

Remote meeting

Minutes of a meeting of the West Area Planning Committee on Tuesday 9 February 2021

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Committee members present:

Councillor Cook (Chair)

Councillor Gotch (Vice-Chair)

Councillor Hollingsworth

Councillor Howlett

Councillor Iley-Williamson

Councillor Tanner (for Councillor Corais)

Councillor Tarver

Councillor Upton

Councillor Wade

Officers present for all or part of the meeting:

Jennifer Coppock, Senior Planner

Sally Fleming, Planning Lawyer

Robert Fowler, Planning Team Leader

Andrew Murdoch, Development Management Service Manager

James Paterson, Senior Planning Officer

Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Corais sent apologies. Substitutes are shown above.

70. Declarations of interest

General

Cllr 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 the applications before the Committee. He said that he was approaching all of the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

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

Cllr Gotch stated that as a member of 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 the applications before the Committee. He said that he was approaching all of the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Cllr Wade stated that as a member of the Oxford Civic Society, she had taken no part in the organisation's discussions or decision making regarding the applications before the Committee. She said that she was approaching all of the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Specific applications

Minute 71: 19/02816/FUL

Cllr Tanner stated that whilst he had called in this application he had not made his mind up on the matter and came to the meeting with an open mind

Minute 73: 20/02434/VAR

Cllr Wade said that she had relatives in education at the Dragon School but the application had no direct effect and she was approaching it with an open mind.

71. 19/02816/FUL: Land Between 45 And 51 Hill Top Road, Oxford

The Committee considered an application for planning permission for the demolition of the garage and construction of one 4-bed dwelling and one 5-bed dwelling (Use Class C3); provision of amenity space, car parking and bin and cycle stores; and associated landscaping and boundary treatments (amended plans) at Land Between 45 And 51 Hill Top Road, Oxford.

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 application 19/02816/FUL** 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 subject to:
 - the satisfactory completion of a unilateral undertaking or agreement 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 set out in the report; and
2. **delegate** authority to the 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 Head of Planning Services considers reasonably necessary; and
 - finalise the recommended unilateral undertaking or agreement 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 Head of Planning Services considers reasonably necessary; and
 - complete the Section 106 unilateral undertaking or agreement referred to above and issue the planning permission.

72. 20/02768/VAR: 16 East Street

The Committee considered an application for planning permission for the variation of condition 2 (Develop in accordance with approved plans) of planning permission 19/00249/FUL (Demolition of existing workshop (Use Class B1) to erect a two storey yoga workshop (Use Class D2). Provision of cycle spaces (amended description) to allow changes to fenestration, rooflights, roof structure and flood void arrangement at 16 East Street, Oxford, OX2 0AU.

In presenting the report, the Planning Officer explained that the applicant had now discharged condition 5 of the original planning permission, 19/00249/FUL. Officers therefore proposed to update condition 5 in Section 12 of the report to read:

“The proposed development shall take place in accordance with the submitted letter of intent, confirming a contract between the applicant and contractors for the demolition of the existing building and construction of a building shell, (dated 13/1/21) approved under application reference 19/00249/CND4”

Reason:- to ensure that the premature demolition of the buildings does not take place to the detriment of the special character and appearance of the Conservation Area, in accordance with Policies DH1 And DH3 Oxford Local Plan 2036.

The Planning Officer informed the Committee that work had commenced on demolishing the existing building as all of the pre-commencement conditions attached to the original permission had been discharged.

Vernon Orr and Bianca Elgar (local residents) spoke objecting to the application. They referred to the consultation process and questioned the validity of the application’s supporting paperwork.

Adrian James (the architect and agent) spoke in support of the application.

In reaching its decision, the Committee considered all the information put before it, including answers to the points raised by the speakers. 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 application 20/02768/VAR** for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report, with the amended wording for condition 5, and grant planning permission; and
2. **delegate authority** to the 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 Head of Planning Services considers reasonably necessary.

73. 20/02434/VAR: Dragon School, Bardwell Road, Oxford,OX2 6SS

The Committee considered an application for planning permission for the variation of condition 2 (Develop in accordance with approved plans) of planning permission 17/02419/FUL (Erection of new Music School, construction of link to Lynam Hall, landscaping including the formation of a new courtyard, garden area to Lane House and entrance courtyard) to allow an extension to the north west staircase and plant room, the provision of air-source heat pumps and alterations to fenestration. Increase in

height of parapet wall, removal of fire escape and seating box to the north elevation. Alterations to the fire escape ramp to the south elevation and alterations to the link structure to Lynam Hall. Reduction in roof mounted PV solar panels and rooflights (amended description) at the Dragon School, Bardwell Road, Oxford, OX2 6SS.

The Planning Officer corrected the last sentence in paragraph 6.12 of the report to read: *The proposed units measure approximately 1.5m in width and 1.5m in depth with a slight increased height of 10cm.*

James Roach and Lucy Smith (representing the applicant) attended to answer questions from the Committee.

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 application 20/02434/VAR** for the reasons given in the report and subject to the required planning conditions and informatives set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the 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 Head of Planning Services considers reasonably necessary.

74. Minutes

The Committee resolved to approve the minutes of the meeting held on 19 January 2021 as a true and accurate record.

75. Forthcoming applications

The Committee noted the list of forthcoming applications.

76. Dates of future meetings

The Committee noted the dates and that the March and April meetings would start at 3.00pm.

The meeting started at 3.00 pm and ended at 3.50 pm

Chair

Date: Tuesday 9 March 2021

When decisions take effect:

Planning Committees: after the call-in and review period has expired and the formal decision notice is issued

Details are in the Council's Constitution.