

Agenda

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East Area Planning Committee

Date: **Wednesday 3 September 2014**

Time: **6.00 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: planningcommittee@oxford.gov.uk

As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor Van Coulter	Barton and Sandhills;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Michele Paule	Rose Hill and Iffley;
	Councillor Farida Anwar	Headington Hill and Northway;
	Councillor Mohammed Altaf-Khan	Headington;
	Councillor Ruth Wilkinson	Headington;
	Councillor Ruthi Brandt	Carfax;

The quorum for this meeting is five members. Substitutes are permitted

HOW TO OBTAIN AGENDA

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **CHENEY SCHOOL, CHENEY LANE - 14/01282/FUL**

11 - 24

The Head of City Development has submitted a report which details a planning application to erect a two-storey science building, together with accompanying works including bridge link to Russell Building, remodelled entrance to Wainwright Building, amended pedestrian access to Gypsy Lane, replacement perimeter railings and marking out of car parking spaces; and to erect a temporary classroom for period of construction.

Officer recommendation: to approve subject to a legal agreement and the following conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Samples in Conservation Area.
- 4 Drainage Strategy (inc SUDS).
- 5 Construction Traffic Management Plan.
- 6 Travel Plan.
- 7 Cycle parking provision as per plan.
- 8 Sustainability design/construction.
- 9 Landscape Plan.
- 10 Landscape implementation.
- 11 Landscape hard surface design - tree roots.
- 12 Landscape underground services - tree roots.
- 13 Tree Protection Plan.
- 14 Arboricultural Method Statement.
- 15 Biodiversity – provision for/ details required.

4 **IFFLEY RESIDENTIAL AND NURSING HOME, ANNE GREENWOOD CLOSE - 13/03410/FUL**

25 - 34

The Head of City Development has submitted a report which details a planning application for the installation of one roof mounted ventilation ducts and cowls and two wall mounted louvres, and the erection of a 1.8 metre close boarded fence to form new bin storage area.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials.
- 4 Noise not to exceed 34dB LAeq 5 mins.

5 7 JACK STRAW'S LANE - 14/01772/FUL

35 - 46

The Head of City Development has submitted a report which details a planning application for the demolition of existing buildings on site and erection of 5 x 3-bed and 3 x 4-bed houses, together with car parking, landscaping and ancillary works.

Officer recommendation: to refuse the application for the following reasons:-

1. The site is currently in employment use. No evidence has been submitted to demonstrate that the site has created environmental problems in the past, and no marketing of the site or evaluation of employment on the site has been undertaken to help assess its role in, and value to the local economy. It has not been convincingly demonstrated therefore that the site is not acceptable or needed for continuing employment use and its redevelopment for housing is contrary to Policy CS28 of the adopted Core Strategy.
2. The financial offer towards the provision of affordable housing elsewhere in Oxford is less than 15% of the total development value of the scheme. There are a number of significant shortcomings to the viability appraisal submitted in order to justify that lower sum: the appraisal lacks robustness and the tests set out in Policy HP4 have not been complied with. The proposal therefore fails to comply with Policy CP24 of the Core Strategy, and with Policy HP4 of the Sites and Housing Plan.

6 6 TRAFFORD ROAD - 14/00641/FUL

47 - 56

The Head of City Development has submitted a report which details a planning application for the conversion of the existing garage into 1 x 1-bed dwelling (Use Class C3) and the erection of a single storey rear extension.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials – matching.
- 4 Variation of Road Traffic Order.
- 5 Vision splays.
- 6 SUDS.
- 7 Cycle parking details required.

7 50 GILES ROAD - 14/00764/FUL

57 - 66

The Head of City Development has submitted a report which details a planning application for the erection of a single storey extension to the front elevation and a three storey extension to the side elevation.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials – matching.

- 4 Provision of parking.
- 5 Sustainable drainage.
- 6 Ecology provision of swift boxes.

8 LAND FRONTING 9 TO 40 CROWBERRY ROAD - 14/02007/CT3

67 - 74

The Head of City Development has submitted a report which details a planning application for the provision of 20 residents' parking spaces on existing grass verges.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Tree Protection Plan to be approved.
- 4 Ground resurfacing - SUDS compliant.
- 5 Landscaping shall be carried out in accordance with the details shown on plan.
- 6 Details of verge protection measures to be approved.

9 OXFORD CITY COUNCIL DEPOT, MARSH ROAD - 14/01868/CT3

75 - 80

The Head of City Development has submitted a report which details a planning application for the installation of two roller shutter doors.

Officer recommendation: to approve subject to conditions

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.

10 PLANNING APPEALS

81 - 86

To receive information on planning appeals received and determined during July 2014.

The Committee is asked to note this information.

11 MINUTES

87 - 94

Minutes from the meeting held on 6th August 2014

Recommendation: That the minutes of the meeting held on 6th August 2014 be APPROVED as a true and accurate record.

12 FORTHCOMING APPLICATIONS

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

14/01183/FUL – 2 Lanham Way - Erection of 1 x 3-bedroom dwelling (use

class C3). Provision of private amenity space, car parking, bin and cycle stores. Provision of new vehicle access from Medhurst Way and gated pedestrian access from Lanham Way.

14/01802/FUL – 6 and 8 Mortimer Road - Erection of two storey side extension to form 1x1-bed dwelling. Provision of car parking and bin and cycle stores.

14/01495/FUL - 33 William Street - Erection of 2 storey side and single storey rear extension. (amended plans)

14/02025/FUL – 105 Old Road – Erection of two storey rear extension - SC

14/01375/FUL – land to the rear of 73 Lime Walk - Erection of two storey building to provide 1 x 2 bed maisonette (Use Class C3) and 2 x 1 bed flats (Use Class C3). Provision of amenity space.

14/01332/FUL – 51 Sandfield Road - Erection of single storey rear and first floor side extension. Formation of new roof over existing flat roof (amended description)

14/01770/FUL - Marywood House, Leiden Road - Demolition of existing buildings on site. Erection of 2 buildings on 2 and 3 levels to provide 2 x 1 bed and 12 x 2 bed flats, plus 9 supported housing flats, 20 car parking spaces, cycle parking, landscaping and ancillary works

13/02818/FUL – 11 Crescent Road - Conversion of existing 1 x 5-bedroom house into 1 x 3-bedroom house and 1 x 2-bedroom house

14/01726/FUL - City Of Oxford College, Cuddesdon Way - Demolition of various single storey buildings. Erection of two storey extension to Paxton Building.

13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvred enclosure

14/02174/CT3 - The Leys Health Centre, Dunnock Way - Provision of 18No. parking spaces at the Leys Medical Centre

13/01553/CT3 - Eastern House, Eastern Avenue - Demolition of Eastern House and erection of 7 x 3-bed and 2 x 2-bed dwellings (use class C3). Provision of associated car parking, landscaping, private amenity space and bin and cycle stores.

13/01555/CT3 - Land East Of Warren Crescent - Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath.(Deferred from EAPC meeting of 4th September 2013

14/01980/FUL – 23 The Slade - Change of use from dwellinghouse (Use Class C3) to HMO (Use Class C4). Erection of a first floor rear extension (amended)

14/01273/OUT - Part Of Former Travis Perkins Site, Collins Street- Demolition of existing building. Outline application (seeking approval of access, appearance, layout and scale) for the erection of new building on 4

levels consisting of Class B1 offices on ground floor and 17 x 1-bed and 14 x 2-bed flats at upper levels. Provision of cycle and bin stores plus communal garden area.

14/02243/VAR - Land Forming Site Adjacent To The Priory, Grenoble Road - Removal of condition 4 of planning permission 05/00287/FUL (erection of hotel) that required a scheme for the layout and construction of a footpath and cycle route linking Minchery Farm Track and Grenoble Road roundabout.

14/02314/FUL - Oxford Brookes University, Headington Hill Hall - Retention of 2no. portacabin for teaching purposes for a temporary period of 5 years.

13 DATES OF FUTURE MEETINGS

The Committee is asked to note the dates of its meetings for the Council Year 2014/15

2014

Wednesday 3rd September (Thursday 11th September if necessary)

Wednesday 1st October (Thursday 9th October if necessary)

Wednesday 5th November (Thursday 13th November if necessary)

Wednesday 3rd December (Thursday 11th December if necessary)

2015

Wednesday 7th January (Thursday 15th January if necessary)

Wednesday 4th February (Thursday 12th February if necessary)

Wednesday 4th March (Thursday 19th March if necessary)

Wednesday 8th April (Thursday 16th April if necessary)

Wednesday 6th May (Thursday 14th May if necessary)

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.

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;
 - (d) 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;
 - (e) 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 Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.

At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.

4. Public requests to speak

Members of the public wishing to speak must notify the Chair or the Democratic Services Officer before the beginning of the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

5. Written statements from the public

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated up to 24 hours before the start of the meeting.

Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.

6. Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

7. Recording meetings

Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best plan to record. You are not allowed to disturb the meeting and the Chair will stop the meeting if they feel a recording is disruptive.

The Council asks those recording the meeting:

- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
- To avoid recording members of the public present unless they are addressing the meeting.

For more information on recording at meetings please refer to the Council's [Protocol for Recording at Public Meetings](#)

8. Meeting Etiquette

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.

9. 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.

East Area Planning Committee

3rd September 2014

Application Number: 14/01282/FUL

Decision Due by: 11.08.2014

Proposal: Erection of two-storey science building, together with accompanying works including bridge link to Russell Building, remodelled entrance to Wainwright Building, amended pedestrian access to Gipsy Lane, replacement perimeter railings and marking out of car parking spaces. Erection of temporary classroom for period of construction.

Site Address: Cheney School Gipsy Lane Headington , Site Plan
Appendix 1

Ward: Churchill Ward

Agent: Mr Josh Greig

Applicant: Mrs Suzanna Berry

Recommendation: East Area Planning Committee is recommended to approve the planning application.

