

WEST AREA PLANNING COMMITTEE

Wednesday 30 May 2012

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Benjamin, Clack, Cook, Jones, Khan and Tanner.

OFFICERS PRESENT: Murray Hancock (City Development), Lois Stock (Democratic and Electoral Services Officer), Steven Roberts (City Development), Nick Worlledge (City Development) and Michael Morgan (Law and Governance)

1. ELECTION OF CHAIR FOR THE COUNCIL YEAR 2012/2013

Resolved to elect Councillor Oscar van Nooijen as Chair of the Committee for the Council year 2012/2013.

2. ELECTION OF VICE CHAIR FOR COUNCIL YEAR 2012/2013

Resolved to elect Councillor John Goddard as Vice Chair of the Committee for the Council year 2012/2013.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Canning with Councillor Coulter attending as substitute.

4. DECLARATIONS OF INTEREST

None made.

5. PLANNING APPLICATION FOR DETERMINATION - GRANTHAM HOUSE, CRANHAM STREET - 11/03269/FUL, 11/03271/FUL, 11/03272/CAC, 11/03273/FUL

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

Application A (11/03269/FUL) External alterations and additions, including extensions to roof to form $\frac{3}{4}$ floor, external cladding and balconies. Provision of bin and cycle storage.

Application B (11/03273/FUL) – External alterations and additions, including extensions to roof to form 3rd floor, external cladding and balconies. Conversion to 7 flats (3 x 1 bed, 1 x 2 bed and 3 x 3 bed). Provision of 1 off street car parking space.

Application C: (11/03271/FUL) – Conservation consent for demolition of building. Erection of 2 x 3 bed semi detached houses and car parking.

Steven Roberts presented the application to the Committee and updated the Committee on one new letter of objection from 24 Cranham Street not detailed in the written report.

In accordance with the criteria for public speaking, Nik Lyzba and Douglas Riach (on behalf of the Applicant) spoke in favour of the application. No-one spoke against it.

The Committee considered all submissions, both written and oral.

Resolved to grant the application with conditions laid out in the planning officer's report, and the informatives detailed below, and that the Head of City Development be authorised to issue the notice of permission.

Informatives concerning use of grey water and appropriate solar energy.

6. PLANNING APPLICATION FOR DETERMINATION - MAGDALEN COLLEGE, 12/00459/FUL, 12/00460/LBC

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

- (1) Extension to existing library to provide book storage, reading rooms, staff accommodation, seminar rooms, landscaping to quadrangle and provision of level access and bicycle storage facilities.
- (2) External and internal alterations and extension to library involving removal of inserted floor and staircase, insertion of new staircase, lift to provide book storage, reading rooms, staff accommodation and seminar space

Nick Worlledge presented the application to the Committee.

In accordance with the criteria for public speaking, David Clark spoke against the application and Charles Young (Investment Bursar on behalf of Magdalen College) spoke in favour of it.

The Committee considered all submissions, both written and oral.

Resolved:-

(1) To refuse planning consent for application 12/00459/FUL for the following reasons:-

- (a) The proposal would form an inappropriate visual relationship with the existing Grade II* listed New Library building and the surrounding development that lies within the Central City and University Conservation

Area. The proposals are therefore considered to be contrary to policies HE3, HE7 of the Oxford Local Plan 2001-2016, and policy CS18 of the Oxford Core Strategy 2026.

- (b) The construction of the plinth/terrace would cause unacceptable harm by its visual impact on the setting and special architectural and historical interest of the Grade II* listed New Library building that is not outweighed by the public benefit of development. The proposals are therefore considered to be contrary to policies HE3, HE7 of the Oxford Local Plan 2001-2016, and policy CS18 of the Oxford Core Strategy 2026.
- (2) To refuse planning consent for application 12/00460/LBC for the following reasons:-
- (a) The proposal would form an inappropriate visual relationship with the existing Grade II* listed New Library building and the surrounding development that lies within the Central City and University Conservation Area. The proposals for listed building consent are therefore contrary to the advice in the National Planning Policy Framework 2012.
 - (b) The construction of the plinth/terrace would cause unacceptable harm by its visual impact on the setting and special architectural and historical interest of the Grade II* listed New Library building that is not outweighed by the public benefit of development.. The proposals for listed building consent are therefore contrary to the advice in the National Planning Policy Framework 2012.

7. PLANNING APPLICATION FOR DETERMINATION - 115 WALTON STREET - 12/00862/FUL

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

- Change of use from Class A1 (retail) to Class A2 (financial and professional services).

Murray Hancock presented the application to the Committee.

In accordance with the criteria for public speaking, Huw Mellor (Agent for the Applicant) and Jan Bartlett (Applicant) spoke in favour of the application. No-one spoke against it.

The Committee considered all submissions both written and oral.

Resolved to grant temporary planning consent for 5 years for change of use to Class A2 (financial and professional services), limited in this case to use as a letting agency only, and that the Head of City development be authorised to issue the notice of permission.

**8. PLANNING APPLICATION FOR DETERMINATION - 56 ST CLEMENTS
- 12/00721/FUL**

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

- Change of use from sui generis HMO (House in Multiple Occupancy) to Class C4 HMO.

Murray Hancock presented the application to the Committee.

Resolved to grant the planning application with conditions laid out in the planning officer's report, and that the Head of City development be authorised to issue the notice of permission.

**9. PLANNING APPLICATION FOR DETERMINATION - 49 MEADOW
PROSPECT, 12/00549/FUL**

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

- Two storey side and rear extension (amended plans)

Murray Hancock presented the application to the Committee.

Resolved to grant the planning application with conditions laid out in the planning officer's report, and that the Head of City Development be authorised to issue the notice of permission.

**10. PLANNING APPLICATION FOR DETERMINATION - OXFORD ICE
RINK, OXPENS ROAD - 12/00561/CT3**

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

- Replacement of external entrance/exit doors to main entrance.

Murray Hancock presented the application to the Committee.

Resolved to grant the planning application with conditions laid out in the planning officer's report, and that the Head of City development be authorised to issue the notice of permission.

11. FORTHCOMING ITEMS FOR INFORMATION

Resolved to note the list of forthcoming applications.

12. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) giving details of planning appeals received and determined during April 2012

Resolved to note the report.

13. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 11th April 2012.

14. DATES AND TIMES OF FUTURE MEETINGS

Resolved:-

- (1) To note the list of dates;
- (2) To fix 6pm as the starting time for meetings;
- (3) That, subject to planning applications received, the Committee would seek not to meet during August 2012.

The meeting started at 6.00 pm and ended at 8.01 pm

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