

WEST AREA PLANNING COMMITTEE

Tuesday 10 December 2013

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Canning, Clack, Cook, Price, Fooks and Khan.

OFFICERS PRESENT: Murray Hancock (City Development), Michael Crofton-Briggs (Head of City Development), Fiona Bartholomew (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

66. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Jones (substitute Councillor Fooks) and Councillor Tanner (substitute Councillor Khan).

67. DECLARATIONS OF INTEREST

Councillor Benjamin declared that she had visited 229 Cowley Road (minutes 70) but was approaching the application with an open mind.

68. FORMER RUSKIN COLLEGE, WALTON STREET: 13/00832/FUL & 13/01075/LBD

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to redevelop the existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works.

External alterations involving demolition of south and west facades of 1913 building, demolition of 1930s, 1960s and 1980s extensions and removal of existing roof. Erection of 4 storey extension to provide 90 student study bedrooms, 3 Fellows/staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof. Alterations to window openings, insertion of replacement windows and new gates to front elevation. Late comments received from the Victorian Society, English Heritage and the Oxford Civic Society was reported to the committee. The Head of City Development confirmed that the Community Infrastructure Levy (CIL) payable would be £60,600.

In accordance with the criteria for public speaking, the Committee noted that Chris Johnson, Mary Keen and Tony Joyce spoke against and William Jensen, Charles Banner and Chris Paterson spoke in favour of the application.

The Committee resolved to SUPPORT the planning application but defer the listed building consent application for referral to the Government Office and to

delegate to officers the issuing of the decision notice after the application has been cleared by the Government Office or 28 days expires without the Secretary of State either directing that the application be referred to him or giving notice that he requires further time to consider making such a direction, subject to the following conditions and informatives:

Conditions

13/00832/FUL

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples in Conservation Area, to be agreed by committee
4. Landscape plan required
5. Landscape carry out by completion
6. Variation of Road Traffic Order – Walton Street/Walton Place
7. Construction Traffic Management Plan
8. SUDS drainage
9. Cycle parking provision
10. Archaeology – Implementation of programme +historic Civic War remains
11. Secure by Design
12. Bat and bird boxes
13. Site Management Plan – 24 hour supervision of students, deliveries and use of roof terrace and lecture hall
14. Students – no cars
15. Flood Risk Assessment
16. Sustainable design/construction
17. No felling, lopping or cutting
18. Privacy and noise control measures for roof terrace
19. Details of external lights
20. Tree protection measures
21. Details of insulation for multi-purpose hall
22. Details of community use of multi-purpose hall

13/01075/LBD

1. Commencement of works LB/CAC consent
2. LB/CAC consent - approved plans
3. 7 days notice to LPA
4. 1 months notice to EH
5. LB notice of completion
6. Further large scale construction details required (including windows, doors, eaves rainwater goods, abutments, parapets etc. in line with EH recommendations)
7. Demolition and wall facade retention methodology
8. Architectural Recording
9. Materials - samples
10. Materials - to be agreed by committee
11. Setting aside/reinstatement of features

Informatives

1. Grey water collection
2. Exeter College to consider offering a subsidised rate to community groups for the use of the multi-use facility.

69. RUSKIN SCHOOL OF ART, BULLINGDON ROAD: 13/02107/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing buildings. Erection of new buildings to provide workshops, studios, seminar room and office accommodation with external yard for servicing and deliveries. Provision of 3 car parking spaces and covered cycle parking. Boundary wall to Bullingdon Road, gates and landscaping

The Committee resolved to APPROVE the planning application subject to the following conditions:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Details of cycle stores and parking area
- 5 Details of fenestration
- 6 Landscape plan required
- 7 Landscape, carry out by completion
- 8 SUDS
- 9 Car/cycle parking provision before use
- 10 Noise attenuation
- 11 Energy efficiency measures
- 12 Biodiversity mitigation measures
- 13 Construction Traffic Management Plan
- 14 Access to flat roofed areas for maintenance only
- 15 No occupation if 3000 limit exceeded

70. 229 AND LAND TO THE REAR OF 229, 231 AND 233 COWLEY ROAD: 13/02417/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use of 229 Cowley Road from dwellinghouse (use Class C3) to student accommodation (Sui Generis). Erection of 1 x 3-bedroom dwellinghouse (use Class C3) on land to the rear of 229, 231 and 233 Cowley Road.