Reasons for Approval:

1. The proposed development provides teaching accommodation, new entrance, gates and railings in a sustainable and appropriate location that preserves and enhances the existing street scene and special character and appearance of the Headington Hill Conservation Area in which it lies. There would be no harm to residential amenities. The proposals are considered to accord with the requirements of policies in the development plan and NPPF.
2. The Council has considered the comments raised in public consultation below but consider that they do not constitute sustainable reasons sufficient to refuse planning permission and that the imposition of appropriate planning conditions will ensure a good quality form of development that will enhance the appearance of the street scene and relate satisfactorily to nearby buildings, preserve the special character and appearance of the conservation 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.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Drainage Strategy (inc SUDS)
- 7 Construction Traffic Management Plan
- 8 Travel Plan
- 9 Cycle parking provision as per plan
- 10 Sustainability design/construction
- 11 Landscape Plan
- 12 Landscape implementation
- 13 Landscape hard surface design - tree roots
- 7 Landscape underground services - tree roots
- 8 Tree Protection Plan (TPP)
- 9 Arboricultural Method Statement (AMS)
- 14 Biodiversity – provision for/ details required.

Legal Agreement:

CIL requirements: £21,620

Principal Planning 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
- CP11 - Landscape Design
- CP13 - Accessibility
- CP17 - Recycled Materials
- CP25 – Temporary Buildings
- TR1 - Transport Assessment
- TR2 - Travel Plans
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- TR5 - Pedestrian & Cycle Routes
- TR7 - Bus Services & Bus Priority
- TR9 - Park & Ride
- TR13 - Controlled Parking Zones
- NE14 - Water and Sewerage Infrastructure
- NE15 - Loss of Trees and Hedgerows
- NE16 - Protected Trees
- HE7 - Conservation Areas

Core Strategy

- CS2 - Previously developed and greenfield land
- CS9_ - Energy and natural resources

- CS11_ - Flooding
- CS12_ - Biodiversity
- CS13_ - Supporting access to new development
- CS16_ - Access to Education
- CS17_ - Infrastructure and developer contributions
- CS18_ - Urban design, town character, historic environment

Other Material Considerations:

Supplementary Planning Documents:

- National Planning Policy Framework
- Planning Obligations Supplementary Planning Document
- Natural Resource Impact Analysis
- Parking Standards, Transport Assessment and Travel Plans
- The application site lies within the Headington Hill Conservation Area.

Public Consultation

Statutory Consultees Etc.

- County Council:
 - Education: No objection: The County Council School Planning team has been consulted by the school on these proposals. The expansion of capacity proposed would contribute towards the local authority meeting its statutory duties to secure sufficient school places. Section 106 developer contributions secured by the County Council will contribute towards the cost of the proposed building work, and the school will as a result be able to increase its admission number by one form of entry. This will provide additional capacity at the secondary school closest to the strategic housing development at Barton.
 - Ecology: No comment, seek in-house advice.
 - Transport: The Design and Access Statement makes it clear that the proposals are to meet two identified needs for the school, one of which is a planned increase in numbers by 150 pupils. This increase in numbers represents a significant intensification of use at the site and a likely corresponding increase in transport activity. In response to an objection by OCC, a Transport Statement has been submitted which quantifies the transport outcome of the planned intensification of use as being acceptable. There is substantial on-street parking provision on Cheney Lane and Warneford Lane which could be impacted by the intensification of use, but the Transport Statement presents analysis demonstrating that there is sufficient capacity to absorb increased activity. The improvement of the Gypsy Lane pedestrian entrance and the demarcation of car parking are welcome developments. The travel plan submitted with the application does not meet standards and will need to be updated and a construction traffic management plan will be required, both secured by condition.
 - Drainage Engineer: All extensions / developments which increase the size of the hard areas must be drained using SUDs methods, including porous pavements to decrease the run off to public surface water sewers and thus reduce flooding. You should carry out soakage tests to

prove the effectiveness of soakaways or filter trenches.

- Natural England: No objection in relation to impact on statutory conservation sites: the Lye Valley, Brasenose Wood & Shotover Hill, New Marston Meadows and Magdalen Grove Sites of Special Scientific Interest (SSSI). The proposed development will not damage or destroy the interest features for which these sites have been notified. We therefore advise your authority that these SSSIs do not represent a constraint in determining this application. The development may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant in accordance with Paragraph 118 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act (2006).
- Thames Water: Is unable to determine the waste water infrastructure needs of this application and therefore request a condition requiring a drainage strategy to be submitted prior to commencement of development. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. With regard to water infrastructure capacity, we would not have any objection to the above planning application.

Third Parties

- Oxford Design Review Panel (ODRP): (note: a desktop appraisal was done by ODRP in this case on the submitted proposal. It was not involved at pre-app stage). ODRP commends the initiative to improve the teaching facilities, key entrance and public spaces. It welcomes the height and configuration of the science block. A masterplan for the whole school would be beneficial and set up a framework for future developments. Welcomes passive ventilation but encourages the design team to look at other opportunities for embedded sustainable systems. The building could be improved by making more of the relationship to outside space; the Wainright entrance made more legible; pinch points between connecting buildings further tested; breakout spaces made larger; elevations and material palette be better informed by their context; east and west elevations similar although facing different spaces; coloured mullions feel contrived; further exploration and analysis of roof parapet design would simplify and refine it and help reduce costs.

Individual Comments:

None received from neighbouring residents or academic institutions.

Relevant Planning History :

52/02485/A_H - Technical School and playing fields. PER 12th August 1952.

93/00488/DFH - 3 storey classroom building & single storey 6th form building. 6 parking spaces for Oxford Brookes University until completion of Contract & removal of 4x2 class prefabricated buildings on completion of contract at Cheney School. ROCPER 28th July 1993.

97/00586/DF - Erection of security fencing and gates at Cheney School. PER 10th June 1997.

00/01786/DFH - Construction of a single storey extension to provide a ' Year Room' and store in Block B. PER 5th December 2000.

01/00402/DFH - Single storey extension for classrooms (2) and office. PER 15th May 2001.

01/00993/DFH - Erection of 2 storey classroom blocks, fronting Gypsy Lane, a 400 seat assembly hall with music practice, class and studio recording rooms fronting Cheney Lane, sports hall with class rooms and fitness suite at rear of site. Formation of new access and alterations to existing access to Cheney Lane and formation of car park for 89 cars. PER 25th July 2001.

01/00994/LH - Conservation area consent for the demolition of 3 single storey buildings and a gymnasium. PER 10th October 2001.

14/00963/FUL - Demolition of existing Science Block and Drama Block (B-Block).. PER 3rd June 2014.

14/01153/CPU - Application to certify that proposed installation of solar photovoltaic panels to the roof is lawful. PER 30th May 2014.

Pre-application consultation:

A formal Pre-Application Submission was made to Oxford City Council on 15 October 2013, and again on the 11 April 2014. The initial submission in October 2013 was aimed at establishing whether the Council would support an application to replace the existing building. The submission outlined the broad principles of the proposed development at the School, with a single-storey or two-storey replacement option. Officers were in support of the principle of the replacement building, including potential impact on protected trees. Officers advised that the new building should enhance and enliven the street frontage where possible whilst respecting the Conservation Area.

The design was developed in accordance with the guidance in October 2013, and the new proposals submitted for pre-application advice in April 2014. Officers fully supported the design and appearance, including new proposals for the pupil entrance and new gates and railings, with no concerns raised over the size or scale of the proposals.

Officers' Assessment:

Background to Proposals:

1. Cheney School lies on the south-west side of Gypsy Lane, within the

Headington Hill Conservation Area. The area is characterised by large institutional buildings of Oxford Brookes University and Cheney School on one side of the road and domestic scale residential properties on the other. All buildings are set back from the road frontage with mature trees and large grass frontages. Despite the large academic buildings the area has a leafy suburban character.

2. Cheney School consists of buildings of a variety of age and size. Fronting Gypsy Lane are the John Brookes and Russell Buildings built in the 1990's and joined to it, the single storey 1950's science building which in turn joins the Wainwright Building and turns the corner on to Warneford Lane. In front is a large area of hard standing and grasscrete for up to 10 cars, together with a large cycle shelter providing 252 cycle parking spaces. Other car parking is provided off Warneford Lane in front of the Wainwright Building.
3. The School currently as existing has capacity for 1588 pupils from ages 11 to 18, plus Sixth Form. It takes pupils from the catchment area and close (in distance) to the School.

Proposed Development:

4. Oxfordshire County Council has identified an increase in demand for Secondary School places by 2017 due to housing to be built in the catchment area. Cheney School has been asked to increase capacity to 1738 pupils, an increase of 150, over the next 5 years by increasing their intake from 240 to 270 per year. There would be no increase in the sixth form. Most of these pupils will be restricted to the catchment area but those outside would live relatively near to the School.
5. To provide for this increase in pupils it is proposed to demolish the existing single storey science building and replace it with a purpose built two storey science and teaching and associated facilities building, linked at first floor to the Russell Building via a glazed bridge. It is also proposed to create a new entrance for pupils in the corner of the Wainwright Building facing the new science building. This would be operated and surveyed by staff giving greater security and monitoring. New entrance gates, pathway and railings onto Gypsy Lane complete the new entrance and modernisation.
6. An additional 30 cycle parking spaces are proposed to the front, landscaping (including tree planting) and temporary single storey classroom accommodation to decant the pupils into whilst the construction works take place.
7. Permission to demolish the science building and an additional Block behind it within the school quad has already been granted under 014/00963/FUL. Officers consider the principal determining issues to be:
 - Planning policy;
 - Design, layout and heritage;
 - Trees and Landscaping;
 - Residential Amenities;

- Transport;
- Sustainability.
- Drainage;
- Biodiversity; and
- Temporary Accommodation

Planning Policy:

8. The Council supports schools and education through Core Strategy Policy CS16 which seeks to improve access to all levels of education, through new or improved facilities, throughout Oxford. The principle of the development is therefore acceptable and accords with Policy CS16.

