

WEST AREA PLANNING COMMITTEE

Wednesday 15 February 2012

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Benjamin, Cook, Gotch, Jones, Price, Tanner and Lloyd-Shogbesan.

OFFICERS PRESENT: Alec Dubberley (Democratic and Electoral Services Officer), Murray Hancock (City Development) and Nick Worledge (City Development)

88. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Khan with Councillor Lloyd-Shogbesan attending as substitute.

89. DECLARATIONS OF INTEREST

Castle Mill, Roger Dudman Way, Oxford - 11/02881/FUL -
Councillor Colin Cook - Personal - an employee of Oxford University (agenda item 3 refers)

66 And 68 Woodstock Road St Antony's College (Middle Eastern Centre) - 11/03043/EXT -
Councillor Elise Benjamin - Personal - had received correspondence from interested parties (agenda item 7 refers)

66 And 68 Woodstock Road St Antony's College (Middle Eastern Centre) - 11/03043/EXT -
Councillor Graham Jones - Personal - had received correspondence from interested parties (agenda item 7 refers)

66 And 68 Woodstock Road St Antony's College (Middle Eastern Centre) - 11/03043/EXT -
Councillor Oscar Van Nooijen - Personal - had received correspondence from interested parties (agenda item 7 refers)

143 Kingston Road Oxford - 11/03109/FUL -
Councillor Oscar Van Nooijen - Personal - had received correspondence from interested parties (agenda item 8 refers)

Ferry Sports Centre, Ferry Pool Road, Oxford - 12/00196/CT3 -
Councillor John Tanner - Personal - Executive Board Member for Cleaner Greener Oxford (agenda item 9 refers)

90. CASTLE MILL, ROGER DUDMAN WAY, OXFORD - 11/02881/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for an extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units

consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces.

The Case Officer Murray Hancock introduced the application and confirmed that the sum negotiated as a financial contribution towards affordable housing was £100,000.

Terry Gashe, on behalf of Oxford University's planning agent, spoke in favour of the development. Wendy Skinner Smith of the Cripsey Meadows Allotment Association spoke to confirm that concerns which the association had had about the proposal had been addressed by the report.

The Committee considered all submission both written and oral and it was:

Resolved to support the application but defer to officers the drawing up of an accompanying legal agreement and to delegate to them the issuing of the Notice of Permission. subject to the conditions in the officer's report on its completion.

91. 220 AND 222 COWLEY ROAD, OXFORD - 11/03035/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for the demolition of existing buildings, erection of a 3 storey building comprising retail shop and Class B1 Business use on ground floor and 18 student study rooms on upper floors. Provision of cycle parking and bin stores.

In accordance with the criteria for public speaking Nik Lyzba, on behalf of the applicant, spoke in support of the development.

The Committee considered all submission both written and oral and it was:

Resolved to refuse planning permission for the reasons outlined in the officer's report.

92. 229 COWLEY ROAD, OXFORD - 12/00046/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for retention of use as student accommodation.

In accordance with the criteria for public speaking Huw Mellor, on behalf of the applicant spoke in favour of the proposal.

The Committee considered all submission both written and oral and it was:

Resolved to refuse planning permission for the reason outlined in the officer's report.

93. PART MANZIL WAY GARDENS AND 205 COWLEY ROAD - 12/00028/VAR

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for a variation of condition 3 of planning permission 09/00731/FUL to allow student accommodation to be occupied by students in full time education of one academic year or more.

Resolved to grant planning permission for the reasons outlined in the officer's report.

94. 66 AND 68 WOODSTOCK ROAD ST ANTONY'S COLLEGE (MIDDLE EASTERN CENTRE) - 11/03043/EXT

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application to extend time limit on application 07/02818/FUL (Two and three storey extension with basement to Middle Eastern Centre to provide new library facilities, common area, lecture room, storage areas and including external landscaping).

The Committee considered all written representations and it was:

Resolved to grant planning permission for the reasons outlined in the officer's report.

95. 143 KINGSTON ROAD OXFORD - 11/03109/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for Demolition of existing two storey rear extension. Erection of part single storey, part two storey and part three storey extension to rear. Extension of existing basement.

In accordance with the criteria for public speaking Stephen Rayner and Kerry Mills, both neighbouring residents, spoke in objection to aspects of the development. Peter Pritchard, on behalf of the applicant, spoke in support of the scheme.

The Committee considered all submission both written and oral and it was:

Resolved to approve the application subject to the conditions in the officer's report and the following new conditions:

- 1) That there should be no additional windows on the side elevation
- 2) There should be no separate occupation of the basement area.

96. FERRY SPORTS CENTRE, FERRY POOL ROAD, OXFORD - 12/00196/CT3

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application from Oxford City Council to install photovoltaic panel on the Ferry Leisure Centre.

The Principal Planning Officer explained that the report sought delegated authority for the Head of City Development to determine the application once the consultation period had closed. This would allow the Council to receive a Central Government subsidy towards the cost of the work and as time was limited this was considered the best course of action.

Resolved to support the scheme in principle but grant delegated authority to officers to determine the application once the consultation period had closed.

97. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) giving details of planning appeals received and determined during December 2011.

Resolved to note the report.

98. FORTHCOMING APPLICATIONS

Members noted the following planning application which would be before the Committee at future meetings:-

- (1) Grantham House, Cranham Street: 11/03273/FUL: Conversion of flats etc.
- (2) 376 Banbury Road: 11/03008/FUL: 9 flats.
- (3) Former Innovations House, Mill Street: 11/03005/FUL: Conversion to student accommodation.

University Science Area: 11/00940/FUL: Masterplan (Not a planning application)

99. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 11 January 2012.

The meeting started at 6.00 pm and ended at 7.35 pm