Railway from Oxford to Bicester  
**(Appendix 1)**

**Proposal:** Details submitted in compliance with condition 1 (Noise and Vibration - route section I/2) of TWA ref: TWA/10/APP/01 (The Chilterns Railways (Bicester to Oxford Improvements) Order - deemed planning permission granted under section 90(2A) of the Town and Country Planning Act 1990).

**Officer recommendation:**

**Reasons for approval – Vibration Scheme of Assessment – 16/01635/CND**

- 1 The submitted Vibration Scheme of Assessment is considered to be robust and has demonstrated that the required standards of vibration mitigation set out in the Noise and Vibration Mitigation Policy will be achieved. Taking into account the representations made by all parties, the adopted policies of the Oxford Local Plan 2001-2016 which seek to preserve residential amenity where properties are close to vibration-generating development, and the requirements of condition 19 of deemed planning permission TWA/10/APP/01, it is recommended that the application be approved subject to a condition requiring development in accordance with submitted details.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

**Condition:**

**4 16/01495/RES: WESTGATE CENTRE AND ADJACENT LAND, OX1 1NX**

35 - 42

**Site address:** Westgate Centre And Adjacent Land Encompassing The Existing Westgate Centre And Land Bounded By Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane And Old Greyfriars St (**site plan: appendix 1**)

**Proposal:** The outline planning application (13/02557/OUT) was an Environmental Impact Assessment application and an Environmental Statement was submitted. Approval of all reserved matters was granted (14/02402/RES) under condition 5 of the outline planning permission. This application seeks approval of amended reserved matters for the appearance of a proposed canopy over Bridge 13 (connecting Buildings 3 and 4) only. All other reserved matters previously approved remain unaffected.

**Officer recommendation:**

The West Area Planning Committee is recommended to **grant** planning permission for the reasons stated in the officer report and subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified

**5 16/01267/FUL: CHANGE OF USE FROM COUNCIL DEPOT TO ARTISAN DISTILLERY (REVISED PROPOSAL OMITTING CAFÉ AND VISITOR CENTRE) AND 16/01480/FUL: ERECTION OF SINGLE STOREY BARN TO PROVIDE STORAGE SPACE.(AMENDED PLANS) - OXFORD CITY COUNCIL DEPOT, SOUTH PARK, CHENEY LANE, OXFORD.**

43 - 54

**Site Address:** Oxford City Council Depot, South Park, Cheney Lane.

**Proposal:**

1. 16/01267/FUL: Change of use from council depot to artisan distillery (revised proposal omitting café and visitor centre).
2. 16/01480/FUL: Erection of single storey barn to provide storage space. (Amended plans).

**Officer recommendation:** to grant planning permission with the following conditions:

**16/01267/FUL:**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Bats
4. Swept Path Analysis
5. Delivery and Service Management Plan
6. Hours of use

**16/01480/FUL:**

1. Temporary Permission
2. Development begun within time limit
3. Develop in accordance with approved plans
4. Samples in Conservation Area
5. Tree Protection Plan

**6 16/02097/FUL: 7 CHADLINGTON ROAD**

55 - 64

**Site address:** 7 Chadlington Road, Oxford, OX2 6SY (Appendix 1)

**Proposal:** Erection of a single storey rear extension. Formation of basement. Alterations to landscaping with provision of additional vehicle access from Chadlington Road.

**Officer recommendation:**

The West Area Planning Committee is recommended to **grant** planning permission for the reasons stated in the report and subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples in Conservation Area - North Oxford Victorian Suburb
4. Tree Protection Plan (TPP) 2
5. Arboricultural Method Statement (AMS) 2
6. Ground resurfacing - SUDS compliant
7. Amenity no balcony
8. Visibility Splays
9. On street parking

**7 16/00391/FUL: 24 ROSAMUND ROAD**

65 - 72

**Site address:** 24 Rosamund Road, Oxford. **Appendix 1.**

**Proposal:** Erection of rear conservatory and garden outbuilding. Alterations to windows (Amended Plans).

**Officer recommendation:**

The West Area Planning Committee are recommended to **grant** planning permission for the reasons stated in the officer's report and subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified

**8 MINUTES**

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Minutes from the meeting of 13 September 2016

**Recommendation:** That the minutes of the meeting held on 13 September 2016 are approved as a true and accurate record.

**9 FORTHCOMING APPLICATIONS**

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

- 16/01896/CT3: 21 to 27 Chatham Road and 10 To 40 Fox Crescent, Oxford
- 16/01883/CT3: 17 Jericho Street, OX2 6BU
- 16/02377/FUL: 134 Wytham Street, OX1 4TW
- 16/01413/FUL: Land Adjacent 279 Abingdon Road, Oxford
- 16/02293/FUL: 40 St Thomas Street, OX1 1JP
- 16/02296/CT3: Car Park, Walton Well Road, Oxford
- 16/00882/FUL: 135 - 137 Botley Road, Oxford
- 16/01046/FUL: 30 Warnborough Road, OX2 6JA
- 16/00791/FUL: 1 Richmond Road, OX1 2JJ
- 16/01725/FUL and 16/01727/LBC: St Edward's School, Woodstock Road, OX2 7NN
- 16/01352/FUL: 164 Marlborough Road, OX1 4LT
- 15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS
- 16/02139/RES: Westgate Centre And Adjacent Land, OX1 1NX
- 16/02216/CT3: Land Fronting 21 To 39 And 8 To 24 St Peter's Road, Oxford
- 16/02218/CT3: 85A Aldrich Road, OX2 7SU

- 16/02170/FUL: 1A Cranham Street, OX2 6DD
- 16/02152/CT3: 161 - 161B Iffley Road, Oxford
- 16/00068/FUL 16/00069/LBC: Grove House, 44 Iffley Turn, OX4 4DU
- 16/01541/FUL: The Honey Pot, 8 Hollybush Row, OX1 1J
- 16/01819/VAR: 184 Woodstock Road, OX2 7NQ
- 16/01220/FUL & 16/01221/FUL: 16 Northmoor Road, OX2 6UP
- 16/01909/FUL: Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ
- 15/01601/FUL: 26 Norham Gardens, OX6 6QD

## **10 DATES OF FUTURE MEETINGS**

The Committee will meet at 6.00pm on the following dates:

8 Nov 2016  
13 Dec 2016  
24 Jan 2017  
21 Feb 2017  
14 Mar 2017  
11 Apr 2017  
9 May 2017



## **COUNCILLORS 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

### **At the meeting**

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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.

### **Preparation of Planning Policy documents – Public Meetings**

4. 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.

### **Public requests to speak**

5. 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.

### **Written statements from the public**

6. Members of the public and councillors can send the Democratic Services Officer written statements and other material to circulate to committee members, and the

planning officer prior to the meeting. Statements and other material are accepted and circulated by noon, two working days before the start of the meeting.

7. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give 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. Any such material will not be displayed or shown at the meeting.

### **Exhibiting model and displays at the meeting**

8. 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 by noon, two working days before the start of the meeting so that members can be notified.

### **Recording meetings**

9. 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 place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
10. 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.

### **Meeting Etiquette**

11. 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.
12. 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.

***Code updated to reflect changes in the Constitution agreed at Council on 25 July 2016***