

Agenda

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West Area Planning Committee

Date: **Wednesday 16 January 2013**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

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West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor John Goddard	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Anne-Marie Canning	Carfax;
	Councillor Bev Clack	St. Clement's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Graham Jones	St. Clement's;
	Councillor Shah Khan	Cowley;
	Councillor John Tanner	Littlemore;

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

3 UNIVERSITY SCIENCE AREA MASTERPLAN

1 - 24

Report of the Head of City Development attached

The report seeks the views of the Committee on a Masterplan for the University Science Area at Parks Road and Keble Triangle

4 PLANNING APPLICATION FOR DETERMINATION - 12/02740/LBC AND 12/02739/FUL - CONVERSION OF COACH HOUSE AND ALTERATIONS TO LISTED BUILDING SITE, 7 PARK TOWN

25 - 34

Report of the Head of City Development attached

Proposal: Use of former coach house as an independent self contained dwelling.

The applications were called-in to the Committee by Councillors Armitage, Campbell, Gotch and Goddard due to concerns about the impact that a separate residential unit may have on Park Town and the consequent harm to the established character of the conservation area that may result.

5 PLANNING APPLICATION FOR DETERMINATION - 12/02794/FUL - CONVERSION OF 3 FLATS, 10 GORDON STREET

35 - 42

Report of the Head of City Development attached.

Proposal: Change of use of former South Oxfordshire Social Club to form 1x2 bedroom dwelling house and 2x1 bed flats (all Class C3).

The application was called in to Committee by Councillors Price, Canning, Sinclair and Kennedy on grounds of potential over development and impact on car parking in a tightly built up area.

6 PLANNING APPEALS

43 - 46

To receive information on planning appeals received and determined during November 2012.

The Committee is asked to note this information.

7 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

- 82 Freelands Road: 12/02609/FUL: Garden outbuilding;
- 36 Morrell Avenue: 12/02829/FUL: Change of use to HMO.
- 53 Stanley road: 12/02949/FUL: Outbuilding in garden.
- 12/01809/FUL & 12/01818/LBD: Worcester College: Lecture theatre etc.
- 190 Iffley Road – 12/03121/EXT and 12/03122/EXT - extension of permission for student accommodation.

8 MINUTES

47 - 50

Minutes of the meeting held on xxxxx 20

9 DATES OF FUTURE MEETINGS

The Committee is asked to note the following future meeting dates:-

Thursday 7 February 2013 (and Wednesday 13 February 2013 if needed)
Wednesday 13 March 2013 (and Thursday 14 March 2013 if needed)

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

 - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
 - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

Report of: Head of City Development.

To: West Area Planning Committee, 16th January 2013.

Title of Report: University Science Area: Masterplan

Summary and Recommendations

Purpose of Report: This report seeks the views of committee on a Masterplan for the University Science Area at Parks Road and Keble Triangle.

Key Decision: No.

Portfolio Holder: Colin Cook.

Scrutiny Responsibility: Environment.

Recommendation(s): Committee is recommended to welcome the opportunity to comment on a Masterplan produced for the University Science Area and to offer its support to its contents and the general approach adopted as a framework to inform future development proposals, subject to the caveats indicated within the report.

Purpose of the Masterplan

1. The University has produced a Masterplan for its Science Area located to the north east of the city centre at Parks Road and Keble Road Triangle on which it has requested the City Council as Local Planning Authority to comment. The intention of the Masterplan is to form a framework within which major redevelopment proposals will be brought forward over a period of perhaps 20 years. It does not constitute a planning application however, but represents a context within which individual proposals can be drawn up. The University has chosen this approach to the long term development of the Science Area due to its densely developed and constrained nature which presents particular challenges requiring a cohesive approach which has been lacking in the past.
2. In 2008 the University also produced a Masterplan for the former Radcliffe Infirmary site nearby which it had then recently acquired. The Infirmary site, now referred to by the University as the Radcliffe Observatory Quarter (ROQ), presented different issues however as it was intended to sweep away the majority of poor quality hospital buildings on that site and redevelop it over a period of time to provide teaching and research accommodation for departments lacking in floorspace and facilities. The Science Area differs from the ROQ site in that it is much larger at 12.4 ha. (30.6 acres) and already densely developed. A growing relationship will exist between the two sites in coming years however, and one of the aims

of the Masterplan is to improve the links between these two important sites.

3. This report does not attempt to scrutinise all the material included within the Masterplan submission in detail which includes a Strategic Environmental Assessment, but rather seeks instead to comment where appropriate on the generality of the approach adopted. Moreover, as the Masterplan does not constitute a planning application, then the Council's position as Local Planning Authority remains unfettered with the response to the Masterplan being entirely without prejudice to the consideration of any future planning applications submitted. If the Masterplan is supported however, then it will give the University confidence to proceed to future planning applications over a period of time and within an agreed framework.
4. Attached as **Appendix 1** is a site plan which refers, and as **Appendix 2** a plan of the existing Science Area estate. Attached as **Appendix 3** is an illustration of the Masterplan as proposed.

Public Consultation.

5. With the agreement of the University, on receipt of the Masterplan, public consultation was undertaken in a similar fashion to a planning application. The outcome of that consultation is summarised below.
 - Oxford Preservation Trust: Fully support the aim of maximising the development potential of the Science Area site. The provision of a Masterplan is welcome and many of the recent developments have, in our opinion, been beneficial to the area, making it more accessible and readable. Not possible to make more detailed comments. Object to the inclusion of plans to demolish four historic buildings at 1-2 South Parks Road, 12-13 and 14-15 Parks Road. Would discourage large and bulky buildings which have uninspiring roofs which can create a pattern of monotonous roof heights and lines which do little to add to Oxford and its character.
 - English Heritage: Welcome the approach to develop the Science Area and Keble Triangle. Object to the demolition of the grade II listed buildings of 1 and 2 South Parks Road and the locally listed buildings 1-11 Keble Road and 12-15 Parks Road and consider that their loss would amount to substantial harm to the character and appearance of the surrounding area. Advise that the impact of potentially uniform roof heights needs to be considered, and the impact on views within the city and looking into and out of the city.
 - The Victorian Group of Oxfordshire Architectural and Historical Society: Object to the demolition of 1-2 South Parks Road, 12-13 Parks Road, the Earth Sciences building and Department of Human Anatomy building.
 - Oxford County Council (Highways): Supportive of the Science Area and Keble Triangle Masterplan in terms of improving routes, spaces/public realm, and landscaping within the area and welcome the opportunity to develop the area in a comprehensive rather than

piecemeal fashion. Suggest that an indication of timescales for the reduction of on-site car parking spaces to 200 should be set out within the Masterplan, otherwise, linked to the proportion of the Masterplan that is implemented. A reduction in less sustainable modes of transport is sought and therefore the number of motorcycle parking spaces should be much lower than 100; fifty would seem to be more than enough. A key missing link in the off road cycle route network is at the corner of Parks Road / South Parks Road junction. Suggest that the route should be continuous here.

- Oxford County Council (Environment and Climate Change): The Masterplan will be a key vehicle for the University to achieve its commitment as a signatory of the Low Carbon Oxford Charter to reduce carbon emissions within the City. The County encourages consideration of adaptation requirements to ensure that the future development of this site is resilient to the impacts of extreme weather events.
 - Environment Agency: Welcome the additional chapter on sustainability and pleased to see a commitment to reduce water consumption and reference to energy efficiency standards. Recommend that reference is made in Chapter 9 to groundwater level monitoring, for areas of development which include basements in order for developers of the individual buildings to be aware of the issues associated with groundwater flooding.
 - Thames Water: It is unclear at this stage what the net increase in demand on our infrastructure will be as a result of the proposed development. Concerned that the network in this area may be unable to support the demand anticipated from this development. Developers will need to consider the net increase in water and waste water demand to serve the development and also any impact the development may have off site further down the network, if no / low water pressure and internal / external sewage flooding of property is to be avoided.
 - Natural England: Groundwater: Until site specific investigations are carried out, along with the construction of a model to assess the impacts of the proposed developments, the impact on nearby SSSIs will not be understood. Protect Species: Information has been submitted as part of the Masterplan SEA, although undertaken over two years ago, these are considered unreliable. Additional up to date survey information should be submitted with any planning application for developments implemented under this Masterplan.
6. In addition, in 2010 the South East Regional Design Panel (SERDP) received a presentation from the University on what was then an early draft of the Masterplan. Whilst the Masterplan has evolved further since that stage, the basic concepts have remained largely unchanged. Its main comments were: east - west spine is a sound idea, bringing legibility to the area which is currently confusing and impenetrable to visitors; north - south route also important; entrance points to routes important; more permeable boundary to University Parks would be beneficial to community; opportunity to rationalise levels at entrances to buildings; coordinated

landscape structure of trees and public realm would assist legibility; buildings should have ground floor frontages; opportunity to rationalise servicing arrangements; case to be made for quieter, less demonstrative buildings to sit alongside the grander ones.

History of Development of Science Area.

7. The Oxford Science Area which includes the Keble Triangle makes up the principal teaching areas for science disciplines at Oxford University. The area also attracts a wide range of visitors as it houses the University's Natural History and Pitt Rivers Museums. Development of the University Science Area began with the Oxford University Museum, completed in 1859 and built on 8 acres at the corner of University Parks. Extensions to the museum and new buildings were added during the remainder of the C19th, the earliest being the Clarendon Laboratory just to the north of the Museum, subsequently replaced by the Robert Hooke Building which until recently housed Earth Sciences.
8. In the north - west corner of the Science Area the first building was a lodge constructed in 1888 to match an existing one at the southern end (now replaced by the Radcliffe Science Library). The Townsend Library (Grade II listed) was added in 1910 extending the Science Area further into the University Parks and in 1913 the Dyson Perrins building (Grade II listed) was added further east in South Parks Road. The extension of the Science Area eastwards along South Parks Road continued with the Sir William Dunn School of Pathology in 1926. With the acquisition of this further land to the south east of the museum development continued ad hoc during the first part of the C20th.
9. In 1934 a Masterplan for the Science Area was adopted which sought to rationalise and plan future development and define the limit of the northern boundary with the University Parks. Architectural practice Lanchester and Lodge became involved in the delivery of the Masterplan and several of the buildings in the Science Area are their work. Nevertheless by 1963 the University's Holford report had recognized the need for further development land, specifically identifying even at that time the acquisition of the former Radcliffe Infirmary site to coexist with the Science Area.
10. The consequence has been a continuing process of development at the Science Area over the years, but often in an uncoordinated fashion. The result has been a mixed collection of listed buildings including the Grade I listed Natural History Museum; mediocre and / or modified structures sometimes unsuited for modern teaching and research; and good quality new buildings such as the Earth Sciences Building fronting South Parks Road and Biochemistry and Oxford Molecular Pathology Institute (OMPI) in the heart of the Science Area. Other new buildings for Physics fronting Parks Road and New Chemistry fronting South Parks Road have received planning permission but are currently at their fund raising stage. What has not been achieved however is a more coherent movement pattern and

overall framework within which proposals for new buildings can emerge whilst also retaining its important heritage assets.

