

Agenda

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West Area Planning Committee

Date: **Tuesday 8 November 2016**

Time: **6.00 pm**

Place: **Council Chamber, Town Hall**

For any further information please contact the Committee Services Officer:

Catherine Phythian, Committee and Member Services Officer

Telephone: 01865 252402

Email: democraticservices@oxford.gov.uk

As a matter of courtesy, if you intend to record the meeting please let the Committee Services 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 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

HOW TO OBTAIN A COPY OF THIS AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we no longer produce paper copies of agenda over and above our minimum requirements. Paper copies may be looked at in the Town Hall Reception and in Customer Services, St Aldate's.

A copy of the agenda may be:-

- 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 OXFORD CITY COUNCIL- OXFORD HIGH SCHOOL - BELBROUGHTON ROAD (NO.1) TREE PRESERVATION ORDER 2016	11 - 22
Site address: Oxford High School, Belbroughton Road, Oxford	
Proposal: To confirm the 'Group' designation Order, which includes and protects 2 groups; Group 1 (G1) is composed of x 2 Norway maples, x 1 walnut, x 10 silver birch; x 2 white willows form Group 2 (G2). The two groups are located along the southeastern boundary of Oxford High School as indicated on the Tree Preservation Order map (Appendix 1).	
Officer recommendation: That the West Area Planning Committee confirm: Oxford City Council – Oxford High School - Belbroughton Road (No.1) Tree Preservation Order 2016 without modification.	
4 16/01046/FUL: 30 WARNBOROUGH ROAD, OXFORD	23 - 30
Site address: 30 Warnborough Road, Oxford (site plan: appendix 1)	
Proposal: Erection of three storey side extension and part two, part three storey rear extension (Amended Plans)	
Officer recommendation:	
The West Area Planning Committee is recommended to support the development in principle but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to the following conditions on its completion and for the reasons detailed in the report.	
Conditions:	
1. Development begun within time limit	
2. Develop in accordance with approved plans	
3. Samples in Conservation Area	
4. Tree Protection Plan (TPP) 1	

5. Arboricultural Method Statement (AMS) 1

Legal Agreement

To restrict the commencement of development for this application until such time as the planning permission (16/01691/FUL) for the adjoining property at 31 Warnborough Road has been completed.

5 16/02139/RES: WESTGATE CENTRE AND ADJACENT LAND

31 - 40

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, landscaping, layout and scale of part of the rooftop garden space of Building 3.

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. Materials as specified
4. No amplified music within Kitchen Quad and Pavilion

6 16/02218/CT3: 85/85A ALDRICH ROAD, OXFORD, OX2 7SU

41 - 46

Site address: 85/85A Aldrich Road Oxford (**site plan: appendix 1**)

Proposal: Erection of garden shed.

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

Conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sustainable Drainage measures
4. Materials as specified Treated Timber Frame - Softwood, Ref:

7 MINUTES

Minutes from the meeting on 11 October 2016

Recommendation: That the minutes of the meeting held on 11 October 2016 are approved as a true and accurate record.

8 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, 23, 25 and 27 Chatham Road and 10 to 40 Fox Crescent, Oxford

16/01883/CT3: 17 Jericho Street, Oxford, OX2 6BU

Chiltern Line - East West Rail link - all applications

16/02377/FUL: 134 Wytham Street, OX1 4TW

16/02676/FUL: 48 Ridgefield Rd, Oxford, OX4 3BX

16/01413/FUL: Land Adjacent 279 Abingdon Road, Oxford

16/01909/FUL: Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ

16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP

16/02296/CT3: Car Park, Walton Well Road, Oxford

16/00882/FUL: 135 - 137 Botley Road, Oxford

16/02177/FUL: Land Adjacent Summertown Church Hall, Portland Road, Oxford, OX2 7EZ

16/01725/FUL and 16/01727/LBC: St Edward's School, Woodstock Road, OX2 7NN

16/01352/FUL: 164 Marlborough Road, Oxford, OX1 4LT

15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS

16/02620/RES: Westgate Centre and Adjacent Land, Oxford, OX1 1NX - 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

16/02152/CT3: 161 - 161B Iffley Road, Oxford

16/02405/FUL: 79 Harefields, OX2 8NR

16/02271/FUL 24 Rosamund Road (related to 16/00391/FUL)

16/01220/FUL & 16/01221/FUL: 16 Northmoor Road, OX2 6UP

16/02687/FUL: 265 - 279 Iffley Road and Garages, Percy Street, Oxford, OX4 4AH

16/01541/FUL: The Honey Pot, 8 Hollybush Row, OX1 1J

15/01601/FUL: 26 Norham Gardens, Oxford, OX6 6QD

9 DATES OF FUTURE MEETINGS

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

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