

WEST AREA PLANNING COMMITTEE

Tuesday 8 April 2014

COUNCILLORS PRESENT: Councillors Goddard (Chair), Benjamin, Canning, Clack, Cook, Jones, Price, Tanner and Coulter.

OFFICERS PRESENT: Murray Hancock (City Development), Nick Worledge (City Development), Chris Leyland (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Committee and Member Services Officer)

117. NOMINATION OF CHAIR

In the absence of the chair and vice chair, the Committee nominated Councillor Goddard to chair the meeting.

118. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Van Nooijen (substitute Councillor Coulter) and Councillor Gotch (substitute Councillor Goddard).

119. DECLARATIONS OF INTEREST

There were no declarations of interest made.

120. 15C CROSS STREET: 14/00047/FUL

The officer's report was WITHDRAWN from the agenda as some of the submitted drawings had proved to be inaccurate. The application will now come before a future meeting.

121. WORCESTER COLLEGE, WORCESTER STREET: 14/00392/FUL & 14/00393/LBC

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application and a listed building consent for:

14/00392/FUL: Erect a new building incorporating lecture theatre, studio, two common rooms, bar, servery etc. Removal of part of wall to form new courtyard, extension to lake, landscaping works plus relocation of tennis courts and storage sheds.

14/00393/LBC: Demolition of 6.7m of curtilage listed wall and alterations to other sections of existing wall.

In accordance with the criteria for public speaking, the Committee noted that Andrew Jadeen, Simon Bishop and Richard Todd spoke in favour of the application and no one spoke against.

The Committee made the following comments:

- Confirmed with the applicant, that they were happy with condition 12 including noise restrictions to reduce noise disturbance to the Oxford Synagogue, and the proposed bridge to be used as a fire escape from the synagogue
- Checked that officers were happy with the foul sewerage design and the buffer zone around lake (condition 5)

The Committee resolved to APPROVE the planning application (14/00392/FUL) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material samples
- 4 Flood mitigation measures
- 5 Buffer zone around lake
- 6 Method statement for removal of trees
- 7 Archaeology - evaluation
- 8 Biodiversity enhancements
- 9 Construction traffic management plan
- 10 Replacement tennis court
- 11 Details of re-located buildings required
- 12 Noise and emission mitigation scheme
- 13 Hardsurfacing to be SuDS compliant
- 13 Lighting plan
- 14 Tree protection plan required
- 15 Arboricultural method statement
- 16 Landscape plan required
- 17 Landscaping to be completed prior to end of first planting season
- 18 Details of underground services avoiding tree roots
- 19 Site arrangements plan

The Committee resolved to APPROVE the listed building consent (14/00393/LBC) subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB consent - works as approved only
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Sample panel of stonework
- 6 Rebuilt wall incorporate
- 7 Photo survey

122. FORMER TRAVIS PERKINS SITE, CHAPEL STREET: 14/00163/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to vary condition 8 (Student accommodation) of planning permission 12/02560/VAR (Variation of condition 7 (occupation by full time students) of planning permission 09/02518/OUT to allow

occupation of the development by students in full time education on courses of an academic year or more) to allow occupation of the development including vacation periods.

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

The following comments were made during the debate:

- Council policies do not differentiate between school age and university students. Despite this, there are adequate management controls in place.
- School terms are not defined in policies; need to take a common-sense approach.
- Night wardens will be provided 7 days a week
- Accommodation has to be occupied by full time students.
- Suggested wording of variation too specific, as not all educational institutions have terms, some have semesters. It was suggested that the wording of the revised condition should also refer to semesters.

The Committee resolved to APPROVE the variation of condition 8 (Student accommodation) of planning permission 12/02560/VAR to read now as condition 6 of 14/0163/VAR:

“The student accommodation hereby permitted shall only be occupied by students in full time education on courses of an academic year or more. **Outside of semesters or term time, the permitted use may be extended to include accommodation for cultural and academic visitors and for conference and summer school delegates.** Management of the development shall be as agreed in compliance with condition 8 of planning permission 09/02518/OUT, namely in the form of a resident caretaker supplemented by 24 hour student warden cover, and a staffed office open from 9.00 am to 5.00 pm Monday to Friday. The telephone number of the student warden service and of A2 Dominion's Customer Service Centre will be displayed at the entrance to the development at all times. These requirements shall in in place upon first occupation of the development and retained at all times thereafter unless otherwise agreed in writing beforehand by the local planning authority.

