

WEST AREA PLANNING COMMITTEE

Wednesday 17 April 2013

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

OFFICERS PRESENT: Michael Crofton-Briggs (Head of City Development), Murray Hancock (City Development), Huw Jones (Oxfordshire County Council), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

149. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Bev Clack (substitute Councillor Bob Price).

150. DECLARATIONS OF INTEREST

There were no declarations of interest.

151. ROGER DUDMAN WAY

The Head of City Development submitted a report (previously circulated now appended) which detailed the progress made into the investigation of the Roger Dudman Way application (11/02881/FUL).

In accordance with the criteria for public speaking, the Committee noted that Nicky Moeran, Councillor Mike Gotch and Toby Porter spoke on the report.

The public made the following comments:

- Upset with Council's decision and the University's response.
- Upset with the lack of consultation for the application. There was no visible display or advertised plans in the Port Meadow vicinity of the proposed plan.
- Fear that the ongoing meetings with the University will not yield very much or lead anywhere.
- The Council, University and public need to work together to right this wrong.
- Council could propose to the University the following mitigating effects:
 1. One way glass all windows fronting Port Meadow instead of blinds
 2. Cascade planting at the front of the building
 3. Remove pitched roof from western façade
 4. Re-locate plant and other services to eastern side of the roof voids

Members' Questions

- When will we get a report? – The earliest a report can be presented would be May 2013,
- Can a special meeting of the committee to deal with this issue be arranged? – Yes the committee can decide to hold a special meeting.

Members made the following comments:

- Worried about the time it is taking to solve this issue as the building will be finished soon.
- The planning decision was reasonable as the Council has to balance the city's needs for housing, preserving the environment and student accommodation. However, this is a significant application and the public thinks we have got it wrong
- We need to put pressure on the officers and University to solve the problems and produce a report ASAP.
- The University's response has been inadequate and does its reputation no good.
- Officers can't solve it, the Vice Chancellor and Leader of the Council need to meet, as they are not bound by planning law.
- Planning law is not going to create a solution, a political decision now needs to be made.
- The Leader has already offered to meet with the University to discuss the way forward. However more information is needed before parties can meet.
- Would like to see timeline of how progress has been made.

The Committee resolved (by 9 votes to 0) the following:

1. That the Committee calls upon those at the highest levels in Oxford University and the Council to meet as soon as possible to discuss and find a solution
2. That a letter from the Chair of the West Area Planning Committee to the Vice Chancellor of Oxford University be sent which outlines the Committee's concerns in regards to the Roger Dudman Way application (11/02881/FUL).
3. That a progress report from West Area Planning Committee be presented to Council.

152. UK BATHROOM WAREHOUSE, ABINGDON ROAD: 13/03279/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing building on site. Erection of 83 bedroom hotel on 3 floors accessed from Abingdon Road. Provision of 45 car parking spaces and bin and cycle storage (Amended and additional plans).

In accordance with the criteria for public speaking, the Committee noted that Tony O'Brian and Adrian James spoke in favour of the application and no one spoke against it.

After taking into consideration all oral and written submissions, the Committee resolved (by 9 votes to 0) to REFUSE the planning application for the following reasons:

1. Having regard to the location of the proposed Travelodge in close proximity to the strategic road network, the amount of car parking provided is considered to be inadequate to serve the amount of accommodation

proposed. The development would therefore be contrary to policies TR3, TR9 and Appendix 3 of the Oxford Local Plan 2001 to 2016.

2. In the absence of a legal agreement securing financial contributions towards highways infrastructure, affordable housing, off - site landscaping and public art the proposed development would be contrary to the requirements of policies CP9 and CP14 of the adopted Oxford Local Plan 2001 to 2016; policy CS24 of the Oxford Core Strategy 2026 and accompanying Planning Obligations Supplementary Planning Document in respect of facilities required to mitigate the impact of the development.
3. Having regard to its massing; the regularity of its appearance; and its use of inappropriate panelling materials, the proposed development would represent an incongruous and discordant feature in the landscape at a prominent location at the southern edge of the city, close to open land and Oxford Green Belt. The development would therefore be contrary to policy CP8 of the Oxford Local Plan 2001 to 2016 and policy CS18 of the Oxford Core Strategy 2026.

153. 10 & 10A BARTLEMAS ROAD: 13/00304/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for an extension to 10a Bartlemas Road to create a 2 bedroom dwelling. Extension and subdivision of the existing 10 Bartlemas Road to create 2 x 1 bedroom dwellings (to be known as 10 and 10b Bartlemas Road). Removal of workshop in rear garden and provision of shared amenity space

In accordance with the criteria for public speaking, the Committee noted that Emily Warner spoke in favour of the application and no one spoke against it.

After taking into consideration all oral and written submissions, the Committee resolved (by 9 votes to 0) to APPROVE the planning application subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Prior to occupation the existing garden building shall be removed
- 5 Bin and Cycle storage
- 6 Limit parking permit eligibility to four permits:

154. 55 WOLVERCOTE GREEN: 13/00290/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a two storey side extension.

In accordance with the criteria for public speaking, the Committee noted that Councillor Mike Gotch and Robbie Scott spoke in favour of the application and no one spoke against it.

After taking into consideration all oral and written submissions, the Committee resolved (by 6 votes to 3) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

155. CUTTESLOWE PARK PAVILION: 13-00389-CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to install an external raised metal platform to front and side. Refurbishment works including insertion of windows and doors to create enclosed glazed corridor to front, insertion of windows and doorways, removal of rear windows, installation of public toilets and internal remodelling.

In accordance with the criteria for public speaking, the Committee noted that no one spoke on this application

After taking into consideration all written submissions, the Committee resolved (by 9 votes to 0) to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Building to incorporate energy efficient and sustainable measures in excess of Building Regulations requirements.

156. PLANNING APPEALS

The Committee resolved (by 9 votes to 0) to NOTE the report on planning appeals received and determined during February 2013

157. FORTHCOMING APPLICATIONS

The Committee resolved (by 9 votes to 0) to NOTE the list of forthcoming applications.

158. MINUTES

The Committee resolved (by 9 votes to 0) to APPROVE the minutes of the meeting held on 13 March 2013 (adjoined and reconvened on 14 March 2013) as a true and accurate record.

The meeting started at 6.00 pm and ended at 7.45 pm