Design, Layout and Heritage:

9. The proposed science building is two storey and contemporary in design with an asymmetrical parapet and flat roof. It is set forward of the two storey Russell Building by approximately 5.3m. To the front elevation the large window reveals are separated by coloured mullions (red/green/ silver/ grey) that also act as solar shading. This is also followed through into the glazed link bridge to the Russell building, and through to the roof where the passive ventilation stacks also have the same corresponding coloured mullions to below. Bricks are buff to the front and rear elevations and buff with grey/blue insert bricks facing the Russell and Wainright Buildings.
10. It is considered that whilst the proposed building is contemporary in design it would not appear out of keeping with the existing two storey John Brookes and Russell buildings adjacent in the street scene. The coloured mullions within the reveals enlivens the elevations. The height of the building is similar to the Russell building to which it is linked, and despite coming forward of the general building line, would not appear over dominant or visually intrusive in the street scene. This is in part due to the large set back from the road frontage and mature tree screening, which is to be supplemented. To the rear a good proportioned open play area is provided.
11. Whilst the comments of the Oxford Design Review Panel are noted, in this case Officers disagree with their general view. The School is limited in its resources and is unable to produce a masterplan at this stage. The funding has a time limit for expenditure and the school needs the additional accommodation by the September 2015 intake. In response to the ODRP the Agents comment that:

'schools are being faced with challenging budgetary constraints posed by Government limits on funding which make it difficult to justify the use of the highest quality materials for example or develop designs with elaborate built forms. Of course every effort has been made to maximise the design quality across to entirety of the project within the funding/budget available.'

 They go on to say:

'The master planning exercise that will be completed in due course will address the points raised relating to the main entrance, the importance

of the relationship/access to courtyard play space from the wider campus:

- The comments raised relating to access do not reflect the brief of the school and the proposals have been developed through detailed consultation with them to ensure that the design works for Cheney Schools operational and management strategies.

- The material selection is appropriate to the local context and the use of colour provides a vibrancy and interest to a building that is designed to sit well within its context without being whimsical or an architectural 'monument' and to a tight budget.

- The design of the roof, particularly the parapet has been fully considered and provides a positive statement to both the Cheney School campus and the streetscape of Gypsy Lane'.

12. Officers consider that the proposed building is acceptable in its current form and a substantial improvement on the existing 1950's building. The Architects took on board Officer comments at pre-app stage to create a building that would enhance and enliven the street scene at this point, making reference to the new John Henry Brookes Building round the corner, and try to inspire students to learn. Officers made these comments in the full knowledge that the School had a finite budget and timescale and consider that the proposed building has achieved this. The new entrance / office in the Wainright Building is a temporary measure until funding can be secured to re-development the rest of the school buildings. The new gates, piers and railings are an improvement on those existing and would enhance the street scene.

13. In terms of heritage, local planning authorities have a duty to have special regard to the preservation or enhancement of designated heritage assets, (e.g. listed buildings and conservation areas). In the NPPF the government has reaffirmed its commitment to the historic environment and its heritage assets which should be conserved and enjoyed for the quality of life they bring to this and future generations. It states that:

'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification', measured in terms of the public benefits to be delivered through the proposal.

14. The NPPF encourages local planning authorities to look for opportunities to better reveal or enhance heritage assets and their settings and states that proposals that do make a positive contribution should be treated favourably.

15. The Headington Hill Conservation Area is characterised by the quality of its landscape setting rather more than the quality of its buildings, and in this context it is considered that the proposal would not be harmful to its character and appearance. The building reflects the academic buildings that form this side of Gypsy Lane, including those of Oxford Brookes University. The leafy

green suburban character is maintained and the building would preserve this special character and appearance of this part of the Conservation Area.

16. It is therefore considered that the proposed development accords with Policies CP1, CP8, CP9, CP10 and HE7 of the Oxford Local Plan and CS18 of the Core Strategy and the NPPF.

Trees and Landscaping:

17. As the site is within the Headington Hill Conservation Area the trees therefore have legal protection. The description of the Headington Hill Conservation Area pays particular regard to the contribution of trees to its special character and appearance.
18. The proposed extension to the existing school building involves the loss of three trees (T15,16,17) standing in a group adjacent to the existing school building. These are trees of low-moderate quality and their loss will be of little affect to public amenity or the site's landscape quality, or the character and appearance of the Conservation Area.
19. The proposed temporary bicycle storage area appears to have been pre-existing for some time and therefore the proposals involve no alterations in this area that would affect trees.
20. The proposed temporary single storey classroom module is partially founded on an existing concrete slab, but additional supporting concrete pads are involved that will require new excavations beyond the existing footprint; some will be close to good quality retained trees. An ornamental apple of low quality would be lost, which is acceptable. An Arboricultural Method statement and raft details for the classroom have been submitted. Since then these works have been undertaken as the school need the temporary classrooms in place before the September term starts. Whilst this is not ideal, Officers are satisfied that there has been no harm to trees. A revised Tree Protection Plan and Arboricultural Method statement are required and can be secured by condition.
21. Officers consider that the proposal would not have any significant harm to existing trees and the character and appearance of the Conservation Area. It therefore accords with Policies CP1, HE7 and NE16 of the Oxford Local Plan.

Residential Amenities:

22. The new teaching and science building would be over 40m from the front elevations of the two storey houses opposite, separated by mature trees, large grassed verges and the road itself. No comments have been received from neighbouring residents. Officers consider that it would not harm any residential amenities in terms of visual intrusion, overbearing, overshadowing, loss of light or privacy and therefore accords with Policies CP1 and CP10 of the Oxford Local Plan.

Transport:

23. A Transport Assessment has been submitted. The proposed development does not propose any additional car parking spaces but an additional 30 cycle parking spaces are to be provided within the existing bike store fronting Gypsy Lane (in its original location once the temporary classrooms are removed). The existing vehicular accesses would be used and new pedestrian entrance gates and railings from Gypsy Lane are proposed.
24. The County has raised no objection. They recognise that the increased intake of pupils represents an intensification of use at the site and a likely corresponding increase in transport activity. However they are satisfied that there is sufficient capacity to absorb increased activity at the School. They request a condition to secure an updated Travel Plan to ensure the school continues to monitor and encourage alternative forms of transport other than the car. They support the new pedestrian gates.
25. Cycle parking should be provided on the basis of 1 space per 5 pupils and 1 per 5 staff (or other people). Adequate additional cycle parking is proposed accordingly.
26. Officers consider that the proposed development would not significantly affect traffic or congestion in the area. Adequate cycling is provided and the new pedestrian access is fully supported. The proposal therefore accords with Policies TR2, TR3 and TR4 of the Oxford Local Plan and CS13 of the Core Strategy.

Sustainability:

27. As the building footprint is under 2000sqm, there is no requirement for a NRIA checklist under Policy CS9 of the Core Strategy. However, the design has been developed to ensure that the energy consumption of it will be limited through a passive approach:
- U-Values of the walls will be in excess of Building Regulations targets;
 - Passive stack ventilation units have been developed for the teaching and circulation spaces;
 - Large quantities of glazing have been allowed to maximise daylight, and the coloured mullions will act as vertical louvres to minimise overheating.
28. Whilst this project in itself does not propose renewable energy measures, as it would be required to if over 2000sqm, the school has recently installed a large number of solar panels elsewhere on site. Furthermore, the Simplified Building Energy Model (SBEM) calculations for energy efficiency confirm that the building will comply with Building Regs Part L2A with no requirement for any renewables.
29. Officers consider that the development accords with Policy CS9.

Other Matters:

30. Temporary Classrooms: The four modular classrooms are necessary to decant the students whilst the accommodation is constructed. These are single storey in height and would be placed where the current cycle store is. The cycle store would be temporarily located to an existing strip of hardstanding nearby within the front grassed area fronting Gypsy Lane. There would be no harm to trees (as referred to above). It is considered that these temporary buildings would not adversely affect visual attractiveness, parking (car or cycle) or cause undue noise, nuisance or adversely affect any neighbouring residential amenities in accordance with Policy CP25 of the Oxford Local Plan.
31. Biodiversity: The Biodiversity Officer considered there is no likelihood of protected species being impacted by the proposals. However, in line with recognised good practice and governmental policy on biodiversity and sustainability (National Planning Policy Framework 2012 & NERC 2006), he advises that all practical opportunities should be taken to harmonise the built development with the needs of wildlife. In this case he suggests 1 bat roosting tube and 7 swift bird boxes to be integrated into the buildings. Officers consider that the details of these can be suitably secured by condition and as such the proposal accords with Policy CS12 of the Core Strategy.
32. Drainage: Thames Water has commented that they cannot assess the waste water infrastructure of the development. However they do not object to the development but request that prior to commencement of development a drainage strategy be submitted for their assessment and approval. The County Council Drainage Engineer has not objected and comments that the development should use sustainable drainage measures. Officers consider that since the proposed building replaces an existing building and that Thames Water has not objected, that it is reasonable to require a drainage strategy that includes sustainable drainage measures in accordance with Policies CP1, NE14 of the Oxford Local Plan and CS11 of the Core Strategy.

Conclusion:

33. The proposed development provides teaching accommodation, new entrance, gates and railings in a sustainable and appropriate location that preserves and enhances the existing street scene and special character and appearance of the Headington Hill Conservation Area in which it lies. There would be no harm to residential amenities. The proposals are considered to accord with the requirements of policies in the development plan and NPPF. Officers recommend that East Area Planning Committee approve the application.