Reason: In order to maintain the availability of appropriate student accommodation and controls on its management in the interests of amenity, in accordance with policy CS25 of the adopted Oxford Core Strategy 2026.”

subject to the following conditions:

1. Time limits.
2. Maximum floor space & student rooms.
3. Boundary treatment: student accommodation.
4. Boundary treatment: B1 offices.
5. Obscure glazing.
6. Student accommodation – vocational use.
7. Exclusion from CPZ.
8. Tenancy agreement.
9. Emergency access
10. Car parking spaces
11. Car and cycle spaces.
12. Landscape management.
13. Noise attenuation.

14. Exclusion from CPZ.
15. Tenancy agreement.
16. Emergency access
17. Car parking spaces
18. Car and cycle spaces.
19. Landscape management.
20. Noise attenuation.

123. GRANDPONT NATURE PARK, WHITE HOUSE ROAD: 13/01344/VAR

Councillor Price declared he had spoken to residents on this item and chose not to take part in determining this item. Councillor Price left the room.

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to vary condition 17 (Hours of use) of planning permission 13/01344/CT3 (Erection of pavilion and clubroom) to allow for the extension of opening hours.

In accordance with the criteria for public speaking, the Committee noted that Peter Berry, Jennie Brooke and Tim O'Neil spoke against the application and Jim Smith spoke in favour of it.

The Committee made the following comments during the debate:

- That the amended hours approved should not come into force until a management committee for the pavilion had been established.
- Concern about loud music late at night – include as a condition (22)
- Given that it's a sports facility in a build-up area - need to be mindful of excessive noise to residents.

The Committee made an amendment to the officer's recommendation, to reduce the proposed hours of use to 9.00 - 21.00 with an additional 30 minutes to leave pavilion; and add the two additional conditions (21 and 22)

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

To include the conditions imposed on planning permission 13/01344/CT3

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Sports Pavilion Management Plan
- 5 Details of Secure By Design Principles
- 6 Details of Cycle and Refuse Storage
- 7 Construction Traffic Management Plan
- 8 Landscape plan required
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Flood Risk Assessment recommendations carried out
- 14 Details of Sustainable Design Principles
- 15 Ecological Appraisal recommendations carried out

- 16 Sustainable Urban Drainage Scheme
- 17 Hours of use - Monday to Sunday 09.00 – 21.00 hours with a further 30 minutes to clear up and vacate.
- 18 Contaminated Land Risk Assessment
- 19 Contamination - Verification Report
- 20 Contamination- unsuspected contamination
- 21 Management committee to be operational before opening hours extended.
- 22 No amplified music to be played after 18.00

124. 24 CHARLBURY ROAD: 14/00144/FUL

Councillor Price returned.

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

In accordance with the criteria for public speaking, the Committee noted that Anna Sherman, Judith Ackrill and Ian Billington spoke against the application and Nik Lyzba spoke in favour of it.

The Committee concluded that:

The development had no detrimental effect on the appearance or character of the conservation area.

The issues of light and bulk did not adversely affect the neighbours.

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 Tree Protection Plan (TPP) 1
- 5 Front paving - Gravel
- 6 Arboricultural Method Statement (AMS) 1

125. TREE PRESERVATION ORDER (TPO) AT FOLLY BRIDGE

The Head of City Development submitted a report (previously circulated now appended) which confirmed a tree preservation order to protect two willow trees on land to the south of 5 Folly Bridge, Oxford.

The Committee resolved to CONFIRM the Oxford City Council – Folly Bridge (No.1) Tree Preservation Order, 2013 with a modification changing the wording in the order Schedule; at paragraph 2(2), line four: "...Regulations 2011." to read "...Regulations 2012.

126. 12 ALMA PLACE: 13/03252/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use from dwelling house (Use Class C3) to HMO (Use Class C4) (Retrospective)

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

- 1 Develop in accordance with approved plans
- 2 Bin and cycle storage

127. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during February 2014.

128. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 11 March 2014 as a true and accurate record.

The Committee resolved to APPROVE the minutes of the meeting held on 18 March 2014 as a true and accurate record.

129. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

130. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 7 May 2014

The meeting started at 6.30 pm and ended at 8.35 pm