

Minutes of a REMOTE meeting of the West Area Planning Committee on Tuesday 13 October 2020

Committee members present:

Councillor Cook (Chair)	Councillor Gotch (Vice-Chair)
Councillor Gant (for Councillor Wade)	Councillor Hollingsworth
Councillor Howlett	Councillor Tarver
Councillor Tanner (for Councillor Corais)	Councillor Upton

Officers present for all or part of the meeting:

Adrian Arnold, Head of Planning Services
Sally Fleming, Planning Lawyer
Andrew Murdoch, Development Management Service Manager
Robert Fowler, Planning Team Leader
Jennifer Coppock, Senior Planner
James Paterson, Senior Planning Officer
Mike Kemp, Senior Planning Officer
John Mitchell, Committee and Member Services Officer

Apologies:

Councillors Corais and Wade sent apologies.

Substitutes are shown above.

35. Declarations of interest

Councillor Cook stated that he was a Council appointed trustee for the Oxford Preservation Trust and a member of the Oxford Civic Society. Accordingly he had taken no part in those organisations' discussions or decision making regarding the applications before the Committee. He said that he was approaching all of the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision. He also noted, on a personal basis, that in relation to item 3 (**20/01468/FUL**) one of the doctors' surgeries which might move into the premises was his own surgery however he considered that this would not affect his judgment of the application which he would approach with an open mind.

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

20/01784/FUL- Councillor Gotch also declared that whilst he had been a Member who had called this item he had not made his mind up on the matter and came to the meeting with a completely open mind.

19/02817/FUL - Councillor Tanner declared that whilst he had been a Member who had called in this item he had not made his mind up on the matter and came to the meeting with a completely open mind.

20/01784/FUL Councillor Gant declared that whilst he had been a Member who had called in this item he had not made his mind up on the matter and came to the meeting with a completely open mind.

36. 20/01468/FUL: 13-21 Cornmarket Street Oxford OX1 3HE

The Committee considered an application (20/01468/FUL) for change of use of basement, part ground and part first floor from retail (Use Class A1) to a GP Surgery (Use Class D1).

The Planning Officer presented the report and provided a verbal update to the submitted report, recommending the addition of a "Grampian condition" following additional consultation with the applicant requiring the submission of further details relating to the installation of a rising bollard to facilitate ambulance access to Cornmarket and Market Street and the implementation of the approved details.

Mr Simon Sharpe (Agent), Mr Matthew Bramhall (Practice Manager, King Edward St Medical Practice) and Mr David Stevenson (Jesus College) spoke in support of the application.

The Committee expressed some concerns about patient access to the Health Centre given the absence of parking in the immediate vicinity. Officers reaffirmed the view expressed in the report that access to public transport, city centre car parks and other considerations mitigated those concerns to a sufficient degree. It was also recognised that some responsibility for ensuring sufficient ease of access to healthcare facilities for patients lay with the NHS trust and the practices which would be re-locating.

The Committee noted that the proposed active frontage on Market Street was not as optimal as had been described in the Committee's previous discussions about this site. It was recognised that as a Health Centre it would not be as active as if for retail use. Nonetheless it would be glass fronted and officers were satisfied that the applicant had done all that was reasonable in respect of the matter. It was also noted that the presence of the Health Centre would attract significant numbers of people who might

not otherwise come to that part of the city centre which, combined with other improvements to Market Street, would increase the likelihood of increased footfall in the Covered Market.

The Committee expressed some concern about the ground floor lobby which, whilst it would be monitored by CCTV, might be vulnerable to unwanted and anti-social activity. It was determined that this would be a matter for the practice to address.

Notwithstanding the concerns raised, the Committee welcomed the significant improvement to the local healthcare provision which the scheme would provide.

In reaching its decision the West Area Planning Committee considered all the information put before it. On being proposed, seconded and put to the vote, the Committee agreed with the officers' recommendation to approve the application with the addition of the delegation to the Head of Planning Services to finalise the wording of a Grampian condition to secure the details relating to the installation of a rising bollard to facilitate ambulance access to Cornmarket and Market Street and the implementation of the approved details.

