

## **Remote meeting**

# **Minutes of a meeting of the West Area Planning Committee on Tuesday 13 April 2021**

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### **Committee members present:**

Councillor Cook (Chair)	Councillor Gotch (Vice-Chair)
Councillor Hollingsworth	Councillor Howlett
Councillor Tanner (for Councillor Corais)	Councillor Tarver
Councillor Upton	Councillor Wade

### **Officers present for all or part of the meeting:**

Adrian Arnold, Head of Planning Services  
Tobias Fett, Planning Officer  
Sally Fleming, Planning Lawyer  
Robert Fowler, Planning Team Leader  
Stacey Harris, Planning Officer  
Katharine Owen, Principal Conservation Officer  
Andrew Murdoch, Development Management Service Manager  
David Radford, Archaeologist

### **Apologies:**

Councillor Corais sent apologies.  
Substitutes are shown above.

## **85. 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 86: 21/00220/FUL**

Cllrs Wade and Gotch stated that whilst they had called in this application they had not made their minds up on the matter, and both approached it with an open mind.

#### **Minute 87: 21/00079/FUL**

Cllrs Tanner and Tarver stated that whilst they had called in this application they had not made their minds up on the matter, and both approached it with an open mind.

#### **Minute 88: 21/00142/FUL**

Cllrs Tanner and Cook stated that whilst they had called in this application they had not made their minds up on the matter, and both approached it with an open mind.

#### **Minute 89: 20/03109/LBC**

Cllr Wade stated that whilst she had called in this application she had not made her mind up on the matter, and approached it with an open mind.

### **86. 21/00220/FUL: 37 Templar Road, Oxford, OX2 8LS**

The Committee considered an application for planning permission for the change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4); alterations to roof to form hip to gable, formation of 1 dormer to rear roofslope and insertion of 2 rooflights to front roofslope in association with loft conversion; demolition of existing rear garden shed and erection of a part single, part two storey rear extension and single storey side extension; dropped kerb, one additional parking space and improvement to existing parking spaces (Amended Plans and description) at 37 Templar Road, Oxford, OX2 8LS

The Planning Officer reported a correction to the report: on page 20, to amend section 9.12 to read '*Officers received reports about working on site and contractor safety, but this is not a planning consideration. The work that has started amounts to site clearance only. This has been passed on to the agents for information.*'

Marcella Hawlin, Iara Carlton, and Maria Nave (local residents) spoke against the application, outlining their concerns about both the size and scale of the proposed extensions and the conversion to an HMO.

In reaching its decision, the Committee considered all the information put before it, including national and local planning policies and guidance, and the objections raised. The Committee agreed it would be reasonable to add a condition that appropriate noise

insulation be provided on the party wall between no 37 and no 35, to reduce the impact of noise from the more intensive use of no37 on the adjoining property (with the detailed scope and wording to be finalised by the Head of Planning Services). After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application, including this additional condition.

**The West Area Planning Committee resolved to:**

1. **approve application 21/00220/FUL** for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and an additional condition that appropriate noise insulation be provided on the party wall between no 37 and no 35, and grant planning permission;
2. **delegate authority** to the Head of Planning Services to:
  - finalise the recommended conditions as set out in the report and the additional condition referred to above including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
  - issue the planning permission.

**87. 21/00079/FUL: 67 Argyle Street Oxford OX4 1ST**

The Committee considered an application for planning permission for the change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4); and provision of bin and bike stores (Retrospective) at 67 Argyle Street, Oxford, OX4 1ST.

Thelma Martin (Iffley Fields Residents Association) spoke objecting to the application.

In reaching its decision, the Committee considered all the information put before it, noting that the HMO use would be subject to regulation and licensing and that noise and nuisance issues arising from the use of the building could be dealt with through building control and environmental health legislation.

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 21/00079/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.
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
  - issue the planning permission.

## **88. 21/00142/FUL:75 Botley Road, Oxford, OX2 0EZ**

The Committee considered an application for planning permission for the change of use of garden outbuilding to office (Use Class E (g)) at 75 Botley Road, Oxford, OX2 0EZ.

The Planning Officer confirmed that the off-road parking spaces provided for the flats at 75 Botley Road were not tied to use by those flats. He recommended, and the committee agreed, to add a condition to prevent the use of these parking spaces by the users of the office space.

Nik Lyzba (the agent for the applicant) spoke in support of the application.

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

On being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application with an additional condition to prevent the users of the office space making use of the 2 parking spaces adjacent to the site and associated with the flats.

### **The West Area Planning Committee resolved to:**

1. **approve application 21/00142/FUL** for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report, and the additional condition to prevent the users of the office space making use of the 2 parking spaces associated with the flats and grant planning permission.
1. **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
  - issue the planning permission.

## **89. 20/03109/LBC: Godstow Weir B, Godstow Road, Oxford, OX2 8PN**

The Committee considered an application for listed building consent for the replacement of the existing weir with new concrete weir including new fish pass and stairs at Godstow Weir B, Godstow Road.

Nick Leishman and Mark Hill (representing the Environment Agency as the applicant) spoke in support of the application and noted their legal obligations to maintain navigation under the Thames Conservancy Act 1932; and passage for salmon, freshwater fish and eels under the Water Framework Directive and The Eels (England and Wales) Regulations 2009.

In reaching its decision, the Committee considered all the information put before it. On being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to grant listed building consent.

**The West Area Planning Committee resolved to:**

1. **approve application 20/03109/LBC** for the reasons given in the report and subject to the required listed building conditions set out in section 12 of the report and grant listed building consent; 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.

**90. Minutes**

The Committee resolved to approve the minutes of the meeting held on 9 March 2021 as a true and accurate record.

**91. Forthcoming applications**

The Committee noted the list of forthcoming applications.

**92. Dates of future meetings**

Noted that this was the last meeting of the West Area Planning Committee. After Annual Council on 19 May 2021 the two area planning committees would be replaced by the Oxford City Planning Committee.

**The meeting started at 3.00 pm and ended at 5.10 pm**

**Chair .....**

**Date:**

*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.*