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: Applications 14/01282/FUL, 14/00963/FUL

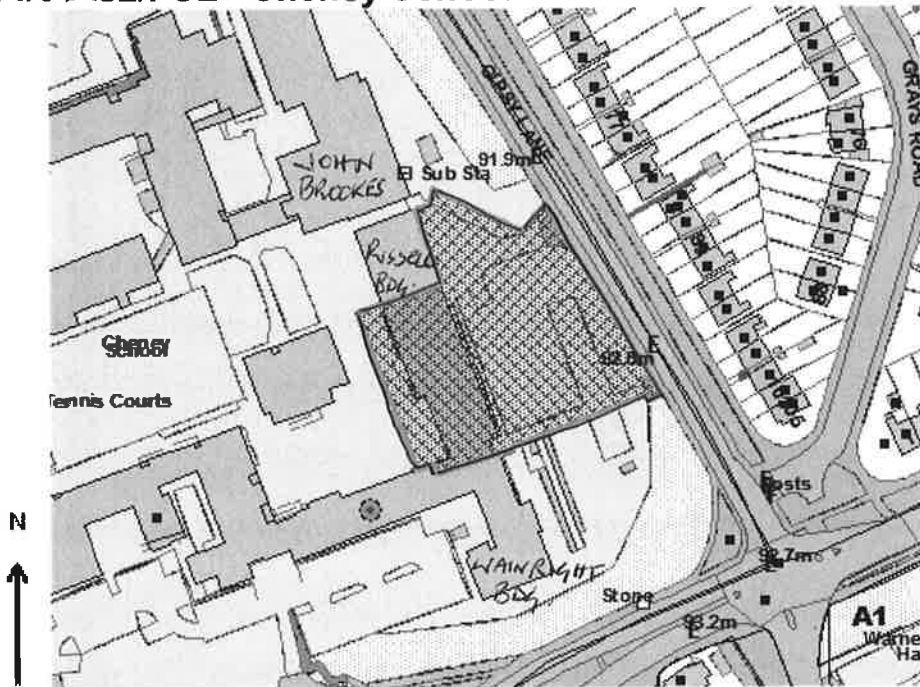
Contact Officer: Felicity Byrne

Extension: 2159

Date: 11th June 2013

Appendix 1

14/01282/FUL - Cheney School



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East Area Planning Committee

3rd September 2014

Application Number: 13/03410/FUL

Decision Due by: 14th February 2014

Proposal: Installation of 1 no. roof mounted ventilation duct in the form of a dormer and 2 no. wall mounted louvres. Erection of 1.8 metre close boarded fence to form new bin storage area (Amended description, plans and additional information)

Site Address: Iffley Residential And Nursing Home Anne Greenwood Close (Site plan at **Appendix 1**)

Ward: Rose Hill And Iffley Ward

Agent: KWL Architects Ltd

Applicant: Sanctuary Care

Application Called in – by Councillors –Paule, Fry, Kennedy, Price and Upton for the following reasons -not been an adequate noise assessment carried out. The existing ventilation system has caused severe problems for nearby residents and this further development does not address these within its parameters.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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.
- 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.
- 3 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately

addressed and the relevant bodies consulted.

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 plns
- 3 Materials
- 4 Noise not to exceed 34dB LAeq 5 mins

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals
CP8 - Design Developmt to Relate to its Context
CP10 - Siting Developmnt to Meet Functionl Needs
CP21 - Noise
HE7 - Conservation Areas

Core Strategy (OCS)

CS18_ - Urb design, town character, historic env

Sites and Housing Plan (SHP)

Other Material Considerations:

National Planning Policy Framework
This application is in or affecting the Iffley Village Conservation Area.
Planning Practice Guidance

Relevant Site History:

08/02253/CAC - Conservation Area Consent. Demolition of vacant nursing home and associated structures. PER 19th January 2009.

08/02254/FUL - Erection of 80 bedroom nursing home on two and three floors, together with associated landscaping, 21 car parking spaces plus further 6 staff car parking spaces. PER 19th January 2009.

10/01531/CND - Details submitted in compliance with conditions 6, 7, 8, 9, 10 and 29 of planning permission 08/02254/FUL. PER 15th June 2010.

10/01601/CND - Measured survey and photographic record and Demolition Method Statement submitted in compliance with conditions 4 and 5 of Conservation Area Consent 08/02253/CAC. PER 18th November 2010.

11/00442/CND - Information submitted in accordance with condition 3 (samples) of planning application 08/02254/FUL. PER 20th June 2012.

08/02254/CND - Details submitted in accordance with conditions 4 (site levels), 5 (landscaping), 11 (surface treatment), 16 (parking layout), 18 (cycle parking), 20 (construction travel plan), 24 (drainage) and 25 (security measures) attached to planning permission 08/02254/FUL. PER 25th June 2012.

08/02254/CND2 - Details submitted in compliance with condition 3 (Samples in Conservation Area) of planning permission 08/02254/FUL. INSFEE 13th September 2011.

08/02254/CND3 - Details submitted in compliance with conditions 14, 15, 19, 22, 23, 27, 28, 29 of planning permission 08/02254/FUL. PER 8th October 2012.

12/02971/ADV - Display of 1 x externally illuminated freestanding hoarding sign. PER 14th January 2013.

Representations Received:

Comments on Original Plans

Flat 2 Denton House, 2 Anne Greenwood Close, 1 Denton House, 'Magpies' 68 Northington Nr Alresford (owners of Flat 2 Denton House), 22 Anne Greenwood Close, 3 Earls Meadow Warwick (owners of Flat 5 Denton House), 1 Anne Greenwood Close, 29 Anne Greenwood Close, 25 Anne Greenwood Close, 3 Denton House, 28 Anne Greenwood Close, Denton House Management Company (DHMC) Ltd, All Souls College (owners of the adjacent property, Beechwood House), Denton Mews Gardens Ltd, 26 Anne Greenwood Close, Flat 5 Denton House,

Summary of Comments

- The mechanical design has once again not taken into account noise
- Calculations only took into account air flow requirements and visual impact
- The vents are positioned so that any noise coming from them will bounce off the wall behind them and back in the direction of Denton House
- No evidence has been provided in the application to indicate what the expected noise levels are.
- The noise impact has not been considered as a design parameter, which is surprising given that the purpose of moving the fans is to reduce noise.
- The airflow past a grid is likely to generate noise
- Problems with noise from this system - which have already been severe for Denton House - are likely to be worse and more wide ranging
- the proposal will result in an increase in noise levels well above an acceptable level
- the proposed actions will negatively affect the well being of residents
- will in fact exacerbate the existing noise pollution
- A full noise assessment to be carried out as part of this application.
- Not enough info given on the application

- no objection to the proposal for a new bin enclosure

Comments on Amended Plans

'Magpies' 68 Northington Nr Alresford (owners of Flat 2 Denton House), 2 Anne Greenwood Close, 28 Anne Greenwood Close, 1 Anne Greenwood Close, 1 Denton House, 26 Anne Greenwood Close, 3 Denton House, 29 Anne Greenwood Close, 3 Earls Meadow Warwick (owners of Flat 5 Denton House), 19 Anne Greenwood Close, Denton House Management Company Ltd, Flat 5 Denton House

Summary of Comments

- Sceptical that they will meet the noise figure they are stating in the proposal
- There is no substantive evidence in the proposal that the reduced noise levels will be achieved.
- the maintenance of a quiet environment is essential to maintain its peaceful character enjoyed to date by residents of the surrounding properties
- If the planners, contrary to our objections, do decide to approve the proposal, we urge that such approval must be accompanied by clear and enforceable conditions holding the developer to his commitment to achieving a noise level acceptable to local residents.
- The applications seems inappropriate in that it is based on the British Standard for mixed industrial/residential areas
- The decibel limit used should therefore be that for residential areas, with no industrial element
- the amended noise report only provides predicted noise levels and offers no evidence that these are achievable
- Believe the estimates are correctly calculated, have serious concerns about the methodology chosen and the precedent this sets for the conservation area.
- this amended application is an improvement on the original as it now gives some indication of expected noise levels, it is still unsatisfactory
- does not provide any reassurance that the noise issue will be resolved

Statutory and Internal Consultees:

Comments on Original Plans

Friends of Iffley Village: no objection to the bin store, roof vents will be directed towards a blank wall which is likely to reflect the sound towards the neighbours unless measures are taken to modify this effect, noise assessment required

Comments on Amended Plans

Friends of Iffley Village: The local residents should be congratulated on the effort and expertise with which they have studied relevant documents and contributed responses on these proposals, some degree of compromise, rather than complete satisfaction, seems to be the only possible outcome for this bitter and protracted issue

Issues:

Background
Visual Impact
Noise

Officers Assessment:

Site Description

1. The application site lies within the grounds of Iffley Residential and Nursing Home and comprises the Combined Heat and Power (CHP) plant room which is located to the south of the site close to the boundary of the rear garden space for Denton House (a block of privately owned flats). Iffley Residential and Nursing Home is located off Anne Greenwood Close.
2. Anne Greenwood Close, approached from Iffley Turn, forms part of the eastern boundary of the conservation area and provides access to Iffley House, the former residential Home for the Elderly, and Denton House and its development. Most of these buildings were constructed in the mid-to-late 20th century, with the red brick 4-5 storey accommodation blocks at Beechwood standing taller than the surrounding buildings.

Proposal

3. The application as originally submitted was for the installation of 3 roof mounted ventilation ducts and cowls along with 2 wall mounted louvre intake vents and the erection of a new bin store to the front of the CHP building.
4. It was considered that the addition of metal roof mounted ventilation ducts would give the present plant building an unnecessary industrial character that does not support the historic character of the conservation area. Therefore amended plans were sought and received.
5. Also no noise report or any details as to how the proposal might impact on the residents of Anne Greenwood Close was submitted. Therefore a noise report/assessment was requested and received.
6. The amended plans show a dormer style ventilation duct (the main change) in the roof slope facing the care home and 2 wall mounted louvre intake vents and the erection of a new bin store to the front of the CHP building.
7. The assessment below is therefore based on the amended plans and the submitted noise report/assessment.

Assessment

Background

8. After the nursing home was completed, the contractors (Seddon Construction)

realised that they had overlooked the issue of air conditioning units which are needed to cool communal areas, a drug store and communications room. They installed three large A/C units at the rear of the CHP plant room. The A/C units were outside with no noise attenuation measures. The Council received several complaints from the residents of Denton House.

9. As the units were quite large and causing considerable harm in terms of noise, Officers had a meeting with the contractors (Seddon Construction) and the owners of the nursing home (Sanctuary Care Homes) and asked them to relocate the units.
10. Many months passed and a number of schemes were submitted to try and retain the units at the rear of the building but none of them would have reduced the noise to a level that would have been acceptable. Eventually an enforcement notice was issued that required the units to be removed.
11. They complied with the enforcement notice and moved the units into the former refuse store at the front of the CHP plant room – this didn't actually require planning permission. Officers advised that external changes to the building require planning permission.

