

## Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 10 September 2019

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### Committee members:

Councillor Cook (Chair)	Councillor Gotch (Vice-Chair)
Councillor Corais	Councillor Donnelly
Councillor Harris	Councillor Hollingsworth
Councillor Iley-Williamson	Councillor Upton
Councillor Wolff	

### Officers:

Adrian Arnold, Acting Head of Planning Services  
Andrew Murdoch, Development Management Service Manager  
Robert Fowler, Planning Team Leader  
Gill Butter, Conservation and Urban Design Officer  
Julia Drzewicka, Planning Officer  
Tobias Fett, Planning Officer  
Sally Fleming, Planning Lawyer  
Catherine Phythian, Committee Services Officer

### Apologies:

No apologies were received.

## 27. Declarations of interest

Councillor Cook stated that as a Council appointed trustee for the Oxford Preservation Trust and as a member of the Oxford Civic Society, he had taken no part in those organisations' discussions or decision making regarding any of the applications before the Committee and that he was approaching the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Councillor Upton stated that as a Council appointed trustee for the Oxford Preservation Trust and as a member of the Oxford Civic Society, she had taken no part in those organisations' discussions or decision making regarding any of the applications before the Committee and that she was approaching the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

**28. 18/03369/FUL - Site Of Gibbs Crescent Oxford OX2 0NX -  
withdrawn from the agenda**

The application was withdrawn from the agenda by the Acting Head of Planning Services pending the receipt of further information.

**29. 18/03370/FUL - Simon House 1 Paradise Street Oxford OX1 1LD -  
withdrawn from the agenda**

The application was withdrawn from the agenda by the Acting Head of Planning Services pending the receipt of further information.

**30. 18/02982/FUL: Old Power Station, 17 Russell Street, Oxford, OX2  
0AR**

The Committee considered an application (18/02982/FUL) for planning permission for the conversion, redevelopment and extension of Osney Power Station to a Centre of Executive Education to be run by Said Business School.

The Planning Officer presented the report and gave the following verbal updates:

- Condition 2 - should start with "Subject to condition 34";
- Condition 34 - at the end should state "The approved plan shall be implemented before first occupation";
- Conditions 19, 20 and 21 – the correct reference is to policy HE 2 of Local Plan;
- Condition 35 – should also include restriction for any informal parking

The Planning Officer referred the Committee to paragraph 10.9 of the report which addressed the Committee's previous concerns about the number of Oxford University students living outside of University accommodation. The City Council had expected to receive a final figure by 6 September from both universities (Oxford & Brookes) but this response had not been received. However the applicant had stated that the updated number of students living outside of the university was 2703 not 2732 as stated in the report. Planning officers had not officially verified the figure but were satisfied that it was sufficiently below 3000.

Debbie Dance (Oxford Preservation Trust) and Sophie Scott (local resident) spoke against the application.

Sara Beck (on behalf of the applicant) and Robert Linnell, (Savills) spoke in favour of the application. Other representatives were present to answer questions from the Committee.

The Committee asked questions of the officers and public speakers about the details of the application and noted that the proposed development was now fully compliant with the 45-degree line guidance and with policy HP14 of the Sites and Housing Plan and the equivalent policies in the emerging draft Local Plan 2016-2036. The Committee were satisfied with the advice from the Urban Design and Conservation Officer and the silence of Historic England on the subject that the proposed alterations and additions to the existing Power Station building would not result in any harm to the significance of

the Osney Town Conservation Area, Central Conservation Area including important views of and from the city.

The Committee discussion concluded with a suggestion that the applicant might consider the scope to increase the provision for cycle storage in line with the requirements in the emerging draft Local Plan 2016-2036.

In reaching its decision, the Committee considered all the information put before it and were satisfied that their previous concerns about the development had been addressed.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

On being put to the vote the Committee agreed the resolution as set out below.

**The West Area Planning Committee resolved to:**

1. **approve** the application for the reasons given in the report and subject to:
  - the required planning conditions set out in section 12 of the report and grant planning permission and subject to:
  - the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in the report;
  - and grant planning permission;
2. **agree to delegate authority** to the Acting Head of Planning Services to:
  - finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary; and
  - finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Acting Head of Planning Services considers reasonably necessary; and
  - complete the section 106 legal agreement referred to above and issue the planning permission.

