

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Wednesday 20 February 2019

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Committee members:

Councillor Cook (Chair)	Councillor Gotch (Vice-Chair)
Councillor Arshad	Councillor Bely-Summers
Councillor Corais	Councillor Harris
Councillor Hollingsworth	Councillor Iley-Williamson
Councillor Upton	

Officers:

Adrian Arnold, Acting Head of Planning Services
Robert Fowler, Planning Team Leader
Sally Fleming, Lawyer
Catherine Phythian, Committee Services Officer
Gill Butter, Conservation and Urban Design Officer
Julia Drzewicka, Planning Officer
Tobias Fett, Planning Officer
Nadia Robinson, Principal Planning Officer

Apologies:

No apologies were received

67. Declarations of interest

18/03113/FUL and 18/02645/FUL: Councillor Harris stated that although he was a signatory to these call-ins he was approaching the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

18/02645/FUL: Councillor Gotch stated that although he was a signatory to the call-in he was approaching the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Councillor Cook stated that as a Council appointed trustee for Oxford Preservation Trust and a member of Oxford Civic Society he had taken no part in those organisations' discussions or decision making regarding any of the applications before the Committee and that he was approaching the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Councillor Upton stated that as a Council appointed trustee for Oxford Preservation Trust and a member of Oxford Civic Society she had taken no part in those organisations' discussions or decision making regarding any of the applications before the Committee and that she was approaching the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

68. 18/03113/FUL: 122 Banbury Road, Oxford OX2 7BP

The Committee considered an application (18/03113/FUL) for planning permission for the erection of two dwelling houses (Use Class C3) within the grounds of 122 Banbury Road, including new access off Belbroughton Road, landscaped amenity space, car parking, bin and cycle storage.

The application had been called by Councillors Harris, Landell-Mills, Wade and Goddard due to local concerns about the impact on the Conservation Area.

The Planning Officer presented the report and referred the Committee to three updates:

- House 1: a bedroom and en-suite had been moved to the front of the property to reduce overlooking at the rear
- Paragraph 10.5: Emerging Local Plan 2036 policy RE2 was not quoted in this paragraph, however it had been considered by officers and was referenced in the conclusion of this section of the report in paragraph 10.7
- Paragraph 10.46: the distance of 30m between the nearest window of proposed House 2 and 1 Belbroughton Road had been replaced in the rest of the report with reference to a distance of 24m between the nearest corners of the two buildings as opposed to windows.

Mr Danby Bloch spoke against the application.

Mr Anthony Lewis (agent) spoke in favour of the application.

The Committee debated the impact on the North Oxford Victorian Suburb Conservation Area and neighbouring amenity, the proposed design and the compliance with Local Plan policies.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

The West Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

69. 18/03313/FUL: Land east of Cherwell School South Site, Marston Ferry Road, Oxford

The Committee considered an application (18/03313/FUL) for planning permission for the erection of two, two-storey modular buildings for temporary school premises at 'Swan School', provision of external associated facilities together with car and cycle parking for a period of no more than two academic years.

The Planning Officer presented the report. She advised the Committee that a number of suggestions for changes to the proposals had been made by the Cherwell Travel Action Group and that these were addressed in the committee report.

Kay Wood (the Headteacher for The Swan School) spoke in favour of the application.

The Committee noted the following points:

- The location close to the permanent school, and ambitious targets in the travel plan, means sustainable travel habits can be promoted and established for both staff and students.
- Wardens would be present at the junction with Marston Ferry Road to oversee the operation of the junction and to check parking or drop-off permits.
- The travel plan coordinator would monitor the use of the 20 car parking spaces that would be marked for Swan School to check they are being used by staff with permits.

The Committee discussion centred on safety concerns for cyclists using the cycle lane as a result of the development proposals. They felt that it was incumbent on a local authority which actively promoted cycling and walking to take all reasonable steps to ensure those activities were undertaken safely.

Notwithstanding the officer advice that the Highways Authority did not require any additional measures to address concerns about the safety of cyclists using the cycle lane the Committee agreed to include the following informative:

“That the applicant should consult with the Highways Authority as to whether signage should be provided at the site entrance where vehicles cross the cycle route as an additional safety measure to protect cyclists”.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application with the addition of the informative detailed above.