Visual Impact

12. Policy CS18 of the OCS states planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 of the OLP. Policy CP1 states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings.
13. The site lies within the Iffley Village Conservation Area therefore policy HE7 of the OLP applies. This states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their settings.
14. The proposed ventilation duct has a more domestic impression to it as it is in the form of a dormer rather than industrial outlets and will be in materials to match the existing building. The 2 wall mounted louvre intake vents are on the front elevation of the building and the right hand side one (as you look at the building) will be mostly hidden behind the proposed new bin store. The bin store is required as the bins have been moved out of the CHP building in order to accommodate the A/C units. The bin store is to be constructed in an 1800mm high close boarded fence. This is in keeping with the boundary fencing.
15. The proposal is therefore considered acceptable in terms of policy CS18 of the Core Strategy 2026 and CP1 and HE7 of the Oxford Local Plan 2001-2016 in that it respects the character and appearance of the area, uses materials of a quality appropriate to the nature of the development, the site and its surroundings and creates an appropriate visual relationship with the form,

grain, scale, materials and details of the surrounding area and will not compromise the special character and appearance of the conservation area.

Noise

16. Noise can significantly affect the environment, health and quality of life enjoyed by individuals and communities. Policy CP10 states planning permission will only be granted where proposed developments are sited to ensure that the use or amenity of other properties is adequately safeguarded.
17. This is reiterated in policy CP21 of the OLP which states planning permission will be refused for developments which will cause unacceptable noise. Particular attention will be given to noise levels close to noise-sensitive developments, such as residential areas and in public and private amenity space, both indoor and outdoor. The City Council will impose easily enforceable conditions to control the location, design, layout and operation of development proposals to minimise any adverse impact as a result of noise and its transmission.
18. Environmental Health Officers (Noise) have considered the acoustic report and amended drawings submitted. They are of the opinion that, on the understanding that noise levels of 'approximately 34dB' can be achieved at the site boundary, no further grounds exist for Environmental Development to object. With this in mind they would advise a condition which includes the following:

"Proposal to meet a noise limit of 34dB LAeq 5 mins measured at the care home's southern boundary. Scheme to include any measures necessary in order to ensure that noise from the installation will not impact adversely on residential amenity."
20. If found to be in breach of such a condition the care home would be vulnerable to enforcement action that could require steps to be taken to reduce the noise to the limit specified within the agreed condition. However, it is considered that the imposition of the condition will allow for any adverse impact from the units to be satisfactorily mitigated.

Conclusion:

21. Members are recommended to approve the application subject to the conditions as listed.

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:

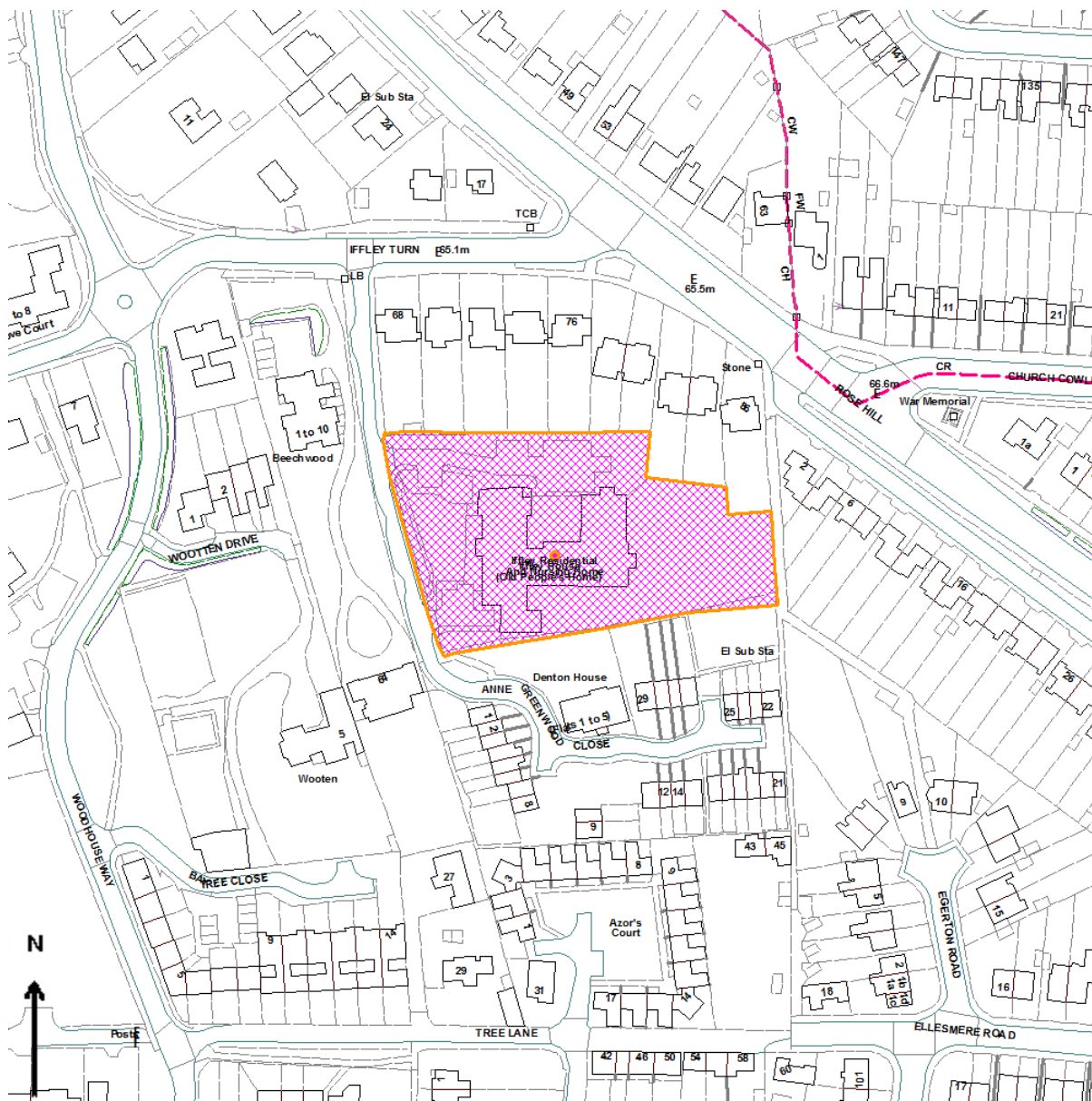
Contact Officer: Lisa Green

Extension: 2614

Date: 20th August 2014

Appendix 1

13/03410/FUL - Iffley Residential and Nursing Home



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EAST AREA PLANNING COMMITTEE

3rd September 2014

Application Number: 14/01772/FUL

Decision Due by: 9th September 2014

Proposal: Demolition of existing buildings on site. Erection of 5 x 3-bed and 3 x 4-bed houses, together with car parking, landscaping and ancillary works.

Site Address: 5 and 7 Jack Straw's Lane OX3 0DL **Appendix 1**

Ward: Headington Hill And Northway Ward

Agent: Mr Sam Tiffin

Applicant: Shanly Homes

Recommendation:

APPLICATION BE REFUSED

For the Following Reasons:-

1. The site is currently in employment use. No evidence has been submitted to demonstrate that the site has created environmental problems in the past, and no marketing of the site or evaluation of employment on the site has been undertaken to help assess its role in, and value to the local economy. It has not been convincingly demonstrated therefore that the site is not acceptable or needed for continuing employment use and its redevelopment for housing is contrary to Policy CS28 of the adopted Core Strategy.

2. The financial offer towards the provision of affordable housing elsewhere in Oxford is less than 15% of the total development value of the scheme. There are a number of significant shortcomings to the viability appraisal submitted in order to justify that lower sum: the appraisal lacks robustness and the tests set out in Policy HP4 have not been complied with. The proposal therefore fails to comply with Policy CP24 of the Core Strategy, and with Policy HP4 of the Sites and Housing Plan.

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

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS12_** - Biodiversity
- CS13_** - Supporting access to new development
- CS18_** - Urban design, town character, historic environment
- CS22_** - Level of housing growth
- CS23_** - Mix of housing
- CS24_** - Affordable housing
- CS28_** - Employment sites

Sites and Housing Plan

- MP1** - Model Policy
- HP2_** - Accessible and Adaptable Homes
- HP3_** - Affordable Homes from Large Housing Sites
- HP4_** - Affordable Homes from Small Housing Sites
- HP9_** - Design, Character and Context
- HP11_** - Low Carbon Homes
- 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
Planning Practice Guidance
Affordable Housing and Planning Obligations SPD (adopted September 2013)
Balance of Dwellings SPD (adopted January 2008)

Relevant Site History:

- 50/01366/A_H - Lavatory. PDV 19th September 1950.
- 54/03428/A_H - Use of land for storage of asphalt and plant. REF 9th February 1954.
- 54/03523/A_H - Garage for lorry and van. PER 13th April 1954.
- 58/06935/A_H - Siting for caravan. REF 27th May 1958.
- 60/10024/A_H - Store for building materials. PER 25th October 1960.
- 62/11615/A_H - Mess Room. PER 2nd January 1962.
- 14/00595/FUL - Demolition of existing buildings on site. Erection of 9 x 4-bedroom houses, together with car parking, landscaping and ancillary works.. WDN 29th April 2014.

Representations Received:

Jack Straws Lane Association: We still find the visibility of exiting traffic for cyclists and drivers on JSL inadequate, because of the parking bays at the JSL roadside. This is particularly relevant for faster downhill traffic. The transport statement acknowledges that the number of "departing AM" trips will be greater than under current usage. These departures would be at the peak time for students and commuters on bikes. The estimated number of just over three "AM" departures seems low for 8 houses with two parking spaces per house - we would expect double that. Also, the proposed increase in width of the access does not change the view available to emerging drivers, which is often impeded by parked cars. Removing parking bays is not a practical alternative. We are expecting a new comment by the Highways Department. The comment accompanying the original application, with which we were in broad agreement, is no longer visible and we think a new statement is material to the new application.

Statutory and Internal Consultees:

Head of Environmental Development: a number of potential sources of contamination on and off the site have been identified, and an intrusive site investigation is required to assess the risk from contamination at the site.

