

Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 6 August 2019

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Committee members:

Councillor Cook (Chair)

Councillor Corais

Councillor Hollingsworth

Councillor Wolff

Councillor Gotch (Vice-Chair)

Councillor Donnelly

Councillor Iley-Williamson

Councillor Taylor (for Councillor Upton)

Officers:

Robert Fowler, Planning Team Leader

Sally Fleming, Planning Lawyer

Catherine Phythian, Committee Services Officer

Natalie Dobraszcyk, Planning Officer

James Paterson, Planning Officer

Apologies:

Councillors Harris and Upton sent apologies.

19. Declarations of interest

Councillor Cook stated that as a Council appointed trustee for the Oxford Preservation Trust and as a member of the 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.

Oxford City Council - Jury's Inn (No.1) Tree Preservation Order 2019

Councillor Gotch stated that although he was a member of the gym at the Jury's Inn he considered that he could still participate in the determination of the application.

19/01298/CT3

Councillor Hollingsworth stated that, through his position on the Cabinet, he was a shareholder of the Oxford City Housing Group. Although he did not have a disclosable pecuniary interest, as he had no personal benefit from the outcome of the application, to avoid any public perception of bias he would leave the meeting and not take part in the debate or the determination of the application.

20. 19/00436/FUL: Convent of the Incarnation, Fairacres Road, Oxford, OX4 1TB

The Committee considered an application (19/00436/FUL) for planning permission for the redevelopment of the existing site including erection of new two storey wing; single storey cottage building to create 3 self contained units; single storey fruit store; single storey garage and workshop; 2no. single storey glazed cloisters and changes to fenestration of St Raphael's Building. Demolition of existing buildings along the southern boundary, associated landscaping and site works.

The Planning Officer presented the report. The consultation period for the application expired after the committee report was finalised. Additional comments, with no change from those already reported, were received from Oxfordshire County Council (Drainage and Highways), Natural England and Thames Valley Police (Secured by Design).

New comments were also received from The Oxford Civic Society. These were about the loss of views of Fairacres House and the Chapel; the functional quality of the building designs; and that the Convent should do more to address fears amongst the local community about the loss of green space.

The applicant, Sister Clare-Louise Marriott (the Reverend Mother) and Charles Darby, architect, were present to answer questions from the Committee regarding the application.

In response to a question about the proposed increase in the on-site parking provision by one bay the architect learnt that this was a rationalisation of the current on-site parking arrangements which were ad hoc and not limited to a designated parking area.

In reaching its decision, the Committee considered all the information put before it.

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 Committee was satisfied with the planning officer's assessment that the proposed boundary treatments were acceptable in terms of the impact on the amenity of neighbouring properties.

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 11 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.

21. 19/01474/FUL:19 Harley Rd, Oxford, OX2 0HS

The Committee considered an application (19/01474/FUL) for planning permission for the erection of part single, part two storey rear extension and alteration to 1no window to north side elevation.

This application was called in by Councillors Pressel, Munkonge, Tanner, Rowley and Djafari-Marbini due to concerns about the possible impact of the development proposal on the amenity of neighbouring occupiers.

The Planning Officer presented the report. He informed the Committee that the neighbours to the south of the application site had raised objections relating to a loss of daylight, inaccuracies in the plans and potential damage to the tree on their property. The issue of loss of daylight, privacy and potential damage to the tree were addressed in the officer's report.

In terms of the accuracy of the plans, he confirmed that planning officers had visited the site on the 10 June and visually checked the plans. The measurements were checked on a subsequent site visit by planning officers on 5 August in the presence of the applicant and the neighbour who had raised the objections.

The planning officers were satisfied that the plans were accurate with the exception of the location of the tree in the rear garden of the neighbouring property: this tree enters the ground 85cm from the rear wall not 180cm as the submitted plans suggest. This did not change the officer recommendation or the assessment made in the report.

Alison Findlay, neighbour, spoke against the application.

James Mackenzie, on behalf of the applicant, spoke in favour of the application.

The Committee asked questions of the officers about the details of the application and the objections raised by the neighbours.

The Committee noted that any issues relating to potential damage to the tree were not relevant to the application before them. The Committee was satisfied with the assessment, as set out in the planning officer's report, and considered that the development would have an acceptable impact on the amenity of neighbours.

In reaching its decision, the Committee considered all the information put before it. 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.
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.

22. Oxford City Council - Jury's Inn (No.1) Tree Preservation Order 2019

The Committee considered whether the Oxford City Council - Jury's Inn (No.1) Tree Preservation Order 2019 should be confirmed with a modification to include additional information in the Specification of Trees under Schedule 1 of the Order; to include the number and species of trees included in G1.

The Planning Officer presented the report.

In reaching its decision, the Committee considered all the information put before it.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to confirm the tree preservation order with the modification as set out above.

The West Area Planning Committee resolved to:

confirm the Oxford City Council - Jury's Inn (No.1) Tree Preservation Order 2019 with a modification to include additional information in the description of the trees in G1 at Schedule 1 of the Order; as follows, G1- Description - *'A group of 8 field maples in the area defined within a broken black line on the TPO plan'*.

Councillor Hollingsworth left the meeting before the debate and determination of the next item.

23. 19/01298/CT3: 16 Sparsey Place, Oxford, OX2 8NL

The Committee considered an application (19/01298/CT3) for planning permission for the erection of a two storey side extension, erection of single storey front extension and erection of single storey rear extension (amended plans).

The Planning Officer presented the report.

Lila Haracz, representing the applicant, spoke in support of the application.

In reaching its decision, the Committee considered all the information put before it.

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;
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.

24. Minutes

The Committee resolved to approve the minutes of the meeting held on 9 July 2019 as a true and accurate record.

25. Forthcoming applications

The Committee noted the list of forthcoming applications.

26. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 7.00 pm

Chair

Date: 10 September 2019