

## MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 2 August 2016

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**COUNCILLORS PRESENT:** Councillors Upton (Chair), Landell Mills (Vice-Chair), Cook, Fooks, Pegg, Tidball, Coulter and Henwood.

**OFFICERS PRESENT:** Michael Morgan (Lawyer), Sarah Stevens (Planning Service Transformation Consultant), Mehdi Rezaie (Planning Team Leader), Robert Fowler (Principal Planner) and Catherine Phythian (Committee Services Officer)

### 33. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr Price, Cllr Hollingsworth (substitute Cllr Henwood) and Cllr Tanner (substitute Cllr Coulter).

### 34. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 35. 16/01290/FUL: NORTH OXFORD GARAGE LTD, WOLVERCOTE ROUNDABOUT, WOODSTOCK ROAD, OX2 8JP

The Committee considered a report detailing an application for planning permission for refurbishment to existing BMW dealership including the construction of a new Motorrad entrance on the East elevation, a new construction to the North of the site to comprise of new wash bay and valeting facilities at the North Oxford Garage Limited, Wolvercote Roundabout, Woodstock Road, Oxford.

The Planning Officer presented the report and referred the Committee to the recommendation in paragraph 11 of the report to include a condition for a detailed landscaping scheme.

The Committee agreed to add further conditions to require a detailed landscaping scheme and to provide customer/staff cycle parking.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** planning application 16/01290/FUL at the North Oxford Garage Limited, Wolvercote Roundabout, Woodstock Road, Oxford subject to the following conditions, as amended below, and legal

agreement for CIL contribution:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials
4. Surface Water Drainage
5. No external lighting
6. Construction Traffic Management Plan
7. Landscaping – detailed scheme prior to commencement
8. Cycle parking

**Legal Agreement:** A CIL contribution will be required.

**36. 77-83 IFFLEY ROAD 85 AND 87 IFFLEY ROAD AND STOCKMORE HOUSE STOCKMORE STREET OXFORD OXFORDSHIRE OX4 1EG (16/01468/FUL)**

The Committee considered a report detailing an application for planning permission for alterations to existing buildings on Iffley Road frontage and improvements to provide main entrance to student accommodation, rear extensions and staircases; alterations and extension to Stockmore House to provide additional study/bedrooms; alterations to existing access to Stockmore Street, parking space for disabled persons and servicing; alterations to bin storage area and cycle parking at 77-83 Iffley Road 85 and 87 Iffley Road and Stockmore House, Stockmore Street, Oxford, OX4 1EG.

The Planning Officer presented the report. He advised the Committee that he proposed to include a third reason for refusal in that the proposed development would fail to preserve or enhance the character or appearance of the Conservation Area and although the harm would be less than substantial the public benefits of the proposal do not outweigh the harm identified.

Mr Nick Lyzba (Agent) and Mr Paul Cooper (Architect) spoke in support of the application.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **refuse** application 16/01468/FUL at 77-83 Iffley Road 85 And 87 Iffley Road And Stockmore House Stockmore Street Oxford Oxfordshire OX4 1EG for the following reasons:

1. The proposed extension at the rear of the 77-83 and 85-87 Iffley Road would, by virtue of its visual prominence and unsympathetic design have a detrimental impact on the character and appearance of Stockmore Street and Iffley Road. The proposed development's bulky design and flat roof would introduce a discordant feature at the rear of the terrace. The development fails to preserve or enhance the St Clement's and Iffley

Road Conservation Area and would be harmful to the character, appearance and special significance of the Conservation Area. The development is therefore contrary to Policy CP1, CP8, CP10 and HE7 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Core Strategy (2011).

2. The proposed development would result in the loss of vegetation on the site; notably an existing magnolia tree. There are no proposals to provide replacement planting which would otherwise maintain the verdant appearance of the site. The leafy appearance of the St Clement's and Iffley Road Conservation Area is an important aspect of the area's character, appearance and special significance. The failure to provide adequate landscaping whilst removing trees on the site would mean that the development would have a negative impact on the character, appearance and special significance and the development is therefore contrary to Policy CP1, HE7 and NE16 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Core Strategy (2011).
3. The proposed development would amount to less than substantial harm to the St Clement's and Iffley Road Conservation Area but there is insufficient public benefits arising from the proposals to justify the harm that would arise to the character, appearance and special significance of this designated heritage asset. The development is therefore contrary to Policy HE7 of the Oxford Local Plan 2001-2016 and the National Planning Policy Framework (NPPF).