Oxfordshire County Council Environmental Services: to be drained using SUDs methods

Oxfordshire County Council Highways: the concerns regarding the previous scheme have been overcome. No objections to this scheme subject to conditions regarding parking permits, vision splays, SUDs and no discharge onto the highway, roads and footpaths to be provided prior to occupation, garages not to be converted to accommodation, and a Construction Travel Management Plan.

Officers Assessment:

THE SITE AND SURROUNDINGS

1. In the application form it is stated that the site extends to 0.24ha. However it now appears that the site is approximately 0.252ha. This has implications for the assessment of the scheme that are considered further in the section below under Affordable Housing (paragraph 21). The site slopes gently upwards west to east. It has no natural features, other intrinsic qualities or trees of note which could be integrated into the design or form a constraint to development.

2. The site is currently occupied by 461.9m² light industrial floor space. Some units are in use by Gelder Joinery Ltd. and Marston Glass, and there are several lock-up stores/garages. It is located within a primarily residential area accessed by a narrow track from Jack Straw's Lane. It is bounded to the south, west and east by existing 2 storey residential development (properties in Jack Straw's Lane, Marston Road and Lynn Close); and to the north by garages to properties in Lynn Close.

THE PROPOSAL

3. Eight new dwellings are proposed: 5 x 3-bed (plots 1, 2, 3, 7, and 8) and 3 x 4-bed (plots 4, 5 and 6 each with a garage). Each plot has 2 allocated parking spaces; 5 visitor parking spaces are also proposed. Private gardens equivalent to or exceeding the plan footprints of the proposed dwellings are proposed including individual rear garden cycle stores. Communal bin storage in two brick-built stores is proposed in the south-east corner of the site. Landscaping and tree planting is proposed in the limited public areas remaining.

4. Plots 1, 2 and 3 are 2-storey; plots 4, 5, 6, 7 and 8 are 2.5-storey with an en-suite bedroom provided in the roof. The units are to be of a traditional design, brick-built with tiled roofs. Two storey gabled features are incorporated into the front elevations which are to be rendered with brick and timber detailing.

5. The applicant has also offered to make a financial contribution towards delivering affordable housing elsewhere in Oxford.

DETERMINING ISSUES

6. The determining issues are:
- loss of an unallocated existing employment site;
 - highways;
 - site capacity and dwelling mix;
 - design and layout; and,
 - affordable housing contribution.

LOSS OF AN UNALLOCATED EXISTING EMPLOYMENT SITE

7. Core Strategy Policy CS28 (Employment sites) identifies key employment sites the loss of which is to be resisted. The loss of non-protected sites such as this application site, is also to be resisted unless:

- there is “overriding evidence” that environmental problems have been caused by this use; or,
- substantial evidence of marketing for the current or other employment generating uses which shows that no future occupiers can be found; together with,
- analysis of job losses and impact on diversity and availability of job opportunities and small and start-up businesses.

8. The Economic Impact Assessment presented in support of this application states erroneously that no-one is currently employed on the site but goes on to state that previously some 7 people were employed. The site has been observed by the case officer to be in active use for two firms and there may be storage activity in some of the buildings. No evidence has been submitted to show that this site has caused an environmental problem in the past; no marketing has been undertaken; and no comparative employment study has been submitted in the terms of Policy CS28.

9. In these circumstances a convincing case has not been made to justify the

loss of this employment site. The proposal is therefore contrary to Policy CS 28 of the adopted Core Strategy.

HIGHWAYS

10. The Local Highway Authority does not object to this development subject to the imposition of conditions. The residential parking proposed accords with the Council's adopted policies and the existing access way is proposed to be widened to include a passing bay. There are no highway grounds therefore to resist this proposal.

11. The Highway Authority has also commented on the concerns raised by the Jack Straws Lane association in the following terms:

- the proposal will result in similar overall vehicle movements from the site compared to the current usage. Even if a worst case scenario was taken and an extremely high rate of 1 trip per dwelling for the proposal was assumed, this would result in an increase of only 4-5 trips in the peak hour, equating to one additional trip every 12-15 minutes. Such an increase is considered negligible, and the vehicle movements associated with the proposal in terms of the previous/existing usage of the site does not present "severe harm" as required by the National Planning Policy Framework. On that basis a recommendation for refusal is not warranted;
- further, in respect of the personal injury accident data for the last five years, the Road Safety Team reports that whilst unfortunately there have been two slight and one serious accident within the vicinity of the site, none of these was at the junction of the proposed residential site. According to the data it appears driver error was the main reason behind the accidents; finally,
- it is acknowledged that the presence of the parked cars creates a temporary obstruction to visibility along Jack Straws Lane, but in accordance with current guidance, reduced visibility brings about more cautious driving.

SITE CAPACITY AND DWELLING MIX

12. The proposal for 8 dwellings is acceptable as it overcomes one of the highway objections to the previous scheme for 9 dwellings which was thought to represent an over intensification of use of the narrow access and junction with Jack Straws Lane. Consideration has been given to a development of flats or smaller dwellings which would possibly give a higher site capacity with similar traffic generation and thus allow the site to contribute to meeting housing needs to a greater extent. The site is effectively however in a back-land location, surrounded by predominantly 2 storey family housing within a loose-knit urban grain. In this context a scheme of family houses is considered, on balance, to create an acceptable in-fill development.

13. Balance of Dwellings: the proposed mix of dwellings is 37.5% 4-bed, and 62.5% 3-bed. This is consistent with the Balance of Dwellings SPD and complies with Policy CS23 of the Core Strategy. Officers take no issue with the development in these terms.

DESIGN AND LAYOUT

14. The NPPF requires that local authorities seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It suggests that opportunities should be taken through the design of new development to improve the character and quality of an area and the way it functions. Policies CP1, CP6 and CP8 of the Oxford Local Plan, together with Policy CS18 of the Core Strategy and Policies HP9 and HP14 of the Sites and Housing DPD in combination require that development proposals incorporate high standards of design and respect local character.

15. The external appearance of the scheme is acceptable in complementing existing properties in the local area; it will improve the character and quality of the area and will not detract from local distinctiveness. It would be desirable to increase the level of landscaping in the scheme which would be pursued if the scheme were to be recommended for approval.

16. The layout of the scheme is acceptable in that 2 and 2.5 storey houses are proposed with suitably sized gardens and acceptable relationships between them and the adjacent properties. The scheme does not create unacceptable overlooking or loss of privacy, nor do the proposed units overbear adjacent properties.

17. Cycle storage is located within each garden area or garage and details of this would be required as part of a condition. The scheme is unacceptable in not providing individual secure and conveniently located bin storage for the properties. Such provision should be capable of being provided within these plots and would be pursued through negotiation and the imposition of conditions if the scheme were to be recommended for approval. Similarly, biodiversity enhancements would also be sought were the scheme to be recommended for approval.

18. Accessible and adaptable homes: Policy HP2 of the Sites and Housing Plan requires all dwellings to meet the Lifetime Homes Standard and, on sites of 4 or more dwellings, at least 5% should be fully wheelchair accessible or easily adaptable for wheelchair use. The application does not supply these details but in the judgement of officers, properties of this size would be able to meet these requirements and would be pursued and the imposition of conditions if the scheme were to be recommended for approval.

19. Subject therefore to further adjustments to accommodate individual bin stores, additional landscaping, biodiversity enhancements, and the provision of further information on how the scheme meets the 'Lifetime Homes' standard, the scheme is judged generally to meet the Council's adopted policy requirements for design and layout.

AFFORDABLE HOUSING

20. Policy CS24 of the adopted Core Strategy states that planning permission will only be granted for residential development that provides generally 50% of the proposed dwellings as affordable housing. Lower percentages may be justified by

open-book viability appraisals; and in appropriate cases an off-site financial contribution may be acceptable.

21 In paragraph 1 above it was explained that the submitted application form states that the site area is 0.24ha. but that it now appears that the site area might be above 0.25ha. Officers are seeking clarification on this because if it transpires that the site area is 0.25 ha or greater then Policy HP3 of the Sites and Housing Plan will apply which will bring to bear the requirement for on-site affordable housing and that needs to be reflected in the reason for refusal. Officers are hoping to be in a position to update members prior to the meeting in order to clarify this point. In the event that it has not been satisfactorily demonstrated that the site area falls below the 0.25ha threshold then officers will be recommending that the second refusal reason be removed and substituted by one that refers to Policy HP 3 and its requirement to provide on-site affordable housing.

22. If it is satisfactorily demonstrated that the site area as stated in the application form is correct at 0.24ha then Policy HP4 will apply. Policy HP4 of the adopted Sites and Housing Plan (SHP) states that on sites with a capacity for 4 to 9 dwellings the affordable housing contribution will be financial and equivalent to 15% of the total sale value of the development. Subject to an open-book viability appraisal it may be possible to justify a lower contribution.

23. In this case, a contribution significantly lower than 15% has been offered. Officers have assessed the viability study submitted with the current application and concluded that it contains a number of significant shortcomings and lacks robustness. In particular, the following are not supported (this is not an exhaustive list):

- the approach to calculating profit;
- the conclusion on Gross Development Value;
- the robustness of the analysis of build costs including external works and abnormal sums;
- the conclusion on threshold land value (erroneously equated to 'land cost') which is not robust, lacks justification and fails to reflect the Council's guidance quoted;
- the design fees which are not sufficiently robust; and,
- the assumptions about interest rates.

24. The level of affordable housing contribution is not therefore justified by the submitted viability appraisal and fails to comply with Policy CP24 of the Core Strategy and Policy HP4 of the Sites and Housing Plan.

SUSTAINABILITY

25. The National Planning Policy Framework states that there are three dimensions to sustainable development: economic, social and environmental, and that these require the planning system to perform associated roles which are mutually dependent and should not be undertaken in isolation. This application site falls under the definition of previously developed land as set out in the Framework.

26. The housing needs of Oxford are severe but adopted plans are in place to address the situation within the plan-led context. On employment grounds therefore, this report has argued that there should not be an automatic assumption that the site's development for housing constitutes sustainable development. In this case, taking the relevant economic, social and environmental considerations together, in the absence of convincing evidence as set out in Policy CS28, it is considered that greater weight should be applied to its protection as an existing employment site than to its contribution to meeting local housing needs.