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 11 of the report including the addition of a further condition as referred to above and grant planning permission; and
2. **Delegate authority** to the 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 Head of Planning Services considers reasonably necessary; and
 - Agree the wording of a Grampian condition relating to the provision of a rising bollard to facilitate ambulance access to Cornmarket and Market Street and the implementation of the approved details.

37. 20-01139-FUL: Cherwell House, Osney Lane, Oxford, OX1 1BZ

The Committee considered an application (20-01139-FUL) for the erection of additional second and third floors to provide 26 no. en-suite student bedrooms and 2 x 1-bed warden flats. Alterations including re-cladding of the existing building. Extension of existing bin store and erection of new bike shelter. (Amended plans) (Amended description)

The Planning Officer presented the report.

Rhiannon Ash (Resident) spoke against the application.

Adrian James (architect/agent) spoke in support of the application and Stephen Clarke (applicant) was present and answered questions from the committee.

The Committee considered a number of points of detail on the application including but not limited to the following. In response to a question the applicant said they were in favour of the provision of sprinklers in the new development which they would discuss with building control. Officers confirmed that while not a University, the application of

Policy H8 was relevant in this case; as an extension to an existing student accommodation block there was therefore no objection to the principle. Policy RE1 was not applicable as the proposal did not meet the ground floor criterion (1,000 square metres) for it.

A question was raised with respect to the safety of cladding material for the building. The applicant confirmed that the DfE had expressed satisfaction with the nature of the current building's non-combustible cladding and that the new build would use the same type of cladding. The fencing around the site was impermeable to animals; the condition relating to ecological enhancements could be adapted to include gaps in the fence to allow the passage of animals. The copper on the building, because of air quality in Oxford and its vertical application, was unlikely to become green. Officers had no evidence of complaints about noise from the current development which would, in any case, be an environmental health matter and not a planning consideration.

In considering a previously refused scheme which had been dismissed on appeal, the committee recognised that the current proposal was different to that scheme and that there were no reasons to object to the current proposal on that basis. Officers also confirmed that there had been significant changes in national and local planning policy since that decision.

In reaching its decision the West Area Planning Committee considered all the information put before it. On being proposed, seconded and put to the vote, the Committee agreed with the officers' recommendation to approve the application.

The West Area Planning Committee resolved to:

1. Approve the application for the reasons given in the report subject to the required planning conditions set out in section 12 of this report; 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 were set out in the report;

2. Delegate authority to the 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 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 the 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 Head of Planning Services considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

38. 19/02817/FUL: Land Between 45 And 51 Hill Top Road, Oxford,

The Committee considered an application (19/02817/FUL) for the demolition of existing garage. Erection of 1 x 6-bed dwelling (Use Class C3) and erection of detached garage. Provision of amenity space, bin and cycle stores. Associated landscaping and boundary treatments.

The Planning Officer presented the report.

Stephen Broadley (agent) spoke in support of the application.

The Committee considered a number of points of detail on the application including but not limited to the following. In relation to Policy RE2 the Committee asked whether better use could not have been made of the space in terms of a larger number of dwellings. A great deal of thought had been given to the matter but the limitations imposed by protected tree root systems and the long and narrow nature of the site constrained development on it to such a degree that the application before the Committee was considered acceptable. The site was too far from the nearest shopping facility to require that it be car free. It was observed that if the site was used for a flatted development that would, in turn, probably result in a considerable number of cars for which there would have had to be considerable parking provision on the site.

In reaching its decision the West Area Planning Committee considered all the information put before it. On being proposed, seconded and put to the vote, the Committee agreed with the officers' recommendation to approve the application.

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
2. **Delegate authority** to the 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 Head of Planning Services considers reasonably necessary.

39. 20/01784/FUL: 2A Squitchey Lane Oxford OX2 7LB

The Committee considered an application (20/01784/FUL) for the demolition of existing garage, erection of two storey front extension, erection of part single, part two storey side and rear extension, replacement of 2no. windows with 2no. doors to front elevation and alterations to rear boundary fence.

The Planning Officer presented the report.

The Committee considered a number of points of detail on the application including but not limited to the following. In relation to the protection of tree root systems on the site, it was confirmed that technical information would be required to be submitted to the Council's arboricultural experts in advance of any work starting to ensure that the relevant conditions were satisfied. The Committee expressed some concern about the proximity of the wrap around extension to neighbouring properties. It was noted however that as an existing building with permitted development rights, the applicant

was able to extend up to 4 metres to the rear of the house without planning permission. The report also dealt with the matter of neighbouring amenity and concluded that it was not compromised to an unacceptable degree.

