

MINUTES OF THE PLANNING REVIEW COMMITTEE

Wednesday 27 April 2016



COUNCILLORS PRESENT: Councillors Fry (Chair), Fooks (Vice-Chair), Kennedy, Lygo, Munkonge, Sinclair, Wolff, Pegg and Wilkinson.

OFFICERS PRESENT: Fiona Bartholomew (Principal Planner), Michael Morgan (Lawyer), Catherine Phythian (Committee Services Officer) and Gill Butter (Conservation and Urban Design Officer)

11. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Goddard (substitute Cllr Wilkinson), Cllr Hollick (substitute Cllr Wolff) and Cllr Turner (substitute Cllr Pegg).

12. DECLARATIONS OF INTEREST

There were no declarations of interest.

The Chair welcomed the public and speakers to the meeting and explained the procedure that would be followed. He said that in view of the number of requests to speak he would extend the time allowed for public speaking to 20 minutes in total (10 minutes for the objectors and 10 minutes for the supporters).

13. FLOREY BUILDING, 23-24 ST CLEMENT'S STREET:15/03643/FUL

The Committee considered an application for the refurbishment and extension of existing student accommodation building to provide 25 additional study bedrooms, conference and support facilities at the Florey Building, 23-24 St Clement's Street (15/03643/FUL).

The Committee noted that this application was approved at the West Area Planning Committee on 12 April 2016 and that it was subsequently called in on the grounds that the decision by the West Area Planning Committee needs to be revisited because of concerns that the proposed two-storey extension would have an adverse impact upon the listed building.

The Planning Officer advised that the parallel application (15/03644/LBC - listed building consent) had been approved by the West Area Planning Committee on

12 April 2016 but that this had not been called-in. The Committee noted that their deliberations were limited to the full planning application.

The Planning Officer presented the report and made the following points for clarification:

- The consultation for this application had been conducted in accordance with normal procedures
- The Environment Agency had confirmed that they had no objections to the application
- Queen's College had confirmed that the annex would not be used for dances and concerns about noise would be mitigated by condition 19
- The Angel & Greyhound Meadow is currently accessed via a bridge from St Clements Car Park and this would be unchanged by the proposed development

Ms Kim Sanders-Fisher (Anchor Court resident) and Dr Peter Collins (representing York Place Residents Association) spoke against the application.

Mr Andrew Timms (Bursar Queen's College) and Mr Amir Ramezani (Architect) spoke in support of the application. Ms Fiona Lamb (Architect) was also present to answer questions from the Committee.

Discussion

The Committee asked questions of the officers and speakers to clarify a number of matters including but not limited to the following:

The legal adviser informed the Committee that the York Place Residents Association claim to a right of access across the strip of land that lies adjacent to 8 York Place and runs down the river did not constitute a material consideration for the determination of this application.

The Committee acknowledged residents' concerns about emergency evacuation measures but noted that the Fire Authority, as a statutory consultee, had not raised any objections to the proposed development in that regard.

The Bursar of Queen's College confirmed that there would be a year-round resident care-taker on site.

The Committee noted that any removal and disposal of contaminated waste from the development site would be subject to other statutory controls.

Decision

A motion to grant planning permission in determination of the application subject to the conditions detailed below as recommended in the officer's report was carried unanimously on being put to the vote.

The Committee resolved to GRANT application (15/03643/FUL) subject to the following conditions:

Conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Material Samples in Conservation Area
4. Landscape Plan
5. Landscape Implementation
6. Hard Surface Design – Tree Roots
7. Underground Services – Tree Roots
8. Tree Protection Plan Implementation
9. Arboricultural Method Statement Implementation
10. Student Accommodation – Full Time Courses
11. Student Accommodation - No cars
12. Student Accommodation - Out of Term Use
13. Management Plan – including Service Management and Traffic Management Strategy including a restriction on delivery hours at the York Place access
14. Archaeology - WSI
15. Travel Plan
16. Student Travel Information Packs
17. Cycle and Refuse Areas Provided
18. Construction Traffic Management Plan
19. Noise Levels as stated in Noise Assessment Report
20. Air conditioning plant
21. Scheme of extraction / treating cooking odours from kitchen
22. Sustainability Statement Implementation
23. Flood Risk Assessment Recommendation Implementation
24. Drainage Strategy
25. Biodiversity Measures / Enhancements
26. Development of a Servicing Plan for all uses
27. Contaminated Land Risk Assessment
28. Scheme to provide noise insulation to reduce noise breakout

14. MINUTES OF THE MEETING HELD ON 30 MARCH 2016

The Committee resolved to APPROVE the minutes of the meeting held on 30 March 2016 as a true and accurate record.

15. DATE OF FUTURE MEETINGS

The Committee noted the dates of future meetings (if required), including the provisional meeting scheduled for 2pm on Friday 6 May 2016.

The meeting started at 4.05 pm and ended at 5.30 pm

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