Energy efficiency

27. A core planning principle of the National Planning Policy Framework is to support the transition to a low carbon future. The Council's Core Strategy Policy CS9, and Policy HP11 of the Sites and Housing Plan reflect the requirements of the National Planning Policy Framework in those regards.

28. An energy statement has been submitted in relation to these proposals: flue-gas heat recovery systems are to be provided in each unit and solar hot water heating panels onto the south-facing roofs at plots 4-6. This will result in a reduction of 11.70% from low carbon and/ or renewable technologies. This complies with Policies CS9 and HP11.

Conclusion:

29. There are fundamental objections to these proposals:

- the site is an existing employment site: no evidence has been submitted to demonstrate that the site has created environmental problems, and no marketing of the site has been undertaken to help assess its role in and value to the local economy. The proposals are therefore contrary to Policy CS28 of the adopted Core Strategy.
- there are a number of significant shortcomings to the submitted viability appraisal, such that the appraisal lacks robustness and the tests set out in Policy HP4 have not been complied with. The proposal therefore fails to comply with Policy CP24 of the Core Strategy, and with Policy HP4 of the Sites and Housing Plan.

30. The proposal cannot therefore be supported and is recommended for refusal.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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 refuse planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 14/00595/FUL and 14/01772/FUL

Contact Officer: Fiona Bartholomew

Extension: 2774

Date: 21st August 2014

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Appendix 1

14/01772/FUL - 7 Jack Straw's Lane



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Ordnance Survey 100019348

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East Area Planning Committee

3rd September 2014

Application Number: 14/00641/FUL

Decision Due by: 1st May 2014

Proposal: Conversion of existing garage into 1 x 1-bed dwelling (Use Class C3). Erection of a single storey rear extension

Site Address: 6 Trafford Road Headington Oxford OX3 8BE

Ward: Quarry And Risinghurst Ward

Agent: Mr Robert Tomlinson

Applicant: Ms Hiroko Koyama

Application Called in – by Councillors – Sinclair, Fry, Coulter and Clarkson for the following reasons – overdevelopment, impact on parking in an area of CPZ adjacent to housing land with existing parking problems

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

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 plns
- 3 Materials - matching

- 4 Variation of Road Traffic Order
- 5 Vision splays
- 6 SUDS
- 7 Cycle parking details required

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
- CP10** - Siting Developmnt to Meet Functionl Needs
- CP11** - Landscape Design

Core Strategy

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

West End Area Action Plan

Barton AAP – Submission Document

Sites and Housing Plan

- HP2_** - Accessible and Adaptable Homes
- HP9_** - Design, Character and Context
- HP11_** - Low Carbon Homes
- 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
- Parking Standards, Transport Assessments and Travel Plans Supplementary Planning Document Feb 2007
- Balance of Dwellings Supplementary Planning Document Jan 2008
- Technical Advice Note 1: Accessible Homes

Relevant Site History:

- 65/16008/A_H - The Laurels London Road - 1shop, 156 flats and 43 dwelling houses and garages for private cars. PER 9th February 1965.

66/17427/AA_H - The Laurels London Road - Erection of dwelling houses with garages for private cars. PER 25th October 1966.

66/17427/A_H - The Laurels London Road - Estate layout for dwelling houses, flats and shops. PER 26th April 1966.

68/20161/A_H - The Laurels London Road - Outline application for residential development including shops and garages with roads and footpaths, and the closure to vehicular traffic of the junction of Pitts Road and London Road. PER 28th May 1968.

70/22402/A_H - Erection of four detached dwelling houses with garages for private cars. PER 13th January 1970.

Representations Received:

2 Trafford Road: proposed development would substantially damage the character and ambiance of the group of houses by overcrowding a modestly sized site; cars, bikes and bins on the frontage is excessive;

4 Trafford Road: lack of space on the frontage for cars, bikes, bins and planting; lack of visibility for cars; noise and disturbance; lack of access to rear garden for existing property; where will building materials, vehicles etc. park?

8 Trafford Road: contrary to policy; one of four link detached properties which add to the housing mix; target group for this proposal already catered for in the area; detrimental impact on No. 8 due to site running along the boundary; cars would overhang the footpath; not a level approach to the dwelling; lack of discussion regarding Party Wall; lack of amenity space;

12 Weyland Road (Cllr Smith): detrimental effect on neighbouring homes; possibility of an increase in noise disturbance to the adjacent home; extra vehicle movements and concerns over the visibility splay from the proposed shared driveway.

Statutory and Internal Consultees:

Highways Authority: no objections subject to conditions

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. CIL applies to developments of 100 square meters or more, or to new dwellings of any size. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities. CIL is being brought in by councils across the country, although each local council has the ability to set the actual charges according to local circumstances. CIL is non-negotiable and payable on commencement.

This application is liable to CIL.

Issues:

Principle
Design
Residential Amenity
Lifetime Homes
Highway Issues
Cycle Parking
Sustainability

Officers Assessment:

Site Description

1. The application site lies on the southern side of Trafford Road and comprises a link detached residential dwelling.

Proposal

2. The application is seeking permission to convert the existing single garage into a one bed dwelling along with a single storey extension to the rear of the garage and part of the original dwelling. All alterations are to be in materials to match the existing dwelling

Assessment

Principle

3. The NPPF encourages the effective use of land by reusing land that has been previously developed. CS2 of the OCS also seeks to focus new development on previously developed land.
4. There will be no net loss of a family dwelling in accordance with policy HP1 and the Balance of Dwelling SPD, where a family dwelling is defined as a self-contained house (or bungalow) of 2 or more bedrooms, or a self-contained flat either with 3 or more bedrooms or otherwise deemed likely to encourage occupation by a family including children. The new dwelling is a one bed which would add to the mix within the area.

Design

5. Policy CS18 of the OCS states planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1, CP8 and Cp10 of the OLP and HP9 of the SHP. Policy CP1 states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. CP8 states all new and extended buildings should relate to

their setting to strengthen, enhance and protect local character and CP10 states planning permission will only be granted where proposed developments are sited to ensure that street frontage and streetscape are maintained or enhanced or created. HP9 states planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features.

6. The existing garage door is to be removed and replaced with a window and a door which will serve as the main entrance to the new dwelling. The scale and proportions of the proposed door and window are in keeping with the main dwelling and therefore the street scene. The extension to the rear is flat roofed as is the garage so it will not look out of character or context.
7. Both the alterations to the garage and the erection of the modest single storey rear extension are unobjectionable. It is also worth noting that both elements could be carried out under permitted development were the proposal not to include the creation of a new dwelling.
8. Although the new dwelling will be flat roofed this is because it comes as a result of the conversion of the existing flat roofed garage and on this basis it is not considered reasonable to insist on any form of pitched roof.
9. The proposal is therefore considered acceptable in terms of policy CS18 of the Core Strategy 2026, CP1 and CP6 of the Oxford Local Plan 2001-2016 and HP9 of the Sites and Housing Plan 2011-2026 in that respects the character and appearance of the area and creates an appropriate visual relationship with the form, grain, scale, and details of the site and the surrounding area.

Residential Amenity

10. Policy HP12 of the SHP requires good quality internal living accommodation, with the policy stipulating that any single dwelling that provides less than 39m² of floor space (measured internally) will not be granted permission. The proposed unit is over this requirement at 46m². It also stipulates each dwelling has its own lockable entrance, its own kitchen and at least one bathroom; the space provided within each room allows for reasonable furnishing, circulation and use of household facilities in each part of the home, including for desk-based home working; and each dwelling provides adequate storage space, taking account of the occupation intended. The proposed new dwelling also meets these criteria.
11. Policy HP13 of the SHP requires amenity space of adequate size and proportions for the size of house proposed. The existing garden serving 6 Trafford Road is to be subdivided to create two separate gardens for each dwelling. The size of the resultant spaces is considered acceptable for the type of dwellings they will serve.
12. Policy HP14 of the SHP require the siting of new development to protect the privacy of the proposed or existing neighbouring, residential properties and proposals will be assessed in terms of potential for overlooking into habitable

rooms or private open space. It also sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings and whether a proposal will create a sense of enclosure or being of an overbearing nature.

13. The proposal does not give rise to any issues of overlooking; it allows for adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings i.e. it does not breach the 45/25 degree rule and it does not create a sense of enclosure nor is it overbearing on the neighbouring properties.
14. The proposal is therefore considered acceptable in terms of policy HP12, HP13 and HP14 in that it provides adequate internal and external environments for future occupiers and will not impact on the adjoining properties in a detrimental way.

Lifetime Homes

15. Policy HP2 of the SHP states planning permission will only be granted for new dwellings where all the proposed new dwellings meet the Lifetime Homes standard. This is to ensure that the spaces and features in new homes can readily meet the needs of most people, including those with reduced mobility. The standards include level entry to the home, minimum doorway widths, adequate wheelchair manoeuvring space, provision for future installation of internal lifts, and appropriate window heights. Given the need to promote social inclusion, the City Council considers it appropriate that all new homes should be built to Lifetime Homes standard.
16. It has been demonstrated that the proposed new dwelling can meet Lifetime Homes requirements if necessary.

Highway Issues

17. The proposal seeks the alteration of an existing garage into a 1 bedroom dwelling. 1 car parking space has been allocated to the proposal which meets the standards, however it has been recommended that the proposal be excluded from the Controlled Parking Zone (CPZ).
18. After investigation and reviewing the supplied documents, the Highway Authority has no objection subject to the above condition being applied to any permission which may be granted on the basis of highway safety.
19. Currently 2m x 2m pedestrian vision splays for proposal are likely not to meet standards, however with alterations to the access arrangements it is likely this can be overcome. A condition has been suggested by the Highway Authority requesting vision splays (vision splays measuring 2m by 2m shall be provided to each side of the access. This vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.6 metres as measured from carriageway level).

