

## MINUTES OF THE WEST AREA PLANNING COMMITTEE

**Tuesday 8 March 2016**



**COUNCILLORS PRESENT:** Councillors Upton (Chair), Gotch (Vice-Chair), Brandt, Cook, Coulter, Gant, Hollingsworth, Pegg and Price.

**OFFICERS PRESENT:** Michael Morgan (Lawyer), Mehdi Rezaie, Jennifer Thompson (Committee and Members Services Officer) and Niko Grigoropoulos (Planning Control and Conservation Manager)

### **110. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Councillors Benjamin, Paule, and Tanner submitted apologies and Councillors Brandt, Coulter and Pegg respectively substituted for them.

### **111. DECLARATIONS OF INTEREST**

Minute 113: On realising during the debate that Hertford College owned the adjacent property, Councillor Cook declared that he would not take part in the discussion on this item to avoid any perception of bias as he was a graduate of the college. He remained at the table but did not take part in the debate or vote.

Minute 117: Councillor Cook declared that he would not take part in the discussion and would leave the room for this item to avoid any perception of bias, predetermination, or financial interest as he lived on the same street.

### **112. 8 HOLLYBUSH ROW:15/02694/FUL**

Councillor Price arrived during this item and in accordance with the Council's Constitution took no part in the debate or voting.

The Committee considered an application for the demolition of the existing public house, erection of four storey building to provide 5 x 1-bed and 2 x 2-bed flats (Use Class C3), and revision of private amenity space, bin and cycle storage at 8 Hollybush Row, Oxford, OX1 1JH.

The planning officer reported comments from the Oxford Preservation Trust, not explicitly mentioned in the report, and that these had been taken into account in forming the recommendation.

Eleanor Cooper, representing the Oxford Preservation Trust, spoke objecting to the application.

Henry Venners, the agent for the applicant, spoke in support of the application.

The Committee agreed to include a condition requiring a suitable range of low carbon and sustainability measures to be included. They noted the agent's assurance that salvaged glazed bricks could be reused in the building to preserve this aspect of the current building.

**The Committee resolved** to grant planning permission for application 15/02694/FUL subject to the following conditions and the satisfactory completion of S106 agreement/unilateral undertaking:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Development subject to S106 Agreement.
4. Development subject to CIL contribution.
5. Traffic Regulation Order Car free.
6. Development to provide sample materials.
7. Development to record existing materials.
8. Development to salvage existing materials.
9. Development to provide screening in terrace areas.
10. Construction Traffic Management Plan.
11. Remedial works and ground contamination works.
12. Details of underground services and soakaways to be submitted.
13. Details relating to the management of surface water drainage.
14. Development to provide cycle storage areas.
15. Development to provide bin storage areas.
16. Measures to increase environmental sustainability/ reduce carbon use to be submitted and agreed.

Note: glazed bricks to be reused in building.

### **113. SPICE LOUNGE, 193 BANBURY ROAD OX2 7AR: 15/03108/FUL**

Councillor Cook declared that he would not take part in the discussion on this item to avoid any perception of bias, remained at the table, but did not take part in the debate or vote.

The Committee considered an application for the erection of a single storey rear extension at 193 Banbury Road.

Edwina Towson and Glenn Watson, local residents, spoke objecting to the application.

Altaf Hussain, the applicant, spoke in support of the application.

The Committee noted that the resident's concerns could not all be addressed through the planning process.

They agreed to address these through modified conditions (6, 9, and 12 below) concerns about the adjacent property suffering adverse impacts from the toilets including noise from dryers and ventilation and light pollution from the windows. They noted the applicant's suggestion that towels be used rather than dryers. They noted that the amenity for both the occupiers of the upper flats and adjacent properties could be improved by suitable landscaping and bin storage.

**The Committee resolved** to grant planning permission for application 15/03108/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Ground resurfacing - SUDS compliant.
4. Materials.
5. Cycle parking details required.
6. Landscaping – including boundaries.
7. Approval of colour - paint/rendering.
8. Additional windows.
9. Glazing to reduce noise and light nuisance; fixed closed, adequately soundproofed, ventilation to be agreed; and one-way glass.
10. Samples.
11. Garden area.
12. Bin storage –storage for the restaurant and for the flats.
13. No restaurant use.

**114. KEBLE COLLEGE (LAND AT FORMER ACLAND HOSPITAL, 46 WOODSTOCK ROAD , 25 BANBURY ROAD): 15/03275/VAR**

The Committee considered an application for the variation of condition 24 of permission 09/02466/FUL and the list of approved plans and condition 25 of permission 13/01658/VAR to allow the construction of an enlarged basement under the proposed central quad (to be used for additional research space) and for revisions to the external appearance of the proposed wing fronting Banbury Road at Keble College Land at the Former Acland Hospital and 46 Woodstock Road and 25 Banbury Road

The planning officer reported that accompanying listed building and conservation area consent applications were being dealt with under delegated powers.

Nik Lyzba, the agent, and Roger Boden, the college bursar, spoke in support of the application.