Councillors Corais and Iley-Williamson arrived during the consideration of this item but took no part in the debate or in the determination of the application.

Councillor Gotch joined the meeting at the conclusion of this item.

### **31. 19/01774: Car Park to the rear of Littlemead Business Park, Ferry Hinksey Road, Oxford**

The Committee considered an application (19/01774/FUL) for planning permission for the demolition of existing buildings and erection of two storey building to provide office space (Use Class B1a). Provision of car parking, cycle stores, bin stores and amenity space with associated landscaping (Amended).

The Planning Officer presented the report and advised the Committee that the planning officers have not yet received a response from the Environment Agency regarding the revised plans and additional information that had been submitted in response to the comments on the application.

Accordingly it was recommended that the approval of this application be delegated to the Acting Head of Planning Services, subject to the Environment Agency removing their objection and that finalising the proposed conditions should also be delegated to the Head of Planning Services.

In reaching its decision, the Committee considered all the information put before it and concluded that the development was a welcome and innovative re-purposing of an underused industrial site.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the planning officer's revised recommendation.

On being put to the vote the Committee agreed the resolution as set out below.

#### **The West Area Planning Committee resolved to:**

1. **agree to delegate authority to the Acting Head of Planning Services to approve the application**, subject to the Environment Agency removing their objection and for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and grant planning permission.
2. **agree to delegate authority** to the Acting Head of Planning Services to:
  - finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary;
  - and issue the planning permission.

### **32. 19/01418/FUL: 26 Davenant Road, Oxford, OX2 8BX**

The Committee considered an application (19/01418/FUL) for planning permission for the demolition of existing dwelling. Erection of 2 x 5-bed dwellings (Use Class C3) with associated garden office. Provision of private amenity space, car parking and bin and cycle storage.

The application was before the Committee as it was called in by Councillors Wade, Goddard, Landell Mills and Gant due to concerns with the scale of development, impact on neighbouring amenity, light pollution, impact on trees and design.

The Planning Officer presented the report.

Local residents Robin Evers, James Kinnier Wilson and Richard Bayfield spoke against the application.

Neil Clarke (architect) spoke in favour of the application.

In discussion the Committee noted that all of the side windows on the development would be obscured glazed and that the use of the “garden offices” should be restricted by condition. The Committee sought advice from the planning officers about the road safety concerns raised by the public speakers regarding the potential impact of large construction vehicles in a residential street. The Acting Head of Planning Services explained that the Construction Traffic Management Plan encouraged the developers to adopt best practice and considerate construction practices but that ultimately this was a matter for the County Council as Highways Authority and Thames Valley Police.

In reaching its decision, the Committee considered all the information put before it.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer’s recommendation to approve the application with the additional condition restricting the use of the “garden offices”.

On being put to the vote the Committee agreed the resolution as set out below.

**The West Area Planning Committee resolved to:**

1. approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and an additional condition to restrict the use of the “garden offices” and grant planning permission
2. agree to delegate authority to the Acting Head of Planning Services to:
  - finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary and grant planning permission.

**33. 18/02031/NMA: 12 Earl Street, Oxford, OX2 0JA**

The Committee considered an application (18/02031/NMA) for planning permission for a Non-Material Amendment to planning permission 18/02031/FUL to allow the adjustment of the position of the two permitted roof-light windows, the addition of a glazed light well onto the rear roofslope and the replacement of existing uPVC windows on the rear elevation with aluminium framed windows.

The application was before the Committee as the applicant was employed by the Council.

The Planning Officer presented the report.

In reaching its decision, the Committee considered all the information put before it and noted that this was a retrospective application.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

On being put to the vote the Committee agreed the resolution as set out below.

**The West Area Planning Committee resolved to:**

**approve the non-material amendment application** for the reasons given in the report and confirm that the proposed changes to the approved development (18/02031/FUL) are acceptable as a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

**34. Minutes**

The Committee resolved to approve the minutes of the meeting held on 6 August 2019 as a true and accurate record.

**35. Forthcoming applications**

The Committee noted the list of forthcoming applications.

**36. Dates of future meetings**

The Committee noted the dates of future meetings.

**The meeting started at 6.00 pm and ended at 7.30 pm**

**Chair .....**

**Date:**