

MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 11 October 2016



COUNCILLORS PRESENT: Councillors Upton (Chair), Landell Mills (Vice-Chair), Cook, Fooks, Hollingsworth, Pegg, Tidball and Azad.

OFFICERS PRESENT: Sarah Stevens (Planning Service Transformation Consultant), Andrew Murdoch (Planning Team Leader), Sarah Orchard (Planner), Fiona Bartholomew (Principal Planner), David Stevens (Principal Environmental Health Officer), Michael Morgan (Lawyer) and Catherine Phythian (Committee Services Officer)

52. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Price (substitute Councillor Azad) and Councillor Tanner.

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53. DECLARATIONS OF INTEREST

There were no declarations of interest.

54. 16/01267/FUL: CHANGE OF USE FROM COUNCIL DEPOT TO ARTISAN DISTILLERY (REVISED PROPOSAL OMITTING CAFÉ AND VISITOR CENTRE) AND 16/01480/FUL: ERECTION OF SINGLE STOREY BARN TO PROVIDE STORAGE SPACE (AMENDED PLANS) - OXFORD CITY COUNCIL DEPOT, SOUTH PARK, CHENEY LANE, OXFORD.

The Chair took this item first.

The Committee considered two applications relating to the site of the Oxford City Council Depot, South Park, Cheney Lane for a change of use from council depot to artisan distillery (revised proposal omitting café and visitor centre) and the erection of single storey barn to provide storage space. (Amended plans).

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

- The proposed change of use is considered to be an acceptable departure from policy SP52 of the Sites and Housing Plan
- The proposal to use the listed threshing barn as a distillery and the existing curtilage buildings as ancillary to the distillery, are considered to be uses compatible with the buildings' architectural and historic significance

David Edwards (Executive Director, Regeneration and Housing, Oxford City Council) and Tom Nicolson (The Oxford Artisan Distillery Ltd) spoke in support of the application.

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers.

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

The Committee resolved to **grant** planning permission with the following conditions, as amended, and informative:

16/01267/FUL:

- Development begun within time limit
- Develop in accordance with approved plans
- Bats
- *Develop in accordance with the Swept Path Analysis*
- *Delivery and Service Management Plan outside school hours*
- Hours of use
- *Develop storage for refuse bins*

16/01480/FUL:

- Temporary Permission
- Development begun within time limit
- Develop in accordance with approved plans
- Samples in Conservation Area
- Tree Protection Plan

Informative:

The Committee strongly encourages applicants to address the possibility of planting trees in any landscaping proposals related to future applications for the Council Depot site.

55. 16/02097/FUL: 7 CHADLINGTON ROAD

The Committee considered an application for the erection of a single storey rear extension, formation of basement and alterations to landscaping with provision of additional vehicle access from Chadlington Road.

The Planning Officer presented the report and explained that the application had been called in for the following reasons: loss of greenery, increase in ground

surface water run-off and overbearing impact on the neighbour to the north. He advised the Committee that planning permission had already been granted for a rear extension at the property and that this application relates to an amendment to the design of the rear ground floor extension. The new plans were of a more contemporary design but in all other respects the overall application was the same in size and scale to that already approved.

Rachel Bailey Williams (local resident) and Phillip Allan (Chairman, Linton Road Neighbourhood Association) spoke against the application. James Corris (Architect) spoke in support of the application.

In discussion the Committee noted that the new plans did vary from those previously approved in the following respects:

- additional glazing at ground level
- eaves extended closer towards the boundary
- increase in height by about 30cm

However, the Committee concluded that these changes did not constitute grounds for refusal.

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

The Committee resolved to **grant** planning permission for the reasons stated in the report and 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) 2
5. Arboricultural Method Statement (AMS) 2
6. Ground resurfacing - SUDS compliant
7. Amenity no balcony
8. Visibility Splays
9. On street parking

56. EAST WEST RAIL PHASE 1 - NOISE SCHEME OF ASSESSMENT (16/01634/CND) AND VIBRATION SCHEME OF ASSESSMENT FOR ROUTE I-2 (16/01635/CND)

The Committee considered two applications for Noise and Vibration Schemes of Assessment for route section 1-2 of Chiltern Railway from Oxford to Bicester.