11. In heritage terms the Science Area falls outside the Central Conservation Area with the exception of the Natural History Museum and Radcliffe Science Library. It is however surrounded by it. In this context the listed buildings which currently exist within the study area are:

- University Natural History and Pitt Rivers Museums: Grade 1.
- Inorganic Chemistry Laboratory: Grade II.
- Dyson Perrins Laboratory: Grade II.
- Radcliffe Science Library: Grade II.
- 1 & 2 South Parks Road: Grade II.
- Townsend Building: Grade II.

12. These are identified in **Appendix 2** to this report. Other important listed buildings in the immediate locality which equally require to be protected are:

- Rhodes House, South Parks Road: Grade II*.
- Boundary Wall to Rhodes House: Grade II.
- Mansfield College: Grade II*.
- Keble College: Grade I and II*.
- School of Rural Economy, Parks Road: Grade II.
- Approximately 8 buildings to west side of Banbury Road: Grade II.
- University Cricket Club Pavilion, University Parks: Grade II.
- North Lodge of University Parks: Grade II.

Planning Policy.

13. In terms of planning policy, the aims of the Masterplan are consistent with existing and emerging policy documents. Although the Local Plan contains no site specific policy for the main part of the Science Area, development at Keble Triangle is supported by policy DS9, whilst policies CS25 and CS29 of the Core Strategy support the future redevelopment of academic and research buildings generally and makes a commitment to work with the University to improve facilities and build on the benefits it brings to Oxford.

14. Moreover policy SP60 of the emerging Sites and Housing Plan supports the continued use and development of the Science Area by the University for scientific research and teaching activities, and the renewal of the area accordingly. It advises however that development must retain and enhance the listed buildings on the site, and that careful design must ensure that development proposals contribute towards the character of the adjacent conservation area and preserve and enhance the nearby listed buildings there and their setting. It also requires a reduction in car parking provision whilst pedestrian and cycle links through and to the site, including to the ROQ, should be enhanced. Development should be designed to ensure that there is no adverse impact on the New Marston Site of Special Scientific Interest (SSSI).

15. A wide range of other non site specific policies relating to educational provision, conservation, archaeology, public realm, highways and traffic, sustainability etc will also impinge upon the successful redevelopment of the site for its intended purposes together with the Supplementary Planning Documents (SPDs) which flow from them. The site and its constituent developments may also be subject to planning obligations secured by legal agreement in line with Local Plan policy and the Planning Obligations SPD.

Existing Built Forms and Layout.

16. Cumulatively the Science Area covers an area of approximately 12.4 hectares (30.6 acres). Both sites are densely covered with buildings, and have developed in an ad hoc manner alongside each other. The larger part of the Science Area is bounded to the north and east by University Parks but has frontages to Parks Road to the west and South Parks Road to the south. The Grade I University Museum forms the formal set piece to Parks Road with the Radcliffe Science Library to the south and Robert Hooke Building to the north, enclosing an open grassy area forming the only substantial open space on the two sites. To the rear of the Museum a collection of buildings have developed in an ad hoc manner, predominantly in the mid to late 20th Century. The recent permission for a new Physics building by Hawkins Brown Architects opposite Keble College and adjacent to the south - west gate of University Parks has yet to be implemented.
17. To South Parks Road there are frontages created by the Inorganic Chemistry Laboratory, Dyson Perrins, Plant Sciences and the Sir William Dunn School of Pathology along the north side whilst the Chemistry Research Laboratory and Biomedical Sciences are the most recent buildings on the south side and dominate the middle section of the street. To the east of these is the brutalist Tinbergen Building by Sir Leslie Martin, whilst to the west are the Grade II listed Gothic villas at nos. 1 and 2 and (outside the study area) the Grade II* listed Rhodes House by Sir Herbert Baker. Permission has been granted for a new building for New Chemistry by Francis - Jones Morehen Thorp (FJMT) Architects on the north side of the street opposite the junction with Mansfield Road but again has yet to be implemented.
18. Generally this main part of the Science Area is built tight to University Parks to the north but with linkages limited, whilst elsewhere most of the circulation routes are utilitarian and not landscaped.
19. The smaller section of the Science Area at the Keble Triangle is an island site bounded on the south by Keble Road with Parks Road and Banbury Road to the east and west respectively. It was not developed until 1860. Originally comprising Victorian villas and terraces, some of which have been retained, the site now accommodates prominent 1960s concrete and steel buildings of five or more storeys with only the remnants of earlier

development remaining at 1 - 11 Keble Road and 12-15 South Parks Road. Also prominent is the recently listed Denys Wilkinson Building to the south western corner of the triangle. Overall Keble Triangle lacks legibility as some of the modern buildings are accessed from raised podiums with hidden entrance points not necessarily fronting onto the street

20. Movement between the two halves of the Science Area is constrained by the road network, and by the lack of connection points across Parks Road. Movement within both sites is also constrained and confusing for pedestrians, with poor or inappropriate access arrangements.

Proposed Masterplan.

21. The University has sought to retain scientific research and teaching within the City rather than seek to develop a new science based campus at an alternative non - central location. This is strongly supported in planning policy terms. It considers that this will allow researchers to work in proximity to each other, building a community of students and academics to facilitate the exchange of ideas and foster inter disciplinary working. The main focus of the Masterplan is therefore to ensure the delivery of buildings to accommodate modern teaching and research requirements, whilst making the area more attractive, legible and welcoming by creating spaces and linkages within the Science Area and to University Parks and the ROQ.
22. Whilst important listed buildings and heritage assets are sought for retention, the University nevertheless wishes to ensure the Science Area continues to provide the facilities required to maintain its position as a leading research and teaching centre for the sciences which can attract and maintain the highest calibre of staff and students. To do so it is envisaged that the total floorspace within the Science Area may increase by as much as 50% over 20 years, to be made up of approximately 40% laboratory space, 40% office accommodation and 20% ancillary space. However the Science Area's sensitive location to the Grade II Registered Garden at University Parks to the north places significant constraints on outward expansion. The only realistic option for development is therefore within the confines of the Science Area itself but making better use of the land available.
23. The implementation of the Masterplan would not be delivered as a consequence of a single proposal, but incrementally over as long a period as 20 years but within a defined framework. The Masterplan proposes the following objectives accordingly:
- form a new primary pedestrian route through the site, running east to west to create new and improved linkages between the academic areas, the Radcliffe Observatory Quarter, Keble Triangle, South Parks Areas and University Parks;
 - enhance the public realm, making it safe and attractive;
 - removal of existing buildings that do not contribute to townscape, heritage, or operate at the highest functional suitability;

- creation of new buildings;
 - increase sustainability; and
 - ensure deliverability.
24. The Masterplan does not seek to confirm a precise design but has set out a series of strategic principles and policies which the University seek to use to inform future development. These are considered in the text which follows and listed in **Appendices 4**. Also included as **Appendix 5** are the main elements of a proposed Landscape and Public Realm Strategy.
25. Central to the Masterplan is a proposed east - west aligned “*central spine*”, intended as a new key route to enhance accessibility and create a pedestrian and cycle friendly, high quality external environment and setting for the adjacent buildings. The western end of the route would be to the immediate north of the Natural History Museum where an ‘arrival space’ would be created to then run eastwards incorporating hubs and linkages to allow for both public gathering spaces at axis connection points. At its eastern end an additional entry point into University Parks would be created. The ‘central spine’ would require the opening up of back plots, introducing a new primary frontage down the length of the route. It is proposed to cluster lecture facilities along this route to increase activity along it. The creation of the east - west central spine does require the demolition of various extensions to existing buildings however.
26. The central spine would become one of two primary movement routes through the Science Area, the other being on a north - south alignment, extending from a point opposite the junction with Mansfield Road along the eastern side of the Dyson Perrins Laboratory and the existing Hans Krebs Building, to link with the existing pedestrian access into University Parks at the point where the Sherrington Building attaches to the Henry Welcome Building. The Hans Krebs Building is recognised as one of the structures which no longer fulfils the University’s requirements in terms of laboratory and research space and is due for demolition to allow the second phase of the new Biochemistry Building to proceed.
27. An additional access point into University Parks is indicated to the rear (east) of the Clarendon Building as an extension of Haldane Road, but is absent (in error?) from the movement plan included in the documentation. This and the other routes into University Parks form part of a proposed wider network of routes extending beyond the Science Area to include an entrance into University Parks from Parks Road opposite the Materials Building. This gated access to the park has already been granted planning permission as part of the as yet unimplemented Physics Building opposite Keble College. From here a series of new pedestrian routes can be created through the currently difficult to navigate Keble Triangle and beyond. Significant realignment of the buildings would be required however, but the achievement of new linkages here allows the pedestrian route to be continued through the former Acland Hospital site, (for which planning permission has been granted to Keble College for its substantial

redevelopment), and on to Woodstock Road, thus creating the potential for a direct pedestrian route between the Science Area and ROQ site.

28. Officers strongly support the creation of these new routes both internal and external to the Science Area but would emphasise the importance of their early implementation if possible in successfully delivering the remainder of the Masterplan. In support of the creation and improvement of these routes, the Masterplan also seeks to increase the amount of primary frontages that face onto defined routes within both sites. Altering existing buildings or designing in active frontages in new buildings is essential to create routes and spaces that are not only safe by being well overlooked but which can also enliven elevations and add interest and vitality to the streetscene. As indicated above, the buildings on the Keble Triangle present a particular challenge in this respect.
29. In terms of new buildings the Masterplan suggests that building heights might exceed the maximum identified in the Local Plan across certain parts of the site. Local Plan policies allow for "*minor elements of no great bulk*" to exceed the general restriction for this part of Oxford of 18.2m or 79.3m AOD, whichever is the lower. Developments coming forward will therefore be required to respect the importance of Oxford's fragile skyline and demonstrate how they will respond to its significance so as to avoid monotonous, single height, flat roofscapes to new buildings all constructed to the same height. All new proposals will also be required to identify the nature of their impact on public views and heritage assets, and any harm caused weighed against any substantial public benefits which may accrue from the development.
30. The Masterplan indicates that the maximum storey height of new buildings would be likely to be 4 storeys, but with basements and plant equipment at roof level. Undertaken sensitively however this may present an opportunity to improve the quality of roofscape and the impact of the Science Area in longer distance views, as presented itself in granting planning permission for the Biochemistry Building in 2006 for example. Phase two of that development will require the demolition of the 8 storey Hans Krebs building referred to above, currently the tallest and least sympathetic building in the Science Area visible in long distance views.
31. Generally the tallest new buildings should be sited on primary routes, with smaller, visually subservient buildings located on secondary routes, to help maintain an appropriate visual street hierarchy and to ensure that visual distinction, and variation is created. The mass, bulk, scale, siting and detailing of new buildings is a critical consideration in this regard, and certainly Officers would not wish to see large scale buildings across the whole area as the definition between primary and secondary routes would be lost, with each new building competing visually with the last. Equally, in architectural terms there have been several striking contemporary styled new buildings constructed or permitted in the Science Area in recent years, but it would not be appropriate for all new buildings to also be so

striking. Rather there will be a need for “quieter” but good quality buildings to complement rather than compete with the more iconic ones.

