

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 8 November 2016

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

OFFICERS PRESENT: Michael Morgan (Lawyer), Sarah Stevens (Planning Service Transformation Consultant), Adrian Arnold (Manager, Development Control), Robert Fowler (Planning Team Leader), Chris Leyland (Tree Officer), Andrew Murdoch (Planning Team Leader) and Catherine Phythian (Committee Services Officer)

62. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

63. DECLARATIONS OF INTEREST

There were no declarations of interest.

64. OXFORD CITY COUNCIL- OXFORD HIGH SCHOOL - BELBROUGHTON ROAD (NO.1) TREE PRESERVATION ORDER 2016

The Committee considered an application for a 'group' designation Order, which includes and protects 2 groups of trees (Group 1 (G1): x 2 Norway maples, x 1 walnut, x 10 silver birch; Group 2 (G2): x 2 white willows) located along the south-eastern boundary of Oxford High School, Belbroughton Road, Oxford.

The Planning Officer and Tree Officer presented the report and answered questions from the Committee.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **confirm** Oxford City Council – Oxford High School - Belbroughton Road (No.1) Tree Preservation Order 2016 without modification.

65. 16/01046/FUL: 30 WARNBOROUGH ROAD, OXFORD

The Committee considered an application for the erection of a two storey side extension and part two, part three storey rear extension at 30 Warnborough Road, Oxford.

The Planning Officer presented the report. He advised the Committee that the Highways Authority had raised no objection to the application subject to a condition requiring additional cycle storage; however, as this was an extension, and not a new build, officers did not consider that such a condition was necessary.

Ann Bischoff (applicant) and Henry Venners (agent) spoke in support of the application.

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers. With regard to the matter of additional cycle storage the Committee noted that the applicant had already provided cycle storage as part of the planning submission and had confirmed that they were willing to provide more in line with the Highways Authority comments. The Committee agreed that this should be conditioned.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to support the development in principle but defer application 16/01046/FUL 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, as amended below, on its completion.

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
6. Provision of additional cycle storage

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.

66. 16/02139/RES: WESTGATE CENTRE AND ADJACENT LAND

The Committee considered an application for approval of amended reserved matters for the appearance, landscaping, layout and scale of part of the rooftop garden space of Building 3 at the Westgate Centre re-development.

The Planning Officer presented the report. He apologised to the Committee that the word “performances” had been omitted from Condition 4 and should be corrected to read: *No amplified music performances within Kitchen Quad and Pavilion.*

In discussion the Committee noted that when the outline planning permission was granted it had been acknowledged that there would be ambient noise levels from the external areas of all the rooftop restaurants. However, the Committee considered that it would be appropriate to place time restrictions on the use of amplified music for all of the rooftop restaurants and that this should be secured by condition.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02139/RES subject to the following conditions as amended below:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified
4. No amplified music *performances* within Kitchen Quad and Pavilion
5. Time restrictions to be placed on amplified music

67. 16/02218/CT3: 85/85A ALDRICH ROAD, OXFORD, OX2 7SU

The Committee considered a report detailing an application for planning permission for the erection of garden shed at 85/85A Aldrich Road, Oxford, OX2 7SU.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02218/CT3 at 85/85A Aldrich Road, Oxford, OX2 7SU 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. Sustainable Drainage measures
4. Materials as specified Treated Timber Frame – Softwood
(Ref: BDC4184-03 DAS)

68. MINUTES

The Committee resolved to approve the minutes of the meeting held on 11 October 2016 as a true and accurate record.

69. FORTHCOMING APPLICATIONS

The Committee observed that there was a long list of forthcoming applications and that this was due in part to the large volume of major applications before the Council which inevitably added to the workload of the planning team.

70. DATES OF FUTURE MEETINGS

The Committee noted the date of future meetings.

The meeting started at 6.00 pm and ended at 6.35 pm