The Planning Officer presented the report and briefed the Committee on the reasons supporting the proposal to include a condition requiring the implementation of at source noise mitigation in the form of rail damping.

John Howson (County Councillor St Margaret's Division and representative of Rewley Park Management Company) spoke against the applications. Representatives from Network Rail (Jonathan Davies and Ian Gilder) gave a presentation in support of the applications.

The Committee asked questions of the officers and Network Rail representatives about the detail of the applications.

Decisions

In reaching their decision, the Committee considered the officers report and presentation and the address of the public speakers and made the following observations:

- There was a need for consistency in determining the applications relating to sections H, I-1 and I-2
- Network Rail had not yet submitted a convincing case to demonstrate that the installation of rail damping as an at source mitigation measure was not reasonably practicable
- The Council, as local planning authority, had been placed in a very difficult position by the Secretary of State's decision to grant deemed planning permission for EWRP1

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

(a) 16/01634/CND: Noise Scheme of Assessment for route section I-2

The Committee resolved to **approve** the application for the following reasons and subject to the conditions listed:

1. The submitted Noise Scheme of Assessment is considered to be robust. It predicts that the operational noise from EWRP1 will cause increases of 3dB or more at a number of properties in route section I-2; but predicts no increases of 5dB or more at any properties in route section I-2. No noise mitigation is proposed. Taking into account the representations made by all parties, the adopted policies of the Oxford Local Plan 2001-2016 which seek to preserve residential amenity where properties are close to noise generating development, and the requirements of condition 19 of deemed planning permission TWA/10/APP/01, it is recommended that the application be approved subject to conditions requiring development in accordance with submitted details, and the submission of proposals for the installation of rail damping.
2. Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

Conditions:

1. Development in accordance with application documents
2. Implementation of rail damping

(b) 16/01635/CND: Vibration Scheme of Assessment for route section I-2

The Committee resolved to **approve** the application for the following reasons and subject to the conditions listed:

1. The submitted Vibration Scheme of Assessment is considered to be robust and has demonstrated that the required standards of vibration mitigation set out in the Noise and Vibration Mitigation Policy will be achieved. Taking into account the representations made by all parties, the adopted policies of the Oxford Local Plan 2001-2016 which seek to preserve residential amenity where properties are close to vibration-generating development, and the requirements of condition 19 of deemed planning permission TWA/10/APP/01, it is recommended that the application be approved subject to a condition requiring development in accordance with submitted details.
2. Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

Condition:

1. Development in accordance with application documents

57. 16/00391/FUL: 24 ROSAMUND ROAD

The Committee considered an application for the erection of rear conservatory and garden outbuilding and alterations to windows (Amended Plans) at 24 Rosamund Road, Oxford.

The Planning Officer presented the report and explained that the application had been called in on the grounds that “the shed is over bulky and may not be located on the applicants land”. He advised the Committee that officers were of the view that this shed was in keeping with a number of other sheds in the rear gardens of properties in Rosamund Road.

In response to questions from the Committee officers advised that they were not aware of any evidence to suggest that the shed was not on the applicants land and that in any event it was not a relevant planning consideration.

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

The Committee resolved to **grant** planning permission for the reasons stated in

the officer's report and subject to the following conditions:

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

58. 16/01495/RES: WESTGATE CENTRE AND ADJACENT LAND, OX1 1NX

The Committee considered an application for approval of amended reserved matters for the appearance of a proposed canopy over Bridge 13 (connecting Buildings 3 and 4) only for the Westgate Centre re-development.

The Planning Officer presented the report and referred the Committee to the illustration of the proposed canopy. He advised that the proposed canopy would have no significant visual impact.

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

The Committee resolved to **grant** planning permission for the reasons stated in the officer report and subject to the following conditions:

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

59. MINUTES

The Committee resolved to approve the minutes of the meeting held on 13 September 2016 as a true and accurate record.

60. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

61. DATES OF FUTURE MEETINGS

The Committee noted the dates of future meetings.

The meeting started at 6.05 pm and ended at 7.40 pm