32. The Masterplan also proposes the inclusion of double or even triple basements, and indeed several of the more recent buildings such as Chemistry and Biochemistry already possess such structures. Basements can assist in the efficient use of the space available within the Science Area and can often provide spaces suitable for research work which might not be suitable for office type activities for example. The use of basements is therefore supported, subject to considerations relating to groundwater conditions, archaeological requirements etc.
33. In order to manage the retained historic buildings and heritage assets within and adjacent to the Science Area and their juxtaposition to new additions to the building stock, a Conservation Plan accompanies the Masterplan. As well as examining the importance of the principal buildings on site and nearby, the Conservation Plan describes the significance of the Science Area overall, and identifies constraints and opportunities. It is prepared in order to inform decisions made in the future where there is pressure for growth and expansion of facilities, or the threat of demolition of listed buildings or other buildings of local interest. At the same time the Conservation Plan acknowledges the existing poor quality public realm and paucity of landscaping which are required to be addressed. A series of specific conservation policies are therefore identified accordingly. These are listed at **Appendix 6**.
34. Officers would generally endorse these policies on the basis that heritage assets should be retained unless there are public benefits which outweigh the harm caused by their loss. Furthermore, all new developments must be informed by an understanding of the heritage significance of the existing buildings, and heritage assets around them that may be potentially affected. In this regard any proposed demolition of historic buildings at 1 - 2 South Parks Road, 12 - 15 Parks Road or 1 - 11 Keble Road for example would be required to demonstrate that the harm caused by their loss was outweighed by the wider public benefit.
35. As indicated above, there is little positive landscaping to be enjoyed within the Science Area and very few trees. Those which do exist are mostly located on the edges of the site, particularly at the boundary with the University Parks and to the South Parks Road frontage. As a result, the public realm has a hard, urban character which in places is given an industrial feel by the presence of air conditioning units, externally located enclosures for oxygen cylinders and other clutter. These features tend to dominate many spaces to the exclusion of planned social spaces and landscaping. The Masterplan suggests that trees should be incorporated into these areas as the opportunity arises. Specific public realm and landscaping proposals indicated in the Masterplan are listed as follows:
 - Develop the public realm to visually unify the site and reinforce the identity of spaces and connections.
 - Improve the quality of social space within the site.

- Prioritise pedestrian circulation, with limited provision of operational vehicles.
 - Enhance links with University parks by retaining existing trees and introducing tree planting along the newly created routes where possible and desirable.
 - Create semi - private courtyards to form sheltered spaces between buildings.
 - Promote relationship with University parks by adding soft green edges to existing and proposed buildings and encouraging physical and visual connections.
 - Take opportunities to provide biodiversity enhancement.
36. Whilst the commitment to introduce more trees and landscaping is welcomed, these features should be integral to new designs and Science Area generally and should not be seen as an add on or after thought where space is left over following the construction of new buildings. Rather, it is recommended that the Masterplan should seek to plan positively for the removal of clutter, the creation of new spaces, tree planting and landscaping, to stand alongside the improvement to public routes, the construction of new buildings and the improvement of existing ones.
37. In summary then, Officers would suggest the following guiding principles in creating better quality buildings, spaces and routes. These should be read in conjunction with those set out in **Appendices 4, 5 and 6**:
- Prioritise the implementation of the principal east - west and north - south routes.
 - Create pedestrian routes through Keble Triangle.
 - Create new linkages to University Parks as part of wider pedestrian route network.
 - Improve legibility by reorientating buildings wherever possible to create active street frontages, especially within Keble Triangle.
 - Reduce clutter and support the removal of buildings and structures which detract from the appearance and efficient functioning of the Science Area.
 - Support variation in roof heights and forms, taking into account long and short distance views.
 - Larger buildings to front onto principal thoroughfares.
 - Support variation in building scales, to reflect the scale of street or space they address.
 - Plan positively for public realm, street furniture and landscaping.

Accessibility.

38. In recent decades the amount of car parking within the Science Area has reduced significantly as the University has sought to impose a strict Travel Plan and new developments have reduced parking facilities. For example the as yet unimplemented Physics and New Chemistry buildings are envisaged to reduce car parking by 28 and 23 spaces respectively. These

and other developments have however sought to greatly increase cycle parking correspondingly. Developments have also contributed to improvements to other off site highway and access improvements, and although direct bus services are not currently routed via Parks and South Parks Roads, bus stops at Banbury Road are within a short walking distance, whilst the railway station is 15 minutes walk away. There are approximately 40 bus services each hour along the nearby stretch of Banbury Road.

39. Nevertheless the Science Area remains congested and visually cluttered as a result of its limited road widths and parking at inappropriate locations. The Masterplan proposes to make the Science Area as free from car parking as possible with extensive areas pedestrianised entirely. Generally new buildings would continue to result in the loss of parking as part of a programme to phase out all but approximately 200 spaces required for operational, servicing and disabled needs. Cycle parking is probably best provided within or close to destinations rather than centrally located, and it is suggested that this should be in a mix of secure covered and uncovered facilities, the former catering mainly for staff etc likely to be on site for a full working day, and the latter for students and visitors who may be present only for shorter periods. In parallel with this level of provision, the internal and external linking routes must be suitable for cyclists as well as pedestrians on a shared surface arrangement wherever possible. In this regard a key missing link in the off road cycle route network is at the junction of Parks Road and South Parks Road where a continuous route would be welcomed.
40. Officers are supportive of the Masterplan's proposals for access to the Science Area which continues a process already under way, and which is consistent with the Council's longstanding policies of parking and traffic restraint. In 2006 there were some 526 car parking spaces within the Science Area. This fell to 368 in 2008, representing a fall in the proportion of staff accessing the area by car from 46% in 1997 to 28% in 2002 and 22% in 2007. These figures represent good progress towards the Masterplan's goal of 200 spaces only. Whilst the removal of car parking spaces is therefore strongly supported, Officers would welcome a clear indication of the timescales involved to achieve the reduction in on - site car parking. Further to this and to support the aims of reducing less sustainable modes of transport, the Highway Authority recommend that the number of motorcycle spaces envisaged should be lower than the 100 spaces currently proposed, and suggest an alternative provision of 50 spaces.
41. Cycle parking for staff is ultimately envisaged to be provided at a rate of one space per 3 staff, totally 1,330 spaces. Similarly one space per 3 students is also envisaged, or 2,230 spaces. The total figure of 3,560 spaces is anticipated by the University to meet future requirements bearing in mind that not all staff or science students would be on site at the same time.

Sustainability.

42. The Science Area is located at an inherently sustainable location within the City Centre, close to colleges, other buildings and institutions to which it has a functional relationship and where public transport is available. As indicated above there is a strong commitment already in place to reduce use of the private car as a means of access in favour instead of cycling, walking and public transport, which is supported. The University's current Travel Plan is in the process of being replaced by a new 5 year plan following a quinquennial travel survey.
43. Moreover the Science Area accounts for approximately 51% of the University's current CO2 emissions. Its Carbon Management Strategy seeks to reduce these emissions to 11% below the 2005 / 6 baseline by 2016, and to 33% by 2012. These are particularly challenging objectives given the Science Area's high energy demand, and its stock of older buildings. Recent developments have examined the use of ground source heat pumps (GSHP) and combined heat and power systems (CHP) in particular to respond to these requirements. There are limitations to both however. GSHPs are restricted due to the depth of the aquifer below ground and footprint of new buildings proposed. Whilst installing GSHP beyond actual buildings within University Parks is being examined, this is a Registered Garden and there is also significant archaeology present which may limit the potential. Although there is a current CHP engine in the Science Area and a further one under construction, there are challenges in locating the required pipework etc in the heavily built up Science Area. Nevertheless consideration is being given to reserving space for a centralised energy centre so that CHP or other generation could be installed in the future as part of a review of new building projects.
44. In support of this approach the University's Sustainable Buildings Policy seeks to achieve the highest possible embedded energy, energy efficiency and lowest carbon emissions and water usage for new buildings commensurate with their function. To this end all new buildings with a capital cost of over £1m are required to achieve BREEAM excellent status, whilst the University has set a target of reducing water consumption by 11% by 2014 / 15 from 2009 / 10 levels. The University is also developing a Waste Management Policy, and seeks to divert 70% of construction waste away from landfill. In addition it has a programme to replace equipment containing CFC refrigerants which have a significant global warming potential by more environmentally friendly equivalents.
45. Overall officers support the University's existing and expanding commitment towards sustainable development at the Science Area and in the wider context.

Other Matters.

46. The Masterplan submission is accompanied by a Strategic Environmental Assessment (SEA) as it is assessed as falling within the terms of the

Assessment of Plans and Programmes Regulations, 2004. These Regulations implement the requirements of European Directive 2001/42/EC (the SEA Directive). The assessment relates to various topics and the predicted impact of redevelopment across the Science Area, whether positive or negative. The subjects addressed in the document are: air quality; archaeology; built heritage and townscape; drainage and flood risk; ecology; groundwater, contamination and waste; land use and employment; noise and vibration; and transport.

47. The predicted impacts are stated not to be especially significant, and many of them positive in the longer term, for example reductions in traffic generation. Such negative impacts as there are more generally confined to phases of demolition and construction, for example air quality and noise. As each phase of redevelopment and each new building comes forward the Environmental Report confirms a commitment to the following measures:

- Dust controls and monitoring during construction
- Written Schemes of Archaeological Investigation
- Heritage surveys and recording of buildings to be demolished
- Incorporation of sustainable drainage features into detailed designs
- Bat surveys (where necessary) and habitat creation
- Phase 2 site investigations, including groundwater monitoring and asbestos surveys
- Site waste management plans
- Monitoring and control of construction noise/vibration; and
- Construction traffic management plans

48. Specifically in relation to archaeology, an Archaeological Assessment has been submitted with the Masterplan and is considered by officers to be thorough. The Science Area has the potential for significant Neolithic / Bronze Age, Iron Age, Roman and Civil War remains. The Masterplan proposes that Written Schemes of Investigation will be agreed with the City Council as a precondition to subsequent planning conditions attached to any permission granted. It is recommended however that a Science Area wide programme of pre-determination evaluation to provide a comprehensive assessment and reduce the overall archaeological costs would be valuable and appropriate.

Summary and Conclusions.

49. Whilst the Masterplan is not intended to be a prescriptive document, it is nevertheless intended to form a framework for future development within the Science Area over a period of perhaps 20 years. It has been produced in consultation with officers of the City Council as well as local stakeholders, statutory consultees and interested parties. In doing so the University's commitment to retaining the Science Area as the principal location for science based teaching and research at its sustainable city centre location is acknowledged and fully supported. So too is its commitment to sustainable modes of transport and the creation over time

of a more appropriate, efficient and pleasant working environment for its staff, students and visitors.