In reaching its decision the West Area Planning Committee considered all the information put before it. On being proposed, seconded and put to the vote, the Committee agreed with the officers' recommendation to approve the application.

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
2. **Delegate** authority to the 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 Head of Planning Services considers reasonably necessary.

40. 20/01638/FUL: 30A Jericho Street, Oxford, OX2 6BU

The Committee considered an application (20/01638/FUL) for the replacement of existing garage door with 3no. windows in association with conversion of existing garage into habitable space, erection of first floor rear extension, formation of rear juliet balcony to second floor, insertion of 2no. rooflights to rear elevation, installation of green roof to rear and installation of cladding to rear elevation. Alterations to existing front and rear fenestration, insertion of 2no. rooflights to front elevation, insertion of 6no. rooflights over stairwell to front elevation and alterations to existing first floor terrace.

The Planning Officer presented the report and referred the Committee to one minor typographical error and clarification of paragraph 10.31 to make it clear that National Planning Policy Guidance regarded the development proposed to be acceptable in Flood Zone Two.

Cynthia Watson (Resident) spoke against the application.

Theo Svoronos (agent) spoke in support of the application.

The Committee considered a number of points of detail on the application including but not limited to the following. The building was in a conservation area and the proposals before the Committee had been subject to refinement as a result of input from officers in the application process. Furthermore the applicant had brought forward a proposal for a high quality, contemporary building which, while not a pastiche of the surrounding buildings, echoed some of the features of those buildings. The officer report made it clear that the proposal was not judged to cause harm to the conservation area.

The Committee sought reassurance that the window which opened onto Jericho Street would be of a design which did not obstruct or be a cause of possible injury to passers by and it was agreed that officers should be asked to secure details of this arrangement.

In reaching its decision the West Area Planning Committee considered all the information put before it. On being proposed, seconded and put to the vote, the Committee agreed with the officers' recommendation to approve the application.

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
2. **Delegate authority** to the 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 Head of Planning Services considers reasonably necessary.

41. 20/01118/FUL: 2 St Peter's Road, Oxford, OX2 8AU

Councillor Tanner left the meeting before discussion of this item was complete.

The Committee considered an application (20/01118/FUL) for the demolition of existing building. Erection of 3 x 3-bed dwellings (Use Class C3). Provision of car parking, private amenity, bin and cycle stores. Repositioning of dropped kerbs. Formation of wall and railings to front and side of boundary. (Amended plans).

The Planning Officer presented the report and provided a verbal update noting that there was no post office in Lower Wolvercote as suggested in the report.

Mary Brown (Chair Wolvercote Commoners' Committee) spoke against the application. John Goddard (resident) spoke in support of the application.

The Committee considered a number of points of detail on the application including but not limited to the following. It was confirmed that there was nothing in the Local Plan or the Wolvercote Neighbourhood Plan to prevent the loss of the shop referred to in the application. The shop hadn't been notified as an asset of community value and evidence had been provided that it was not viable as a business and, therefore, as a community facility.

The Committee expressed some concern over the impact of the car parking space in front of the new dwelling on the streetscene and designated heritage assets in the area. Officers had given this a great deal of thought. Ideally this would have been a car free development but as this was not possible the car parking space was inevitable. The agent was being asked to ameliorate the visual impact with plans for planting to create a more informal look to the area. If the site had been in a CPZ then a no car development would almost certainly have been sought. The area was not thought to be an immediate priority for a CPZ by the County Council.

In reaching its decision the West Area Planning Committee considered all the information put before it. On being proposed, seconded and put to the vote, the Committee agreed with the officers' recommendation to approve the application.

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

2. **Delegate authority** to the 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 Head of Planning Services considers reasonably necessary.

42. Minutes

The Committee resolved to approve the minutes of the meeting held on 08 September 2020 as a true and accurate record.

43. Forthcoming applications

The Committee noted the list of forthcoming applications.

44. Dates of future meetings

This item was noted.

The meeting started at 3.00 pm and ended at 6.35 pm

ChairDate: Tuesday 10 November 2020