**The Committee resolved** for application 15/03275/VAR to agree the variation of the wording of condition 24 of permission 09/02466/FUL and the list of approved plans and condition 25 of permission 13/01658/VAR to allow the construction of an enlarged basement under the proposed central quad (to be used for additional research space) and for revisions to the external appearance of the

proposed wing fronting Banbury Road, subject to the conditions below and the relevant sections of the S106 agreement:

1. Commencement of development.
2. Occupancy restriction.
3. Details of educational establishment.
4. Housing Management Service Specification.
5. Samples in Conservation Area.
6. Details of windows.
7. Photographic record.
8. Boundary treatment.
9. Landscaping plan.
10. Landscape carry out after completion.
11. Archaeology – evaluation.
12. Travel Plan.
13. Construction Travel Management Plan.
14. Details-bin stores/cycle stands.
15. In accordance with NRIA.
16. Contaminated land.
17. Tree protection plan.
18. Arboricultural method statement.
19. No lopping or felling.
20. Underground services.
21. Plant and material storage.
22. Arboricultural watching brief.
23. Removal of permitted development.
24. Car parking as per submitted plans.
25. Details of design as per approved plans.
26. Public work of art.
27. Further works - fabric of Listed Building - fire regs.
28. Further details construction details.
29. Dem and construction methodology.
30. Internal features.
31. Internal finishes Listed Building.
32. Repair of damage after works.
33. Written notice of completion.
34. 7 days' notice of stage 2 works.

**Legal Agreement:**

The S106 to the previous permission(s) is carried forward where necessary.

**115. 43 OBSERVATORY STREET OXFORD OX2 6EP: 15/03543/FUL**

The Committee considered an application for the erection of single storey rear extension, the enlargement of basement and formation of front and rear lightwells, and replacement timber fence to front at 43 Observatory Street OX2 6EP.

Elsa Christofori, local resident, and Gianni Brusati, representing her, spoke objecting to the application.

Simon Sharp, the agent for the applicant, spoke in support of the application.

The Committee noted the neighbour's concerns about the adverse impact of the extension on the mature conifer tree, and considered that although the tree was not protected it was worthy of retention and every effort should be made to ensure the works did not affect it. They noted the concerns about overlooking from the neighbouring property into the new extension. They noted the potential impact of construction work on Observatory Street. They agreed these concerns could be met by conditions.

**The Committee resolved** to grant planning permission for application 15/03543/FUL to and including conditions listed below:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Fence to be retained.
5. Design - no additions to dwelling.
6. Details of sash windows to front.
7. Obscure glazing to all rooflights and bathroom windows.
8. Construction management plan to include site access from the rear.
9. Root protection zone (conifer) – foundations to minimise impact and encroachment.
10. Root protection zone (conifer) – details of excavation method to minimise impact to be submitted.

#### **116. 22 RIVERSIDE ROAD OXFORD OX2 0HU: 15/02489/FUL**

Councillor Cook, having declared an interest, left the meeting at the start of this item.

The Committee considered an application for the erection of a single storey rear extension and formation of rear decking and insertion of one window to the south elevation at 22 Riverside Road OX2 0HU.

The planning officer reported that the plans before the committee (attached as part of the presentation to the committee circulated in advance of the meeting and available as part of the application file) were those submitted recently as amendments and showed the correct dimensions and relationships.

Pamela Butt, local resident, and Sarah Wild, representing her, spoke objecting to the application, including concerns about the height of the pitched roof, the 45/25 degree rule, the impact on no 20, and covenants on the land.

Anthony Pettorino, architect, and Jesse Alderson, applicant, spoke in support of the application, including mention of the height of the pitched roof as

approximately 2.4m at the boundary and 4.3m to the top and amendments to the plan to minimise the neighbour impact while maximising the benefit of the extension.

The Committee noted that covenants were not material considerations. They considered the effect of the extension (as shown in the plans) on the neighbour, clarified the flood risk measures required, and clarified the application of the 45/25 degree rule. The Committee sympathised with the concerns of the neighbour but considered there were no planning grounds for refusal of this application.

**The Committee resolved** to approve application 15/02489/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Flood Risk Assessment.
5. SUDs Drainage.
6. Amenity obscure glazed windows.

**117. RADCLIFFE OBSERVATORY QUARTER, WOODSTOCK ROAD:  
15/03198/FUL**

The Chair varied the order of the agenda to take this item next.

The Committee considered an application for temporary soft landscaping for the central area of the Radcliffe Observatory Quarter at Woodstock Road.

The Committee resolved to approve application 15/03198/FUL subject to and including conditions listed below:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Contamination Risk Assessment.
4. Contamination validation / remediation.
5. Details of fencing, lighting and cctv.

**118. PREACHERS LANE AND FRIARS WHARF ENTRANCES:  
15/03759/CT3, 15/03760/CT3, 15/03761/CT3, 15/03762/CT3,  
15/03763/CT3**

The Committee considered five applications for one site.

The Committee resolved to approve application **15/03759/CT3 at 38 To 66 Friars Wharf** for the formation of new entrance subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Lighting wattage.

The Committee resolved to approve application **15/03760/CT3 at 39 To 65 Preachers Lane** for the installation of new entrance and insertion of 1 door to east elevation subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Lighting wattage.

The Committee resolved to approve application **15/03761/CT3 at 1 To 27 Preachers Lane** for the formation of new entrance and doors and installation of 1 gate subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Lighting wattage.

The Committee resolved to approve application **15/03762/CT3 at 2 To 36 Friars Wharf** for the formation of 2 new entrances subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Lighting wattage.

The Committee resolved to approve application **15/03763/CT3 at 67 To 93 Preachers Lane** for the installation of new entrance door to east elevation and insertion of 2 second floor side doors subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Lighting wattage.

## **119. PLANNING APPEALS**

The Committee noted the report on planning appeals received and determined during January 2016.

## **120. MINUTES**

The Committee resolved to change the last paragraph of minute 105 to read '*the development as constructed and as set out in this application results in a built form which by reason of its height, bulk, and design is overbearing and unneighbourly on the conservatory at 13 Rosamund Road, contrary to relevant policies in the local plan*' and with this amendment to approve the minutes of the meeting held on 9 February 2016 as a true and accurate record.

## **121. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

## **122. DATES OF FUTURE MEETINGS**

The Committee noted the date of the next meeting.

**The meeting started at 6.30 pm and ended at 8.45 pm**