50. The challenge for both University and local planning authority in the years ahead will be to ensure in particular that future developments:

- integrate the old with the new;
- sustain the viability of historic buildings;
- create active frontages to research and laboratory buildings;
- improve public realm and permeability;
- sustain the significance of the Oxford skyline, whilst recognising its fragility to change;
- bring forward new buildings of appropriate size, scale, mass, and detailing;
- adopt a proactive approach to the improvement of the public realm, landscaping and tree planting;
- create cycle parking at appropriate locations;
- meet the challenge of climate change; and
- meet the University's needs for research buildings in this central location, sustaining the contribution made to Oxford's economy, research and academic reputation and performance.

51. Officers have concluded that the principles and policies embedded within the Masterplan can be supported accordingly, subject to the various caveats indicated.

Contact Officers: Clare Golden, Nick Worlledge & Murray Hancock

Extensions: 2221, 2147 & 2153

Date: 4th January 2013.

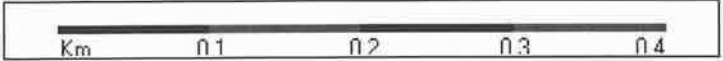


11/00940/CONSLT

Oxford University Science Area, South Parks Road

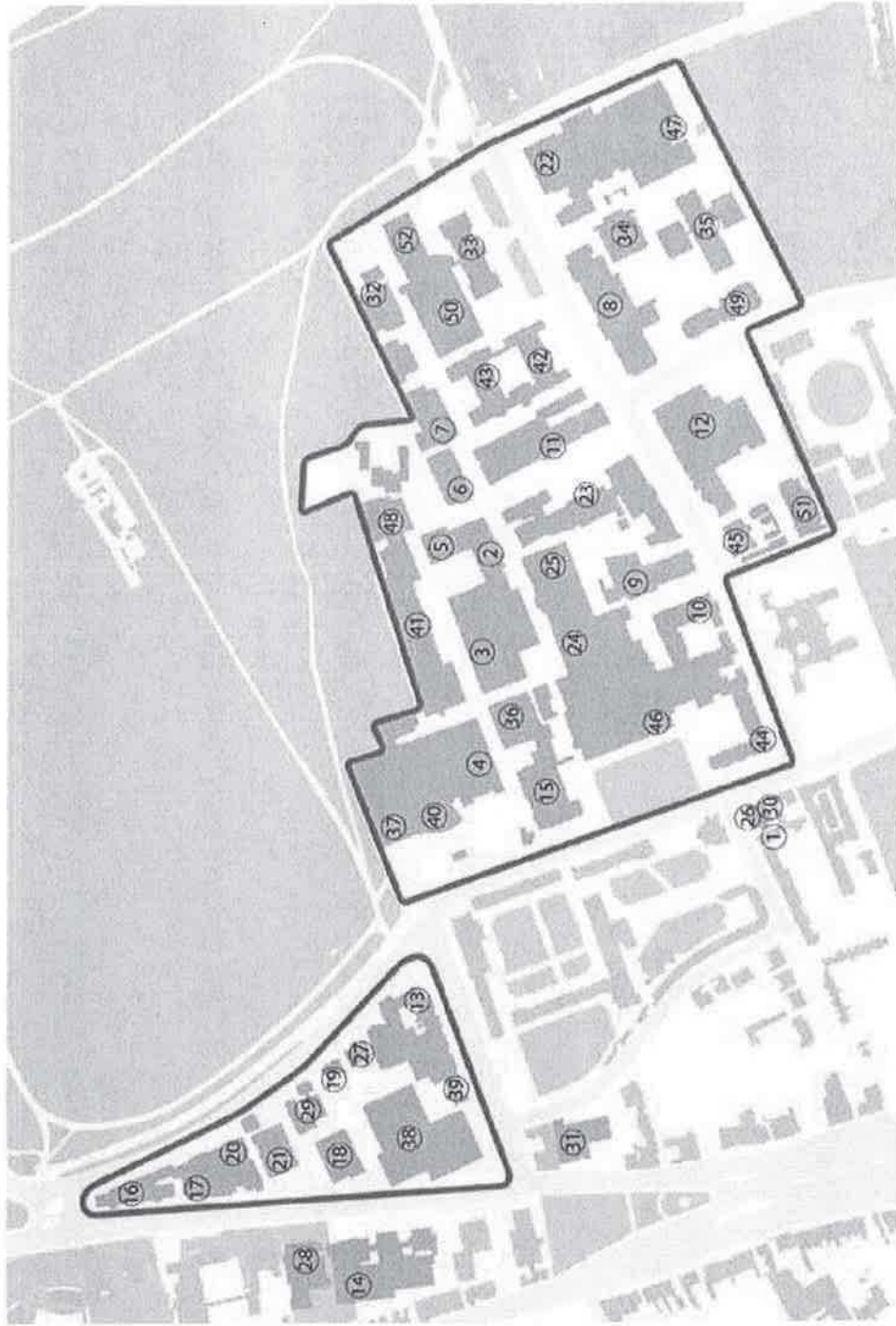


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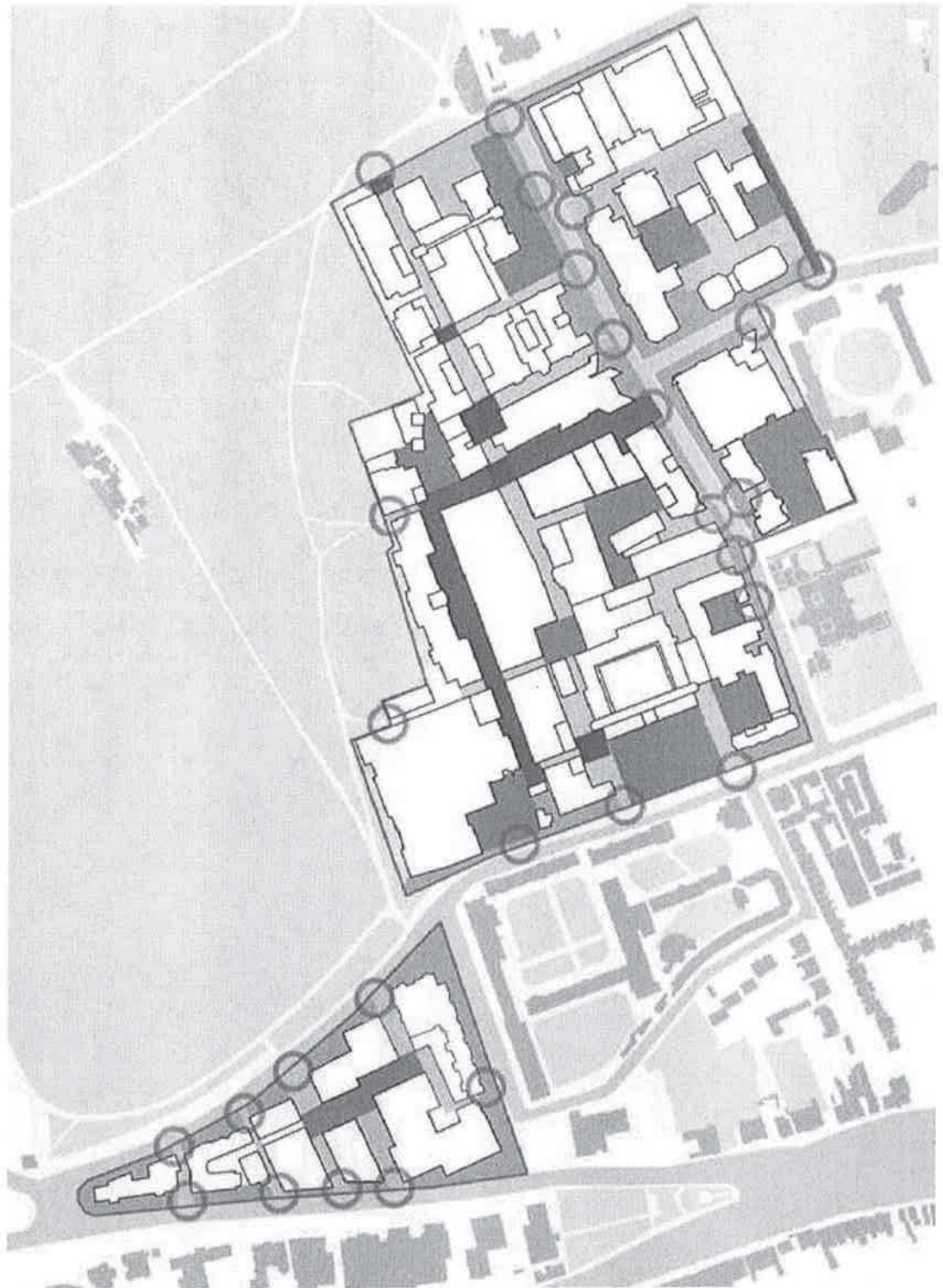
Organisation	Oxford City Council
Department	Planning
Comments	
Date	04 January 2013
SLA Number	100019348

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Science Area Existing Building Plan

- 1 Archaeology Research Laboratory
- 2 Hans Krebs Building
- 3 New Biochemistry Building
- 4 Townsend Building
- 5 Donald Woods Building
- 6 Rex Richards Building (MPLS, Materials)
- 7 Biochemistry (Rodney Portner Building)
- 8 Biomedical Sciences
- 9 Earth Sciences
- 10 Chemistry, Inorganic
- 11 Chemistry, Physical and Theoretical
- 12 Chemistry Research Laboratory
- 13 Department of Computer Science
- 14 Computing Services (OUCS)
- 15 Robert Hooke Building
- 16 Engineering Science (Jenkin Building)
- 17 Engineering Science (Information Engineering Building)
- 18 Engineering Science (Thom Building)
- 19 Engineering Science (Parks Road)
- 20 Engineering Science (Engineering and Technology Building)
- 21 Engineering Science and Materials (Holder Building)
- 22 Experimental Psychology (Timbergen)
- 23 Geography and Environment (Dyson Perrins)
- 24 Pitt Rivers Museum/ Research Centre
- 25 DPAG (Le Gros Clark)
- 26 Occupational Health (10 Parks Road)
- 27 Materials (Parks Road)
- 28 Materials (Banbury Road)
- 29 Materials (Hume Rothery Building)
- 30 Mathematical, Physical and Life Sciences Division
- 31 Mathematical Institute
- 32 Medical Sciences Teaching Centre
- 33 Pathology (Sir William Dunn School)
- 34 Peter Medawar Building for Pathogen Research
- 35 Pharmacology
- 36 Physics (Atmospheric)
- 37 Physics (Clarendon Laboratory)
- 38 Physics (Denys Wilkinson)
- 39 Physics (Theoretical)
- 40 Physics (Martin Wood Lecture Theatre)
- 41 DPAG (Sherrington Building)
- 42 Plant Sciences (South Building)
- 43 Plant Sciences (North Building)
- 44 Radcliffe Science Library
- 45 Statistics
- 46 University Museum of Natural History
- 47 Zoology (Timbergen)
- 48 Henry Wellcome Building of Gene Function
- 49 Virology
- 50 Oxford Molecular Pathology Institute
- 51 Rothermere American Institute
- 52 EPA Building



- Lanes
- Entry point
- Nodes
- Entrances
- Courtyards and gardens
- Boundary
- Car park
- Site boundary

Appendix 4: Science Area Masterplan: Strategic Principles and Policies.