### **37. 18 HAWKSWELL GARDENS: 15/02352/FUL**

The Committee considered a report detailing an application for planning permission for the erection of 3 x 6 bedrooms dwellinghouses (Use Class C3); provision of car parking spaces, private amenity space, bins and cycle stores at 18 Hawkswell Gardens, Oxford, OX2 7EX.

The application had been called in by Cllrs Gant, Gotch, Wade and Fooks.

The Planning Officer presented the report and briefed the Committee on the three additional consultation responses, received on the amended plans, which re-iterated objections already received and listed in the report.

Mr Tim Del Nevo, a local resident representing the Hawkswell House Residents Association, spoke against the application.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **refuse** application 15/12352/FUL at 18 Hawkswell Gardens, Oxford, OX2 7EX for the following reasons:

1. The application site area exceeds 0.25ha; on sites of this size it is a requirement to provide 50% of dwellings as affordable housing or in some circumstances to make a contribution towards the provision of affordable

housing unless a lack of viability can be successfully demonstrated. These proposals fail to provide on-site affordable housing and there is no agreement in place to make a financial contribution towards the provision of affordable housing. There has also been no evidence to suggest that if a contribution (either financial or on-site provision) were made that the site would not be viable. As a result, the development fails to meet the requirements of Policy CS24 of the Oxford Local Plan 2001-2016 and Policy HP3 of the Sites and Housing Plan (2013).

2. The development fails to provide the most efficient use of land; having taken into account the density of development proposed and the capacity of the site. The development is therefore contrary to Policy CP6 of the Oxford Local Plan 2001-2016.

### **38. LAND ADJACENT TO 30A UNION ST: 15/03633/FUL**

The Committee considered a report detailing an amendment for the planning consent for the development of the land Adjacent 30A Union Street, Oxford.

The Planning Officer presented the report and explained that the requirement for a legal agreement for a contribution towards affordable housing does not meet the tests in national planning policy for the seeking of developer contributions due to the provisions of Policy HP4 of the Sites and Housing not applying to the proposed development.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to remove the requirement for an affordable housing contribution for the planning consent for the development of the land Adjacent 30A Union Street, Oxford.

**Site address:** Land Adjacent 30A Union Street, Oxford;

**Proposal:** Erection of 2 storey side extension to No. 30A Union Street to create 1 x 3-bed semi-detached dwellinghouse (Use Class C3). Provision of private amenity space, bin and cycle store;

### **39. 55 SUNNINGWELL ROAD OXFORD OXFORDSHIRE OX1 4SZ (16/00746/FUL)**

The Committee considered a report detailing an application for planning permission for the erection of single storey rear extension and formation of decking area and steps at the rear at 55 Sunningwell Road, Oxford, OX1 4SZ.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/00746/FUL at 55 Sunningwell Road, Oxford, OX1 4SZ with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified
4. Flooding

#### **40. 118 SOUTHFIELD ROAD: 16/01026/FUL**

The Committee considered a report detailing an application for Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use class C4) for 5 persons at 118 Southfield Road, Oxford, OX4 1PA.

The application had been called in by Cllr Azad, supported by Cllrs Rowley, Clarkson and Fry.

The Planning Officer presented the report and addressed the main objections raised by local residents concerning parking pressure.

On being put to the vote the Committee agreed with the officer recommendation but requested the inclusion of an additional condition relating to the introduction of a limit on the number of visitor parking permits.

The Committee resolved to **approve** application 16/01026/FUL at 118 Southfield Road, Oxford, OX4 1PA subject to the following conditions as amended below:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bin and bike stores.
4. Condition requiring the variation of the local traffic order prior to the commencement of change of use to remove the eligibility of occupiers for more than 2 visitor's permits per six months.

#### **41. MINUTES**

The Committee resolved to approve the minutes of the meeting held on 12 July 2016 as a true and accurate record.

#### **42. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

#### **43. DATES OF FUTURE MEETINGS**

The Committee noted the dates of future meetings.

**The meeting started at 6.00 pm and ended at 7.20 pm**