The West Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to
 - a. the satisfactory completion of a legal agreement or unilateral undertaking under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in the report;
 - b. the required planning conditions set out in section 12 of the report;

- c. and the informative listed above; and
 - d. grant planning permission;
2. **delegate authority** to the Acting Head of Planning Services to:
- a. finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary;
 - b. finalise the recommended legal agreement or unilateral undertaking under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in the report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Acting Head of Planning Services considers reasonably necessary; and
 - c. issue the planning permission.

70. 18/02645/FUL: 5 Chadlington Road Oxford OX2 6SY

The Committee considered an application (18/02645/FUL) for planning permission for the demolition of existing garage and conservatory; erection of a two storey side and rear extension and a single storey rear extension; enlargement of existing front porch; removal of chimneys; removal of one door to north west elevation and replace with one window; and alterations to vehicle access into the site and provision of bin and cycle.

The application had been called in by Councillors Harris, Gotch, Roz Smith, Gant and Garden on the ground that the proposed extensions involve overbuilding of the site and are of a scale and nature which affects the character of the neighbourhood which is in a conservation area

The Planning Officer presented the report.

Philip Allen, on behalf of Linton Road Neighbourhood Association, spoke against the application.

Patrick Trueman, applicant, spoke in favour of the application.

In debate the Committee focussed on the impact of the proposed development on the North Oxford Victorian Suburb Conservation Area and neighbouring amenity.

The Committee sought advice from the Urban Design and Conservation Officer regarding the relative merits of a side or rear extension. The officer explained that a key characteristic of the North Oxford Victorian Suburb Conservation Area was that *“from the street, building plots seem small for the size of the houses, there are however large spaces behind houses”*.

The Committee noted the officer advice that the sense of spaces between the buildings and glimpses of mature vegetation would not be lost due to the low built form at the Dragon School, and that significant view of rear gardens and the contribution that the

rear garden of 5 Chadlington Road makes to this collective character would still be glimpsed on the southern approach of Chadlington Road which is an important viewing point.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

The West Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

71. 17/02537/CND2: St Hilda's College, Cowley Place, Oxford, OX4 1DY

The Committee considered an application (17/02537/CND2) for approval of the details submitted in compliance with conditions 8 (Details of windows), 9 (Large scale details of the Tower) and 10 (Lighting strategy) of planning permission 17/02537/FUL.

The West Area Planning Committee approved application 17/02537/FUL on 13 March 2018 subject to conditions. It was agreed that approval of the details required by conditions 8, 9 and 10 should be brought back to Committee and not delegated to the Head of Planning Services to approve.

The Planning Officer presented the report and informed the Committee of a change to paragraph 7.3 of the report: *the correct reference was to section 66 not section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990*. The Planning Officer confirmed that consideration of the application had been based on section 66.

Adrian Gould (agent) spoke in favour of the application and Jay Gort (architect) responded to questions from the Committee.

The Committee was satisfied with the details submitted in compliance with conditions 8 (details of windows) and 10 (lighting strategy).

The Committee noted that work on the design of the Tower was progressing and that this was an iterative process such that the final details would be refined after the commencement of above ground building works. The Committee agreed that it would be appropriate to require that approval of the final details of the Tower should be delegated to the Acting Head of Planning Services, after consultation with the Chair of the West Area Planning Committee.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation (as amended by the Committee below) to approve the application.

The West Area Planning Committee resolved to:

1. **approve** the details submitted in compliance with condition 8 (Details of windows), condition 10 (Lighting Strategy) and partially approve details of condition 9 (Large scale details of the Tower);
2. **delegate authority** to the Acting Head of Planning Services, after consultation with the Chair of the West Area Planning Committee, to approve the final details of the Tower (part of condition 9); and
3. **delegate authority** to the Acting Head of Planning Services to determine any future minor amendments that may be submitted as part of conditions 8 and 10.

72. Minutes

The Committee resolved to approve the minutes of the meeting held on 15 January 2019 as a true and accurate record.

73. Forthcoming applications

The Committee noted the list of forthcoming applications.

74. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 8.00 pm

Chair

Date: Tuesday 12 March 2019