Strategic Principles:

- Provide Oxford's scientific community with world class teaching and research facilities.
- Enhance the presence and identity of the Science Area.
- Celebrate the heritage of the Science area and its historical role as the home of science in Oxford.
- Optimise capacity by retaining those buildings which contribute to the historical and architectural interest of the science area and its functionality, whilst taking opportunities to replace buildings which are not fit - for - purpose.
- Deliver change without compromising the continued functioning of academic departments.
- Create safe, accessible, permeable routes over the area.
- Create accessible linkages with other academic areas, including the Radcliffe Observatory Quarter and with the University Parks.
- Rationalise vehicular access and improve other transportation methods.
- Enhance the area's aesthetic environment and public realm through a consistent landscape strategy.
- Deliver the Masterplan in line with the University's new Sustainable Buildings Philosophy Document.

Policy - Uses:

- A mix of laboratory, lecture, office and social space will be provided.

Policies - Layout:

- Create an "arrival space" at the museum and enhance other entry points to the site to improve site identity and wayfinding.
- Create a new primary access route, the Spine, between Parks Road and University Parks to provide easy access.
- The intersections of pedestrian routes will be designated as "hub" spaces, designed to improve wayfinding and become the focus of activity.
- Links between the Keble Road Triangle and Science Area will be improved.
- New primary frontages to be created on all sides of the Keble Road triangle.

Policies - Movement and Access:

- The Science Area will become largely pedestrianised over the life of the Masterplan.
- Existing car parking spaces will be phased out over the course of the Masterplan, leaving residual disabled parking only.
- Bicycle parking will be increased over the life of the Masterplan, with spaces being organised and of better quality in the future.

- Access to public transport facilities will be improved, including the potential introduction of a bus stop on Parks Road.
- Creation of a primary service route, to become the focus of operational traffic and to enable vehicular access to the site as a whole to be reduced.

Policies - Condition and Suitability:

- Buildings of historic and architectural value, which are fit for purpose, will be retained. Development affecting designated and non - designated heritage assets will be consider the significance of the asset against the scale of harm or loss proposed and set out supporting justification.
- The siting and design of new buildings must have regard to the quality, settings and streetscapes of the listed buildings on site and to the neighbouring Grade II registered University Parks.
- All new buildings on the site must make the most efficient use of land available whilst having regard to relevant planning policy.

Policies - Scale and Massing:

- Four storeys of development plus plant over a double or triple basement is identified as the maximum scale appropriate, but not across the entire site. National and local guidance regarding heritage assets and townscape will be used to inform detailed design proposals.
- Regard must be had to views of historic buildings on site or in the locality.
- In the scoping and execution of townscape or related appraisals, regard is also to be had to relevant guidance.

Policies - Services:

- Enhance the HV power distribution.
- Upgrade water and gas networks.
- Upgrade drainage collection systems.
- Ensure flexibility in installed services to provide capacity for the Masterplan development.

Policy - Implementation:

- Individual development projects will be implemented in accordance with this Masterplan as they come forward.

Appendix 5: Science Area Masterplan: Landscape and Public Realm Strategy.

Routes:

- Reducing the visual clutter associated with traffic.
- Replacing the blacktop associated with carriageways with a more aesthetic finish.
- Defining a hierarchy of vehicular routes.
- Creating a series of nodes at key junctions to improve orientation and wayfinding.
- Reduced width of carriageway to a minimum to encourage reduced speeds.
- Clear buffer zones for planting, cycle parking and occasional parking.
- A clear, consistent language of materials across the site.

Spaces:

- Clearly defining a series of spaces for pedestrian usage.
- Changing the emphasis of the spaces away from a vehicle to a pedestrian dominated environment.
- Exploring the use of a consistent palette of materials to reinforce the identity of the site.
- Increasing the amount of planting where possible.

Planting:

- Trees to be planted where the lanes are at least 8m wide and where there is sufficient space away from utilities and vehicular servicing.
- Trees adjacent to a service trench will have a root barrier.
- Protection for bats, birds and invertebrates should be provided on site according to the recommendations of the site ecologist.
- Irrigation will be kept to a minimum and watering will only occur during establishment unless the planting is on a building slab when it will have direct rain or drip irrigation.

Lighting:

- Base layer providing a safe level of light across the site.
- Key facades, entrances and termination of views.
- Elements within spaces, eg benches, trees.

Materials:

- Define a clear, consistent language of materials to reinforce the identity of the site.

Appendix 6: Conservation Plan Policies.

General Policies.

GP1: This Conservation Plan should be reviewed and updated on a regular basis.

GP2: Any works to the site should take into account local and national statutory legislation relating to the historic environment.

GP3: There will be other organisations or amenity societies that have an interest in buildings on the site. These should be consulted where appropriate regarding future works or demolitions.

GP4: If any works are proposed to the individual listed buildings on site a Conservation Plan or Impact Assessment should be prepared.

GP5: Any work that involves excavation should be subject to a desk-top archaeological assessment at the planning stage and as a minimum a watching brief will be needed when the work is carried out.

GP6: Should consent be granted in the future for major alterations or demolition of any listed building, a full measured survey with photographs should be carried out and deposited in the local university archives. This should also be undertaken for buildings of local interest.

GP7: Staff should be informed of the implications of relevant legislation relating to the historic environment and of the reasons for this Conservation Plan.

Control of Change.

CP 1: Within the framework of this Conservation Plan, change will be necessary in order that the function of the site as a world class research and teaching facility for science can be sustained.

CP2: The design of new buildings on the site should be of a high standard.

Policies for Specific Buildings.

BP1: Any new building or landscape work that is proposed on the Science Area site should take full note of the significance of the University Museum and of its symmetrical setting.

BP2: The Grade II listed Victorian villas on South Parks Road should be retained and conserved.

BP3: The other listed buildings on the Science Area should be retained and conserved.

BP4: Clear justification will be needed for any works of alteration or demolition of those buildings which are already on the City Council's list of locally important buildings.

BP5: The implications of policy BP4 should also apply to those buildings which are of high architectural merit.

BP6: If any work is proposed to the Department of Human Anatomy (166) the quality of the interiors should be assessed before any work is planned.

Maintenance and Repair.

MP1: Any works to listed buildings and locally important buildings should be carried out by skilled tradesmen with a clear grounding in Conservation principles. Care should be taken to specify the most appropriate materials and techniques.

MP2: The listed buildings should have maintenance plans which are specific to the individual buildings and not simply generic.

Landscape and Setting.

LP1: The internal setting of the sites should be landscaped to positively improve the environment. Any landscaping should respect and enhance both the surrounding historic buildings and the modern ones.

LP2: The number of vehicles permitted on site should be restricted to the minimum necessary for access for maintenance vehicles and disabled access.

LP3: Proper parking and storage facilities should be provided for bicycles which are the transport and choice for people coming to the site.

LP4: The existing soft landscaping on the site should be retained and improved.

LP5: The current good streetscapes of South Parks Road, Keble Road and the section of Parks Road between these two should be preserved and enhanced. Consideration should be given to improving the appearance of the east and west sides of the Keble Triangle

LP6: While planning new development on the sites, the impact of these proposed developments on the University Parks should be considered.

LP7: When planning any new development, the impact on the surrounding Conservation Area should be considered.

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WEST AREA PLANNING COMMITTEE

16th January 2013

Application Number: 12/02739/FUL & 12/02740/LBC

Decision Due by: 25th January 2013

Proposal: Use of former coach house as an independent self contained dwelling.

Site Address: 7 Park Town, Oxford – **Appendix 1**

Ward: North Ward

Agent: N/A

Applicant: Dr Lidia Sciama

Applications called-in by Councillors Armitage, Campbell, Gotch and Goddard due to concerns about the impact that a separate residential unit may have on Park Town and the consequent harm to the established character of the conservation area that may result.

Recommendation:

12/02739/FUL - GRANT PLANNING PERMISSION

For the following reasons:

- 1 The conversion of the building to provide a self-contained dwelling is acceptable in terms of the physical changes to the building, the impact on the wider conservation area and setting of listed buildings, its impact on the amenity of the occupants of surrounding neighbouring properties and the way in which the proposal caters for and preserves the amenity of the future occupants of the host dwelling and those of the proposed annexe dwelling. The proposal is therefore in accordance with policies CP1, CP6, CP8, CP9, CP10, HS19, HS20, HS21, TR3, TR4, NE15, NE16, HE3 and HE7 of the Oxford Local Plan 2001 - 2016, policy CS18 of the Oxford Core Strategy 2026 as well as policies HP9, HP10, HP12, HP13, HP14, HP15 and HP16 of the emerging Sites and Housing Plan.
- 2 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

12/02740/LBC – GRANT LISTED BUILDING CONSENT

For the following reasons:

- 1 The impact on the heritage significance of the curtilage listed building and setting of 7 Park Town is considered acceptable. Overall the proposals will ensure the building's continued use and encourage the public's understanding and enjoyment of the heritage asset which will outweigh any harm caused to the architectural integrity of the building. The proposals therefore accord with policy HE7 and HE3 of the Oxford Local Plan 2001-2016 as well as Government guidance in the National Planning Policy Framework.
- 2 The Council considers that the proposal accords with Government advice on the management of the historic environment. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any harm to the heritage assets that the works would otherwise give rise to can be justified and mitigated by detailed design, which the conditions imposed would control.

Subject to the following conditions:

12/02739/FUL

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials – samples
4. Tree Protection Plan required and measures incorporated as agreed
5. Drainage - SUDS
6. Ancillary use to main house
7. Landscape Underground Services
8. Details of bin storage and cycling parking required
9. Removal of householder permitted development rights for extensions/alterations to the building including hardstandings as well as removal of permitted development rights to construct means of enclosure (fences/walls etc to subdivide garden)
10. Details of all hardstanding required (access path etc) prior to commencement of development

12/02740/LBC

1. Development begun within time limit
2. Develop in accordance with approved plans
3. 7 days notice to LPA
4. Listed building – notice of completion
5. Further works – fabric of listed building & fire regulations
6. Repair of damage after works
7. External services to be approved
8. Further details – floodlighting and/or external lighting
9. Materials – samples
10. Landscaping
11. Further details – damp proof membrane, design and construction of internal staircase, alterations to 20th century top opening casement on east elevation to satisfy building regulations

12. Methodology for the repair and upgrade of existing windows
13. Design and construction of bin store

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Developmt to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Developmnt to Meet Functionl Needs
- HE7** - Conservation Areas
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees
- HE3** - Listed Buildings and Their Setting

Core Strategy

- CS18_** - Urb design, town character, historic env

Sites and Housing Plan - Submission

- HP9_** - Design, Character and Context
- HP12_** - Indoor Space
- HP10_** - Developing on residential gardens
- HP13_** - Outdoor Space
- HP14_** - Privacy and Daylight
- HP15_** - Residential cycle parking
- HP16_** - Residential car parking

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the North Oxford Victorian Suburb Conservation Area. The development is affecting a Grade II Listed Building.

