

Remote meeting

Minutes of a meeting of the West Area Planning Committee on Tuesday 9 March 2021

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Committee members present:

Councillor Cook (Chair)

Councillor Gotch (Vice-Chair)

Councillor Hollingsworth

Councillor Tanner (for Councillor Corais)

Councillor Tarver

Councillor Upton

Councillor Wade

Officers present for all or part of the meeting:

Adrian Arnold, Head of Planning Services

Natalie Dobraszcyk, Development Manager Team Leader

Sally Fleming, Planning Lawyer

Robert Fowler, Planning Team Leader

Mike Kemp, Principal Planning Officer

Andrew Murdoch, Development Management Service Manager

Apologies:

Councillors Corais, Howlett and Iley-Williamson sent apologies.

Substitutes are shown above.

77. Declarations of interest

General

Cllr 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 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.

Cllr 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.

Cllr Gotch stated that as a member of 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 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.

Cllr Wade stated that as a member of the Oxford Civic Society, she had taken no part in the organisation's 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.

78. 20/01898/FUL: The Irving Building, Hertford Street, Oxford, OX4 3AJ

The Committee considered an application for change of use to a mixed business (Use Class B1) and non-residential institutions (Use Class D1); erection of a single storey side and rear extension to create a community building (Use Class D1); erection of buildings to create 3 x 3 bed and 6 x 2 bed apartments (Use Class C3); and provision of car parking, bin and bike stores at The Irving Building, Hertford Street, Oxford, OX4 3AJ.

The Planning Officer:

- Reported that the houses and flats would be car free as expected in an area with a CPZ (controlled parking zone)
- Recommended Condition 21 amended to read '*fitted with obscured glazing **and fixed shut** to a minimum height of 1.7 metres **and this shall be retained as obscured, fixed shut glazing at this minimum height***'.

Catherine King (the headteacher at Comper School) and County Councillor Damien Haywood spoke objecting to the application.

Liz Hume (representing the applicant) and Nicky Brock (the agent) spoke in support of the application.

The Committee asked questions of the officers to clarify matters including but not restricted to the impact of the proposed church hall on the two heritage assets of the Comper School and the Irving Building and the open setting between the two buildings; the public benefit to the church and the wider community; parking and traffic related to use of the community spaces and future residents eligibility for parking permits; and overshadowing of the play spaces associated with the Comper School caused by the proposed hall.

The Committee debated the proposal, focussing on but not confined to the degree of 'less than substantial harm' caused to the designated heritage asset of Comper School and the non-designated heritage asset of the Irving Building balanced against the community benefits of the proposed side extension (hall and lift shaft) and alterations to the Irving Building.

On a proposal to accept the officer's recommendation of approval (with the conditions listed in the report, with condition 21 amended as referred to above, and an additional condition regarding non-eligibility of the new dwellings for parking permits) being seconded and put to the vote, the Committee voted **against** the proposal.

The Committee considered a proposal to refuse the application because the level of less than substantial harm which would be caused to the setting and heritage significance of the Comper School and Irving Building by the loss of the gap and change of spatial connection between the buildings was **not** outweighed by the public benefits arising from the provision of new community space within the proposed church hall and the enhancements to the provision of community and office space within the Irving Building.

On a motion to refuse the application for the reasons above being seconded and put to the vote, the Committee agreed to refuse planning permission for these reasons.

The West Area Planning Committee resolved to:

Refuse planning permission for application 20/01898/FUL for the following reason:

The proposed church hall and lift tower by reason of its scale and siting would erode the spatial connection between the Comper School and Irving Building which would result in less than substantial harm to the significance of the Comper School, a designated heritage asset and the Irving Building, a non-designated local heritage asset, and this would not be outweighed by the public benefits associated with the provision of the new community space within the church hall and the Irving Building and the provision of office space within the Irving Building, contrary to Paragraphs 196 and 197 of the NPPF and Policies DH3 and DH5 of the Oxford Local Plan 2016-2036.

79. 21/00316/POM: 8 Hollybush Row, Oxford, Oxfordshire, RG1 1JH

The Committee considered a report recommending the discharge of the legal agreement attached to planning permission 16/03189/FUL (Demolition of existing public house. Erection of a four storey building to create 7 flats (5 x 2-bed and 2 x 1-bed flats (Use Class C3)). Provision of bin and cycle store.) to modify the affordable housing contribution for the site at 8 Hollybush Row, Oxford, RG1 1JH.

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

The West Area Planning Committee resolved to:

1. **approve** the discharge of the legal agreement for the reasons given in the report; and
2. **delegate** authority to the Head of Planning Services to:
 - finalise the recommended Deed of Release under section 106A(1)(a) of the Town and Country Planning Act 1990 and other enabling powers as set out in the report.
 - complete the Deed of Release referred to in the report.

80. 20/02303/FUL: Peacock House, Baynams Drive, Oxford, OX2 8FN

The Committee considered an application for planning permission, deferred from their meeting of 19 January 2021 for more information. This was for the change of use of the ground floor of Block C of the Wolvercote Paper Mill development from a GP surgery and business use to residential use (Use Class C3) comprising 5 x 2 bedroom flats and 2 x 1 bedroom flats; alterations to fenestration at ground floor; insertion of 3 doors to north elevation and 4 doors to south elevation. (Amended plans and additional information) at Peacock House, Baynams Drive, Oxford, OX2 8FN.

Christopher Hardman (local resident) spoke objecting to the application.

Paul Comerford (agent for the applicant) spoke in support of the application.

In reaching its decision, the Committee considered all the information put before it, including that from the Clinical Commissioning Group. After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

The West Area Planning Committee resolved to:

1. **approve application 20/02303/FUL** for the reasons given in the report, subject to the required planning conditions set out in section 12 of the report and grant planning permission, 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
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.

81. TPO - Hawkswell Gardens (No.2) Tree Preservation Order, 2020

The Committee considered a Tree Preservation Order (TPO) to protect, in the interests of public amenity, a copper beech tree, T.1, and a cedar tree, T.2, that stand in prominent roadside locations either side of the entrance road to Hawkswell Gardens from King's Cross Road, Summertown, Oxford.

On being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to confirm without modification the tree preservation order.

The West Area Planning Committee resolved to confirm without modification the Oxford City Council – Hawkswell Gardens (No.2) TPO, 2020.

82. Minutes

The Committee resolved to approve the minutes of the meeting held on 9 February 2021 as a true and accurate record.

83. Forthcoming applications

The Committee noted the list of forthcoming applications.

84. Dates of future meetings

Noted.

The meeting started at 3.00 pm and ended at 5.00 pm

Chair

Date: Tuesday 13 April 2021

When decisions take effect:

Planning Committees: after the call-in and review period has expired and the formal decision notice is issued

Details are in the Council's Constitution.

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