In accordance with the criteria for public speaking, the Committee noted that Stephen Pickles spoke in favour of the application.

The Committee resolved to SUPPORT the development in principle for the following reasons but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions on its completion.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Amenity no additional windows

- 7 Design - no additions to dwelling
- 8 Energy statement recommendations carried
- 9 Students - Full-Time course academic year or more
- 10 Students - Management Regime
- 11 Students - No Cars
- 12 Sustainable Urban Drainage Scheme
- 13 Construction Traffic Management Plan
- 14 No residents parking permit

Legal Agreement

An undertaking that the student accommodation at 229 Cowley Road will not be occupied until the replacement dwelling has been erected on the parcel of land to the rear of 229-233 Cowley Road and is ready to be occupied.

71. ADJACENT TO THAMES WHARF, ROGER DUDMAN WAY: 13/02350/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 9 student study rooms on 3 floors adjacent to Thames Wharf, East of Fiddler's Island stream, together with pedestrian footbridge to the Thames Towpath, 1 disabled car parking space, bin and cycle stores.

In accordance with the criteria for public speaking, the Committee noted that Cllr Susanna Pressel, Keith Cunningham, Sietske Boeles, Gary O'Neil and John Pusey spoke against the application.

The Committee resolved to REFUSE the planning application on the following grounds,

The site is not allocated for student accommodation in the Local Plan nor is the site location adjacent to a main thoroughfare. Consequently the proposal does not meet Policy HP5 of the Council's Site and Housing 2011-2026.

Although the proposed development is considered an efficient use of land, on balance the application fails to meet Policies CP8 and CP9 of the Oxford Local Plan 2001-2016 and HP9 of the Sites and Housing Plan as the siting, massing and design of the proposed development does not create an appropriate visual relationship with the surrounding environment.

72. 7 MIDDLE WAY: 13/02745/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish a lock up garage and erect 2 storeys, 2-bed dwellinghouse (Use Class C3). Erection of garden office to rear and provision of private amenity space and bins store. (amended plans).

In accordance with the criteria for public speaking, the Committee noted that David Jeffrey spoke against the application.

The Committee resolved to REFUSE planning application for the following reason:

The dwelling proposed is considered to form an inappropriate visual relationship with surrounding development because it would give rise to significant harm to neighbouring residential amenity. Consequently the proposals are not considered to accord with the requirements of the development plan including policies CP8, CP9, CP10 of the Oxford Local Plan 2001-2016, policies CS18 of the Oxford Core Strategy 2026 as well as policies HP9, HP14 of the Sites and Housing Plan 2011-2026.

73. 28 NORHAM ROAD: 13/02640/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish existing side extension and erection of part two storey, part five storey, side and rear extension, plus formation of basement. Erection of brick wall and iron railings to front boundary.

In accordance with the criteria for public speaking, the Committee noted that Paul Brankin and Sarah Coleman spoke against the application and Pank Korja and Kieran Roberts spoke in favour of it.

The Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area North Oxford Victorian Suburb
- 4 No terrace/herb garden at rear
- 5 No Terrace
- 6 Railings - further details
- 7 Mortar
- 8 Arch - Implementation of programme
- 9 Landscape plan required
- 10 Landscape hard surface design - tree roots
- 11 Landscape underground services - tree roots
- 12 Tree Protection Plan (TPP) 2
- 13 Arboricultural Method Statement (AMS) 2
- 14 Access details
- 15 Obscure glazing to east elevation of "conservatory" at upper ground level

74. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during October 2013

75. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 12 November 2013 as a true and accurate record.

76. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

77. DATES OF FUTURE MEETINGS

The Committee NOTED the next meeting would be held on Tuesday 7 January 2014.

The meeting started at 6.30 pm and ended at 9.25 pm