Relevant Site History:

00/1545/L - Listed Building consent for internal alterations and French windows in west elevation of coach house for residential use. Approved

00/01646/NFH - Use of former coach house at rear as an independent self-contained dwelling. Approved

05/02355/FUL - Planning Permission for use of former coach house at rear as an

independent self-contained dwelling (renewal of permission 00/1646/NFH).
Approved

05/02356/LBC - Listed Building Consent for internal alterations and French windows in west elevation of coach house for residential use (renewal of consent 00/1545/L). Approved

Representations Received:

None

Statutory and Internal Consultees:

Drainage Team Manager – No objection subject to SuDS compliant scheme.

Highway Authority – No objection subject to adequate provision of bin storage and cycle parking facilities.

Officers' Assessment:

Application Site and Locality

1. The application site comprises a three storey detached house with basement that, despite not being rendered, shares many common features with the Italianate villas in Park Town including large sash windows surrounded by simple arched stone architraves and large stone central entrance porch with central key stone as well as Welsh slate pitched roof. Park Town was built between 1853-1860 to the designs of Samuel Lipscomb Seckham. From west to east the building type of Park Town roughly falls into five separate categories. These are detached villas (such as the application property), the Crescent terrace, semi-detached 'villa', mews/stables and end Terrace. Appendix 1 of this report shows the application site in context.

2. Unlike most of the houses in Park Town, No 7 was designed by Thomas Jonas and Gardner (builders) between 1855-56 and not by Seckham. It is mentioned in the 1930 census as being the home to Sarah Angeline Ackland a distinguished portrait photographer of the time and one of the first photographers to use colour. Examples of her work can be found in the Bodleian. A small simply designed brick outbuilding can be found in the rear garden.

Description of Proposal

3. The application seeks consent for the conversion of the existing outbuilding in the rear garden to form a self-contained ancillary annexe to the existing dwelling. This involves a number of minor physical alterations to the building which can be summarised as follows:

- Insertion of internal staircase;
- New bathroom and kitchenette facilities;
- New floor (current floor concrete);
- Upgrade existing windows and door;
- Repairs to the stonework and gutters.

4. Despite the description of the proposal seeking an independent dwelling, it is officers' understanding from discussions and written correspondence with the applicant that they are in fact seeking permission for accommodation for a carer to assist with the elderly owner of 7 Park Town in line with that previously approved by the Council. It is on this basis that officers have assessed the proposals and the suggested conditions have been formulated accordingly to ensure that the building retains an ancillary use.

5. Officers consider the principal determining issues in this case to be:

- Principle
- Impact on Heritage Assets
- Amenities
- Impact on Neighbouring Properties
- Parking

Principle

6. Policies CP6 of the Local Plan and policy CS2 of the Core Strategy seek to make more efficient use of land by concentrating new development on previously developed land in sustainable locations. The outbuilding is already in existence though has been unused for some time and its conversion to form a small self contained dwelling is considered to make good use of underused land particularly given the site's close proximity to the city centre as well as Summertown district.

7. In addition to the above, the exact same proposals that form this application have already been approved by the Council on two previous occasions; firstly back in 2000 and more recently in late 2005. As a consequence there is precedent for the Council accepting such a scheme despite the changes that have occurred to both the local and national planning policy framework in the intervening period.

Impact on Heritage Assets

8. The garden building is not listed in its own right but is subject to listed building controls as a curtilage structure of 7 Park Town. 7 Park Town has aesthetic and historic value and was designed by well known Oxford builders who also built No 8 & No 10 Park Town. The outbuilding is a simple albeit altered 19th century outbuilding of vernacular design and traditional building materials that features elevated stone capped gable verges and stone coins on the front elevation. On the east elevation there is a large first floor top opening 20th century casement window. There is a rooflight on the NW corner of the building. Internally, the concrete ground floor mezzanine is modern.

9. Its relationship to the main house and diminutive scale explains its ancillary function to the house and is a familiar arrangement for a number of the large villas in Park Town. In fact detached ancillary buildings would historically have served many of the houses in the area and records show that prior to the 1950s about 10 such buildings were in existence and since this date about new 15 garages have been built as well.

10. The change of use to form a dwelling does not involve any extensions to the building helping to preserve its simple form and scale which will remain clearly

diminutive and thus ancillary in nature to 7 Park Town. In addition, the building has no internal features of architectural or historical interest such that no material harm would occur to its heritage significance in this regard. Indeed whilst the building is pleasant, it is listed only by virtue of being in the curtilage of a more architecturally significant house rather than on its individual merits. The outbuilding has been unused for a number of years and repairs are required to windows and the central door in any event such that changes here are welcomed. The use proposed is low key, ensures the outbuilding is used and maintained in the future and, by preserving the site as a whole with no subdivision of the garden, officers are content that the proposal would not harm the historic character and layout of Park Town.

11. In addition, consent has already been granted for the works now proposed under similar national and local planning policy requirements albeit under a changed policy framework. As a consequence it is not considered to be reasonable to object to the works now proposed.

Amenities

12. The application proposes the conversion of the building to allow its use by a carer ancillary to the occupation of 7 Park Town. As such, it is not an independent dwelling despite being self-contained and having all the internal facilities necessary for independent living. It will share its access with 7 Park Town as well as the existing garden such that it will clearly continue to form part of the same planning unit. As a consequence, the levels of amenity normally required of a new independent dwelling are not applicable in this case. Nevertheless, the building is capable of providing a reasonable quality of accommodation despite its internal floorspace falling slightly below that required of a new dwelling by emerging policy HP12 of the Sites and Housing Plan (35 sq m compared with the policy minimum of 39 sq m). In addition and despite the site plan submitted, it is not proposed to subdivide the existing garden such that both the new occupiers and those of 7 Park Town would share the same existing garden. To ensure that such a subdivision does not occur officers recommend a condition removing permitted development rights to construct means of enclosure.

13. Separate bin and cycle storage facilities are shown to be provided adjacent to the outbuilding to the level required by policies CP10 and TR4 of the Local Plan. Car parking is shown to the front of 7 Park Town as part of that provided for the existing house such that occupiers of the outbuilding would have to walk through the existing garden to access the new dwelling. Separate vehicle access along the side of the existing house would only help facilitate independent use of the outbuilding with the result that officers recommend conditions removing such permitted development rights and requiring details of all hardstanding works.

Impact on Neighbouring Properties

14. Policies CP1, CP10 and HS19 of the Local Plan require development proposals to adequately safeguard neighbouring residential amenity. In this case the applications propose no extensions to the existing outbuilding such that there will be no overbearing or overshadowing impact upon neighbouring properties and their gardens to any greater extent than is already the case. In any event, as the building is sited at the very end of the rear garden of 7 Park Town, it has little impact on the living conditions of occupiers of neighbouring dwellings. In addition, no additional

openings are proposed to be created with the result that the proposals will not cause any additional harm to the privacy enjoyed by neighbouring properties. Whilst there would be an additional occupier of the site, no material increase in intensity of use of the site would occur over and above that expected of a large family dwelling such that it would not be reasonable to conclude that this would be likely to give rise to a nuisance to neighbours. As a consequence officers have no concerns about the proposals with respect to the impact on neighbouring impact.

Trees

15. Whilst no physical extension are proposed to the building there is the potential for the roots of nearby trees to be affected when laying underground services to enable residential use of the building. Consequently a tree protection plan is recommended to be required by condition setting out how protection measures are going to be applied to ensure important trees are not adversely impacted during the construction process.

Parking

16. The one bedroom dwelling proposed to be created is required to be served by one off-street parking space to comply with the requirements of policy TR3 of the Local Plan. There is generous existing off-street parking provision at the front of the existing house such that officers have no concerns about the impact of the proposals on highway safety or parking pressure in the locality. This is a view additionally supported by the Highway Authority.

Conclusion:

17. Officers are satisfied that the proposals preserve the special character and appearance of the listed building and wider North Oxford Victorian Suburb Conservation Area as well as adequately provide for the amenities of future occupiers as well as established neighbouring properties. Consequently it is recommended to grant planning permission and listed building consent for the proposals subject to the conditions set out at the beginning of the report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a

recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

12/02739/FUL, 12/02740/LBC, 05/02356/LBC, 05/02355/FUL, 00/01646/NFH,
00/1545/L

Contact Officer: Sarah Billam

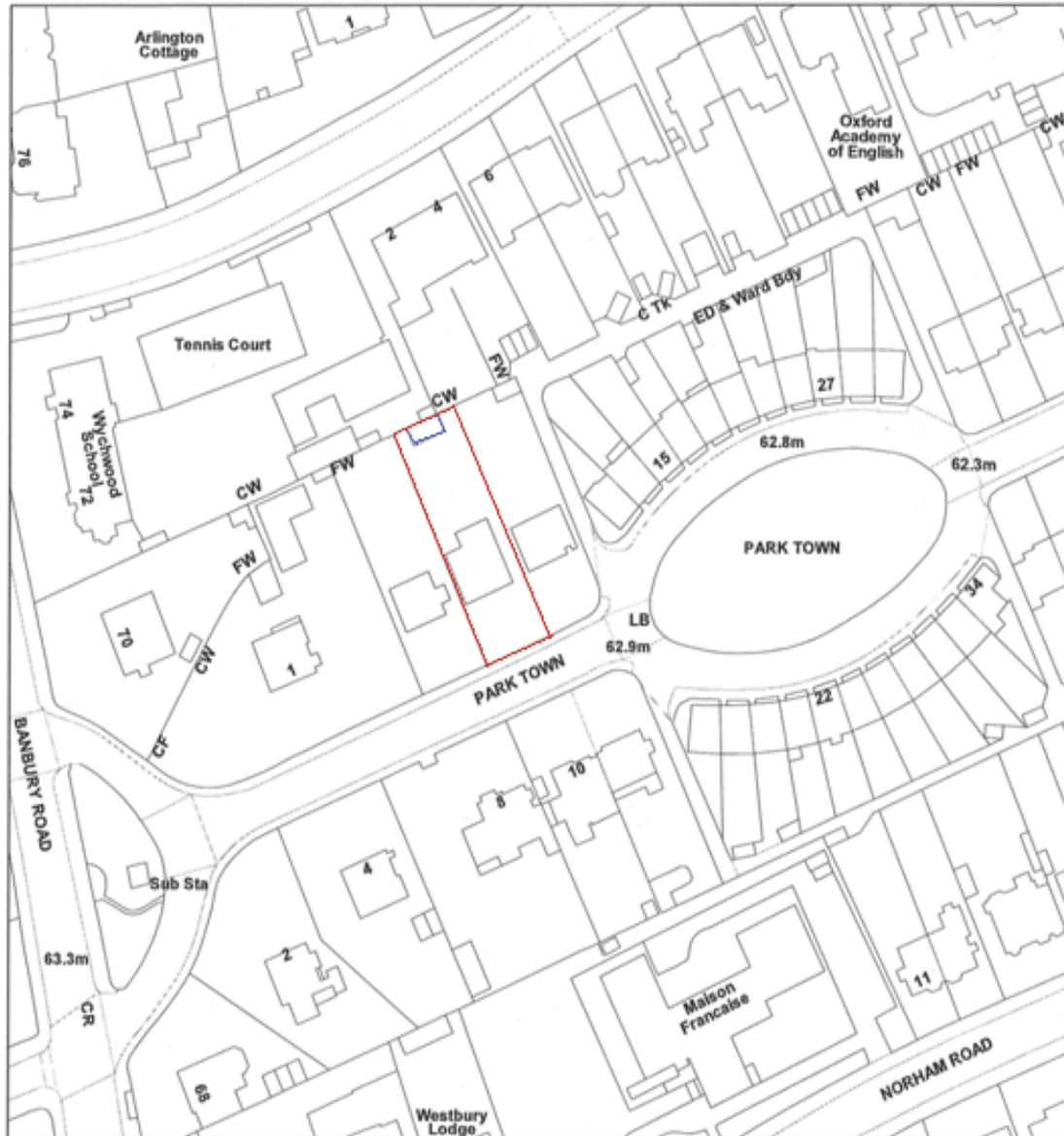
Extension: 2640

Date: 4th January 2013

APPENDIX 1 – SITE LOCATION PLAN

12/02740/LBC & 12/02739/FUL

7 Park Town



Scale : 1:1250



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Ordnance Survey 100019348.

Organisation	Oxford City Council
Department	Planning
Comments	
Date	19 December 2012
SLA Number	100019348

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West Area Planning Committee

16th January 2013

Application Number: 12/02794/FUL

Decision Due by: 26th December 2012

Proposal: Change of use of former South Oxfordshire Social Club to form 1x2 bedroom dwelling house and 2x1 bed flats (all Class C3).

Site Address: 10 Gordon Street, Oxford [Appendix 1]

Ward: Hinksey Park

Agent: Derek Shelton Building Design **Applicant:** Mr T Butler

Application called in by Councillors Price, Canning, Sinclair and Kennedy on grounds of potential over development and impact on car parking in a tightly built up area.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal to convert an existing, vacant, social club building to form 2 x 1 bedroom flats and 1 x 2 bedroom dwelling is considered to form an appropriate visual relationship with the existing building and the surrounding development which would not unduly impact upon the amenities enjoyed by neighbouring occupiers. No objection has been raised by the Local Highway Authority or the Environment Agency and the proposal accords with adopted policies contained in both the Oxford Local Plan 2001 - 2016 and the Oxford Core Strategy 2026.
- 2 A letter of support has been received from the occupier of 12 Gordon Street on grounds that the use of the building as a social club has caused much noise and disturbance over past years and its conversion to a residential use would be more in keeping with the character of the area.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Demolish outbuildings
- 4 Flood Risk Assessment
- 5 Design - no additions to dwelling
- 6 Bin and cycle stores
- 7 Rooflights - 1.7 metres above finished floor level
- 8 No additional first floor windows

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HS19** - Privacy & Amenity
- HS20** - Local Residential Environment
- HS21** - Private Open Space

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS18_** - Urbsn design, town character, historic environment
- CS23_** - Mix of housing
- CS20_** - Cultural and community development

Sites and Housing Plan - Submission

- HP9_** - Design, Character and Context
- HP12_** - Indoor Space
- HP13_** - Outdoor Space
- HP14_** - Privacy and Daylight
- HP15_** - Residential cycle parking
- HP16_** - Residential car parking

Other Material Considerations:

National Planning Policy Framework
The Balance of Dwellings [BoDS] Supplementary Planning Document [SPD]

Relevant Site History:

12/00992/FUL: Demolition of rear outbuildings. Conversion of social club into 1 x 2 bedroom dwelling and 2 x 1 bedroom flats. External alterations. Refused on

grounds of flooding, overlooking and inadequate amenity space.

Representations Received:

1 letter of support from the occupier of 12 Gordon Street stating that the former use of the building as a social club was a real problem as regards noise and disturbance. Also that the building should not be left empty for any longer than necessary.

Statutory and Internal Consultees:

Oxfordshire County Council – drainage: No comments

Oxfordshire County Council – Highways: No objection

Environment Agency: No objection subject to a condition that the development shall be carried out in strict accordance with the approved Flood Risk Assessment submitted with the application.

Issues:

- Policy
- Flooding
- Balance of dwellings
- Impact on neighbours
- Highways and parking
- Private amenity space

Officers Assessment:

Site location and description

1. The site lies on the south west side of Gordon Street and comprises a single storey, substantial brick building with a slate roof. The front elevation which fronts onto Gordon Street is rendered. The building was originally erected as a Victorian chapel which was subsequently converted and extended to form a licensed social and drinking club. The premises have no car parking facilities.
2. Gordon Street is characterised by terraced dwellings and is narrow in form. It lies in a designated flood zone [3b] and for this reason the Environment Agency has been involved in assessing the principle of the proposal and the details of the application.

The Proposal

3. The application seeks planning permission to demolish the existing outbuildings at the rear of the main building which accommodate the bar, kitchen and toilets and convert the remainder of the building to form a two bedroom dwelling on two floors at the back of the building and 2 x 1 bedroom flats at the front of the building, both of which would be laid out over two floors with the living space on ground floor level and bedrooms on the first floor. The scheme involves the insertion of a new first floor across the entire building
4. The proposal would involve the insertion of 10 rooflights along each side

roof slope together with new windows in the front and rear elevations and an additional side door. The main entrance on Gordon Street would provide access to a one bedroom flat with the other one bedroom flat together with the two bedroom house being accessed by way of separate entrances at the side of the building.

5. The proposal includes the provision of a private amenity space to serve the new dwelling, accessed directly from double doors at the rear of the building. The 2 x 1 bedroom flats would share an amenity space and the occupiers would access it by way of an extended side passage way. A communal bin and cycle store would be located at the rear of the building.
6. The new units would not be 'car free' as there is no controlled parking zone in Gordon Street.

Policy

7. Policy CS20 of the Core Strategy states that planning permission will not be granted for development that results in the loss of community facilities unless equivalent new or improved facilities, where foreseeable needs justifies this, can be provided at a location equally or more accessible by walking, cycling and public transport.
8. The former social club that operated from 10 Gordon Street ceased to function in August 2010. It opened in the 1940's and in the 1960's and 1970's had a substantial membership; however when it closed it had a membership of 114.
9. The operation of the club has resulted in a number of complaints over the years, relating primarily to noise and disturbance to neighbours and illegal car parking blocking the road and other car parking spaces. Officers take the view that the application site is not an appropriate location for a new type of social club given the lack of parking and the residential character of the road.
10. No objections have been received on grounds of the loss of the social club facility. There are a number of public houses on the Abingdon Road which offer sports and social facilities and it is considered that, in this case, there is no overriding justification or need for a replacement social club facility. It is also the case that, whilst the previous 2012 application for a residential conversion to 3 dwellings was refused planning permission, the reasons for refusal did not include the loss of the social club.

Flooding

11. The Environment Agency has been consulted on this application and have confirmed that it does not wish to raise an objection despite the fact that the proposal involves a change of use to residential in an area at high risk of flooding. It explains this conclusion as follows:

- There will be no change in the existing built development and there will in fact be a slight reduction resulting in a small increase in floodplain storage
- The redeveloped building will, as far as is practicable, be designed to be resilient to flooding
- There will be no sleeping accommodation on the ground floor
- We understand that the Local Planning Authority's Emergency Planner has approved the Emergency Plan/Evacuation Plan for this development

12. The Environment Agency has requested that a condition be imposed on the planning permission which would require the development to be carried out strictly in accordance with the Flood Risk Assessment submitted with the application.

Balance of dwellings

13. The Balance of Dwellings [BoDS] Supplementary Planning Document [SPD] was adopted in 2008 to elaborate upon the provisions of policy HS8 of the Oxford Local Plan [now superseded by policy CS23 of the Core Strategy] and to ensure the provision of an appropriate mix of dwelling sizes in the different neighbourhood areas, set out in the SPD as red, amber and green. The site lies in an amber area wherein, for new developments of between 1 – 3 units, there shall be no loss of a family dwelling.

14. The proposal is for 3 new units and there would be no loss of a family dwelling as the existing building contains no residential units. The proposal therefore complies with the requirements of the BoDS SPD.

Impact on neighbours

15. Policy HS19 of the Oxford Local Plan states that planning permission will only be granted for development that adequately provides both for the protection and/or creation of the privacy or amenity of the occupants of the proposed and existing, neighbouring, residential properties.

16. The site is surrounded by residential dwellings and the new openings proposed, particularly those at first floor level, have the potential to be unneighbourly. For this reason a condition is recommended that would require all the new rooflights to be 'high level' to ensure they do not provide any opportunity for overlooking of neighbouring gardens.

17. The previous 2012 application was refused on grounds of overlooking as that proposal included a first floor bedroom window in the rear wall of the building that would have overlooked a neighbouring garden. The current proposal does not include a new first floor opening in the rear wall and a condition is recommended that would prevent the insertion of further first floor windows without planning permission.

18. No objections to the scheme have been received from local residents.

Highways and parking

19. Oxfordshire County Council as Local Highway Authority is not raising an objection to the application on grounds that the lawful use of the building as a social club would be likely to generate significantly more traffic than the proposed 3, small residential units.

20. There is no controlled parking zone in Gordon Street and therefore it is not possible to condition that the new units be 'car free'. Officers accept that there is parking pressure in the vicinity of the application site; however the premises could be used for another social club use without planning permission and there would be no control over opening hours. For this reason, officers consider it would be unreasonable to put forward an argument that the traffic generated by 3 small residential units would not be acceptable compared to the lawful use of the building which could generate a significant number of vehicle trips.

Private amenity space

21. Policy HS21 of the Oxford Local Plan states that planning permission will not be granted for development proposals involving residential uses where inadequate or poor quality private open space is proposed. It goes on to say that each dwelling should have access to a private space, possibly in the form of a balcony and that family dwellings of two or more bedrooms should have exclusive use of an area of private open space which should generally have a length of 10 metres.

22. Policy HP13 of the Sites and Housing Plan states that planning permission will only be granted for new dwellings that have direct and convenient access to an area of private open space that, in the case of houses of 2 or more bedrooms, is of adequate size and proportions for the size of the house and in the case of one bedroom flats, comprises either a balcony or terrace or direct access to a shared or private garden.

23. The previous 2012 application was refused on grounds of poor quality and inadequate private open space and the current application has sought to address this issue. It is proposed to not only demolish the existing outbuildings but to also demolish the rear gable wall and rebuild it inwards by 2 metres with the result that two garden areas are proposed, both of which would extend to 10 metres in length with one serving the new house and the other serving the two flats. In addition it is proposed to paint the new rear wall in white render and reduce the height of the existing 2.4 metre high boundary wall to 2 metres and paint it in white render. The agent maintains that this will increase the sense of openness in the garden areas.

24. Officers take the view that the gardens proposed are acceptable and proportionate to the size of the dwellings proposed.

Conclusion:

25. The proposal to convert a former social club building which is now vacant to provide 2 x 1 bedroom flats and 1 x 2 bedroom dwelling is considered to form an appropriate visual relationship with the existing building and the surrounding development which would not unduly impact upon the amenities enjoyed by the occupiers of neighbouring dwellings. The properties are acknowledged to be modest but they make good use of an existing building in an existing high density residential area. No objection has been raised by the Local Highway Authority or the Environment Agency and the proposal complies with adopted policies contained in the Oxford Local Plan 2001 – 2016 and the Core Strategy 2026.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

12/00992/FUL

12/02794/FUL

Contact Officer: Angela Fettiplace

Extension: 2445

Date: 18th December 2012

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Agenda Item 6

Monthly Planning Appeals Performance Update – November 2012

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is two-fold: a) to provide an update on the Council's planning appeal performance; and b) to list those appeal cases that were decided and also those received during the specified month.
2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 30 November 2012, while Table B does the same for the current business plan year, ie. 1 April 2012 to 30 November 2012.

Table A. BV204 Rolling annual performance (to 30 November 2012)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	11	(33%)	2 (40%)	9 (32%)
Dismissed	22	67%	3 (60%)	19 (68%)
<i>Total BV204 appeals</i>	33		5	28

Table B. BV204: Current Business plan year performance (1 April to 30 November 2012)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	7	(33%)	1 (%)	6 (35%)
Dismissed	14	67%	3 (%)	11 (65%)
<i>Total BV204 appeals</i>	21		4	17

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C. All planning appeals (not just BV204 appeals): Rolling year to 30 November 2012

	Appeals	Percentage performance
Allowed	14	(36%)
Dismissed	25	64%
All appeals decided	39	
Withdrawn	1	

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to all the members of the relevant committee. The case officer also subsequently circulates members with a commentary on the decision if the case is significant. Table D, appended below, shows a breakdown of appeal decisions received during November 2012.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the committee receive the notification letter. Table E, appended below, is a breakdown of all appeals started during November 2012. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Table D Appeals Decided Between 1/11/12 And 30/11/12

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/00972/FUL	12/00038/REFUSE	DEL	REF	ALC	06/11/2012	NORTH	22 Norham Road Oxford Oxfordshire OX2 6SF	Erection of single storey side extension.

Total Decided: 1

TABLE E Appeals Received Between 1/11/12 and 30/11/12

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
12/01188/FUL	12/00045/REFUSE	DEL	REF	H	1 Alhambra Lane Oxford Oxfordshire OX4 1FA		STMARY Demolition of existing single storey extension. Erection of two storey side and rear extension.
12/01394/FUL	12/00048/REFUSE	DELCOM	PER	W	Grove House Club Grove Street Oxford Oxfordshire OX2 7JT		SUMMTN Erection of 2x2 bedroom dwellings. Provision of cycle parking, bin stores and private amenity
12/01780/FUL	12/00046/REFUSE	DEL	REF	W	9 Green Street Oxford OX4 1YB	STMARY	Part removal of existing buildings. Erection of 2 x 4 bedroom dwellings and 1 x 2 bedroom dwelling with associated car parking, cycle parking and bin storage.
12/01829/FUL	12/00049/REFUSE	DEL	REF	H	12 Bertie Place Oxford Oxfordshire OX1 4XH		HINKPK Erection of first floor rear extension (Amended plans)
12/02228/FUL	12/00047/REFUSE	DEL	REF	H	36 Morrell Avenue Oxford OX4 1ND	STCLEM	Formation of dormer window to front roofslope.

Total Received: 5

WEST AREA PLANNING COMMITTEE

Wednesday 12 December 2012

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Benjamin, Canning, Clack, Cook, Jones, Khan and Tanner.

OFFICERS PRESENT: Murray Hancock (City Development), Nick Worledge (City Development), Fiona Bartholomew (City Development), Clare Golden (City Development), Michael Morgan (Law and Governance), Huw Jones (Oxfordshire County Council) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

95. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None received.

96. DECLARATIONS OF INTEREST

Councillor Cook declared he had met the applicants for item 4 (refer minute 98) but was approaching the application with an open mind.

97. ROCHESTER HOUSE, PEMBROKE STREET: 12/02218/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the change of use from class B1 offices to class D1 museum plus refurbishment and repair of buildings to include renovation of windows, new lift tower, walkways to central courtyard and roof, and alterations to Pembroke Street elevation. (Amended Plans).

In accordance with the criteria for public speaking, the Committee noted that Tish Francis spoke in favour of the application and no one spoke against it.

The Chair confirmed that for each application the following statement would accompany each notice of planning permission or listed building consent as an informative, not as a reason for approval.

“The Council has tried to work positively and proactively with the applicant(s) and their agent(s), including the offer of pre-application advice, discussions during the course of determination of the application and the opportunity to submit amended proposals where appropriate, in order to implement planning policy objectives, secure sustainable development and satisfy the requirements of the National Planning Policy Framework. On occasions, however, it will not have been possible to achieve acceptable proposals and applications will be refused.”

The Committee resolved (by 9 votes to 0) to support the planning application in principle but defer issuing planning permission until details of additional cycle parking provision on site is agreed, or a financial contribution of £3,000 secured towards off – site provision. On completion of any agreement required officers

are delegated authority to issue the notice of planning permission, subject to the conditions listed in the report and the following additional conditions:

- 1: That the front gates to Pembroke Street open inwards – so as not to be a traffic hazard.
- 2: Details of materials to be submitted and agreed by officers, including the new roof structure fronting Pembroke Street

98. COVERED MARKET, HIGH STREET: 12/02432/CT3 & 12/02331/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed applications for:

12/02432/CT3: Listed building consent for external alterations to display 4No. overhead avenue illuminated fascia signs in the High street, a wall mounted illuminated banner in Market street, a high level non illuminated fascia sign in Market Street, 4No. illuminated display boards within the Avenues.

12/02331/CT3: Advertisement consent for external alterations to display 4No. overhead avenue illuminated fascia signs in the High street, a wall mounted illuminated banner in Market street, a high level non illuminated fascia sign in Market Street, 4No. illuminated display boards within the Avenues.

In accordance with the criteria for public speaking, the Committee noted that Ian Gordon, Guy Warren and Jonathan Patterson spoke in favour of the application and no one spoke against it.

The Committee resolved (by 8 votes to 1) to RAISE NO OBJECTION to listed building consent 12/02432/CT3 and APPROVE advertisement consent for 12/02331/CT3 subject to the conditions listed in the report.

99. FORMER ELM TREE PH_95 COWLEY ROAD: 12/02336/LBC & 12/02335/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of gates and redecoration of external walls. Removal and replacement of suspended ceiling in bar area, formation of new ground floor doorway to rear stairwell. (Amended plans) (Amended description)

In accordance with the criteria for public speaking, the Committee noted that Nicky Brock spoke in favour the application.

The Committee resolved (by 9 votes to 0) to GRANT planning permission and listed building consent subject to the conditions listed in the report.

100. FORMER COACH AND HORSES PH, 62 ST CLEMENTS: 12/02809/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the variation of conditions 5 (landscape planting scheme), 7 (landscape management plan), 8 (bin stores and cycle stores) and removal of conditions 3 (materials), 4 (boundary treatments),

10 (residents parking permits), 11 (sound attenuation), 12 (noise assessment survey), 13 (extraction), 15 (recording) 16 (drainage) and 17 (archaeological investigation) of planning permission 10/01631/FUL for short stay visitor accommodation.

In accordance with the criteria for public speaking, the Committee noted that Henry Venners spoke in favour the application and no one spoke against it.

The Committee resolved (by 9 votes to 0) to APPROVE the planning permission subject to the conditions listed in the report, and an additional condition prohibiting car parking on the land, and requiring that conditions 4, 11 and 16 be varied so that the agreed details should be retained unless otherwise agreed by the local planning authority.

101. 13 & 13A BLENHEIM DRIVE: 12/02208/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing building comprising 2x flats. Erection of a pair of semi-detached dwellings (class C3). Provisions of car parking, bin and cycle stores, landscaping and private amenity space. (amended plans)

In accordance with the criteria for public speaking, the Committee noted that Nigel Bray spoke against the application and Nik Lyzba spoke in favour it.

The Committee resolved (by 6 votes to 3) to APPROVE planning permission subject to the conditions listed in the report.

102. 42 STRATFIELD ROAD: 12/02278/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a single storey rear extension and first floor roof extension (amended plans)

In accordance with the criteria for public speaking, the Committee noted that Robin Laurence and John Nolan spoke against the application and no one spoke in favour of it

The Committee resolved (by 9 votes to 0) to APPROVE planning permission subject to the conditions listed in the report.

103. 72 HILL TOP ROAD: 12/02684/FUL

The Chair left the room for this application as he felt he had predetermined the application. The Vice Chair took over the running of the meeting.

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a two storey side extension with new vehicular access and parking.

In accordance with the criteria for public speaking, the Committee noted that Ben Tanner spoke in favour of the application and no one spoke against it.

The Committee resolved (by 6 votes to 2) to APPROVE planning permission subject to the conditions listed in the report including revised details to ensure that the garage and car parking spaces were of suitable dimensions, that surfaces should be SUDS compliant and that the garage should not be used for purposes other than car parking

104. PLANNING APPEALS

The Chair returned to the meeting.

The Head of City Development submitted a report (previously circulated, now appended) giving details of planning appeals received and determined during October 2012.

The Chief Principal Planner mentioned to the Committee that the public hearing into the refusal of planning permission for student accommodation at Innovations House, Mill Street would be heard on Tuesday 18 December 2012.

The Committee resolved (by 9 votes to 0) to note the Planning Appeals report

105. MINUTES

The Committee resolved (by 9 votes to 0) to NOTE the minutes of 7 November 2012 as a true and accurate record.

106. FORTHCOMING APPLICATIONS

The Committee NOTED the forthcoming list of planning application.

107. DATE OF FUTURE MEETINGS

The Committee NOTED that the next meeting would be held on Wednesday 16 January 2013

The meeting started at 6.00 pm and ended at 8.30 pm