Cycle Parking

20. Policy CS13 of the OCS states that planning permission will only be granted for development that prioritises access by walking, cycling and public transport. A fundamental part of encouraging cycling is the provision of secure cycle storage within people's homes. This is reiterated in the Parking Standards Supplementary Planning Document which says secure, and preferably sheltered, cycle parking should be integrated in the design of residential developments and again in policy HP15 of the SHP which states all residential cycle storage must be secure, undercover, preferably enclosed, and provide level, unobstructed external access to the street. Policy HP15 also requires houses and flats of up to 2 bedrooms to have at least 2 spaces per dwelling.
21. Two spaces for the proposed dwelling are shown to the front along with bin storage. Also shown is cycle storage for the existing dwelling; all of which is considered acceptable. However there are no details of the enclosures. A condition can be added to seek these details.

Sustainability

22. Policy CS9 of the OCS sets out a commitment to optimising energy efficiency through a series of measures including the utilisation of technologies that achieve Zero Carbon developments. A key strategic objective in the Core Strategy seeks to maximise Oxford's contribution to tackling the causes of climate change and minimise the use of non-renewable resources.
23. Energy use in new development can be further reduced by appropriate siting, design, landscaping and energy efficiencies within the building. New developments, including conversions and refurbishments, will be expected to achieve high environmental standards.
24. The Council will require an assessment of energy demand from all proposals for residential development and student accommodation. This assessment must demonstrate that energy efficiencies, including renewable or low carbon technologies, have been incorporated into the proposals. This is reiterated via policy HP11 of the SHP which states all development proposals must submit an energy statement to show how energy efficiencies have been incorporated into the development.
25. With a garage conversion there is some scope but not a great deal for sustainability measures. There is a section in the design and access statement which deals with sustainability. The key points gained from this are the new dwelling will meet current building regulation standards, the contractor will be encouraged to responsibly source, local materials and use energy efficient lighting. He will also be advised to show a commitment to employ the best practice, site management principles, the existing shrubs that are on the site in the back garden are to be retained with additional planting used, lower heating bills due to additional insulation wherever possible, and a Green Guide for Housing Specification rating of 'A' will be strived for in all building elements.

Conclusion:

26. Members are recommended to approve the proposal.

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:

Contact Officer: Lisa Green

Extension: 2614

Date: 20th Aug 2014

Appendix 1

14/00641/FUL - 6 Trafford Road



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Ordnance Survey 100019348

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East Area Planning Committee

3rd August 2014

Application Number: 14/00764/FUL

Decision Due by: 13th May 2014

Proposal: Erection of single storey extension to front elevation and three storey extension to side elevation.

Site Address: 50 Giles Road Oxford Oxfordshire OX4 4NL
(Location Plan – Appendix 1)

Ward: Littlemore Ward

Agent: Crawford Bond Architects Ltd **Applicant:** Mr _ Mrs Tiling

Application Called in – by Councillors – Tanner, Coulter, Fry and Price

for the following reasons - out of keeping

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The development will form an acceptable visual relationship with the existing building and will protect the special character and appearance of Littlemore Conservation Area. There will be no unacceptable effect on the current and future occupants of adjacent properties and an acceptable level of parking will be provided for a house of this type in this area. Concerns over flooding and biodiversity can be dealt with by condition and the proposals therefore comply with Policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 - 2016, Policies CS11, CS12 and CS18 of the Core Strategy and Policies HP9, HP14 and HP16 of the Sites and Housing Plan.
- 2 Officers have considered carefully all comments and/or objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that these do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 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 Materials - matching
- 4 Provision of parking
- 5 Sustainable drainage
- 6 Ecology provision of swift boxes

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HE7 - Conservation Areas

Core Strategy

CS11_ - Flooding

CS12_ - Biodiversity

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan (SHP)

MP1 - Model Policy

HP9_ - Design, Character and Context

HP13_ - Outdoor Space

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the Littlemore Conservation Area.

Oxford City Council Planning Design Guide 2 – Side Extension (Design Guide 2)

Planning Practice Guidance

Relevant Site History:

02/01453/FUL - Erection of pair of three storey, 3 bed semi detached houses with two parking spaces and with vehicular access through the existing garage court (Amended plans). PER 12th September 2002.

09/01014/FUL - Demolition of existing conservatory. Erection of single storey side extension.. PER 8th July 2009.

Representations Received:

No comments received

Statutory and Internal Consultees:

Local Highways Authority: Holding objection - Requests parking plan

Issues:

Visual impact
Effect on adjacent occupiers
Flooding
Parking
Ecology

Officers Assessment:

Site description and proposal

1. 50 Giles Road is a modern semi-detached house over three floors, erected under a permission granted in 2002. A side extension was erected to replace a conservatory under permission granted in 2009. The house as approved was a three bedroom house with one parking space to the front.
2. Permission is now sought to erect a three storey side extension on the footprint of the existing side extension in order to increase the size of two of the bedrooms and provide an en-suite to the master bedroom.

Visual impact

3. The site lies on the edge of, but just within Littlemore Conservation Area, a designated heritage asset as defined in the NPPF. The NPPF states that: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”* Protection of the character and appearance of the conservation area is therefore a statutory responsibility of the Local Planning Authority, but the NPPF is also clear that *“proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”*
4. This principle is echoed in Policy HE7 of the Oxford Local Plan which requires new development to either preserve or enhance the special character and appearance of a conservation area.

5. Oxford City Council also requires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. The Local Development Plan provides policies to support this aim and CP1, CP8, CS18, HE7 and HP9 are key in this regard.
6. Oxford City Council Planning Design Guide 2 – Side Extension seeks to ensure that pairs of semidetached houses are not unbalanced by side extensions that are not subordinate to the existing houses. It suggests that it is usually best practice to continue building lines and detailing on terraced houses.
7. The existing pair of semis have been constructed in the last 15 years and other than fitting in with the general pattern of development contribute little to the special character and appearance of the conservation area.
8. The proposal is for a side extension that would be set back from the front wall, somewhat in from the back wall and down from the main part of the roof. The width of 3 metres is relatively modest and reflects the footprint of the existing single storey extension that it would replace. The extension is therefore of a subservient nature to the existing building and is specified in a similar style and materials. It is therefore considered that the net effect of the proposed extension on the conservation area would continue to be neutral and the proposed development would preserve those elements of the setting that make a positive contribution to the conservation area.
9. Whilst the proposed development would be visible from the public domain outside of the conservation area, its situation in the plot and at the end of an access road behind a modern row of shops and maisonettes means that its impact on the public realm would be slight and this effect is currently further reduced by the presence of mature planting. Subject to a condition of planning permission to control the appearance of materials used in the build, the proposal is not considered to be materially out of character with the existing house, will preserve the special character and appearance of the conservation area and complies with Policies CP1, CP8 and HE7 of the OLP, Policy CS18 of the Core Strategy and Policy HP9 of the SHP.

Effect on adjacent occupiers

10. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1 and CP10 of the OLP and Policy HS14 of the SHP support this aim. Appendix 7 of the SHP sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
11. Because of its position to the side of the house, the proposal complies with the 45-degree guidance and will not result in an unacceptable increase in overlooking or overbearing to adjacent properties, and complies with Policies CP1 and CP10 of the OLP and Policy HP14 of the SHP.

Flooding

12. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk and expects all developments to incorporate sustainable drainage systems or techniques to limit or reduce surface water run-off.
13. The development will add to the level of non-porous surfaces on the site, resulting in an increased level of rain water run-off. However the increase is relatively modest and subject to a condition to ensure the development is carried out in accordance with the principles of Sustainable urban Drainage Systems, the proposals will not result in an unacceptable risk of flooding and comply with Policy CS11 of the Core Strategy.

Parking

14. Policy CP1 of the OLP states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The Sites and Housing Plan makes it clear that different levels of parking will be suited to different areas, and that developers should have regard to current best practice.
15. Oxfordshire County Council has published “Car parking standards for new residential developments” (parking standards) which includes detailed technical guidance on parking space dimensions and visibility, along with a guide to maximum parking provision in Appendix A.
16. The application has been amended in light of comments from the Local Highway Authority to remove the front extension and provide two parking spaces. Appendix A of the above parking standards suggests that a maximum of two parking spaces should be provided for a house of more than one bedroom. Whilst the number of bed spaces may increase, the number of bedrooms will remain the same, the increase in parking to two spaces is considered adequate and the development complies with Policy CP1 of the OLP and the Sites and Housing Plan.

Ecology

17. It is considered that there is not a reasonable likelihood of protected species being impacted by the proposals. However, in line with recognised good practice and governmental policy on biodiversity and sustainability (National Planning Policy Framework 2012 & NERC 2006), all practical opportunities should be taken to harmonise the built development with the needs of wildlife. The NPPF seeks to provide a net enhancement to biodiversity through sustainable development and policy CS12 of the Oxford Core Strategy 2026 states: Opportunities will be taken (including through planning conditions or obligations) to: ensure the inclusion of features beneficial to biodiversity within new developments throughout Oxford.
18. In this instance it is appropriate for provisions for wildlife to be built into the development. Certain bat and bird species are urban biodiversity priority

species almost entirely dependent on exploiting human habitation for roosting – such as the swift. This development is located with good connectivity to productive feeding habitat and the height of the development (3 storey) is ideal for nesting swifts. Oxford is a national swift population hotspot and home of the world's longest running swift research and conservation project (the Oxford Swift Research Project). Swifts are entirely dependent on human habitation for nesting so it is important that a steady stream of new roosting sites is available if the population is to grow. An appropriate provision for this development would be for 3 integrated Swift boxes to be placed under the eaves on the north western aspect of the extension in the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

Conclusion:

19. The development will form an acceptable visual relationship with the existing building and will protect the special character and appearance of Littlemore Conservation Area. There will be no unacceptable effect on the current and future occupants of adjacent properties and an acceptable level of parking will be provided for a house of this type in this area. Concerns over flooding and biodiversity can be dealt with by condition and the proposals therefore comply with Policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 – 2016, Policies CS11, CS12 and CS18 of the Core Strategy and Policies HP9, HP14 and HP16 of the Sites and Housing Plan.

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: 14/00764/FUL

Contact Officer: Tim Hunter

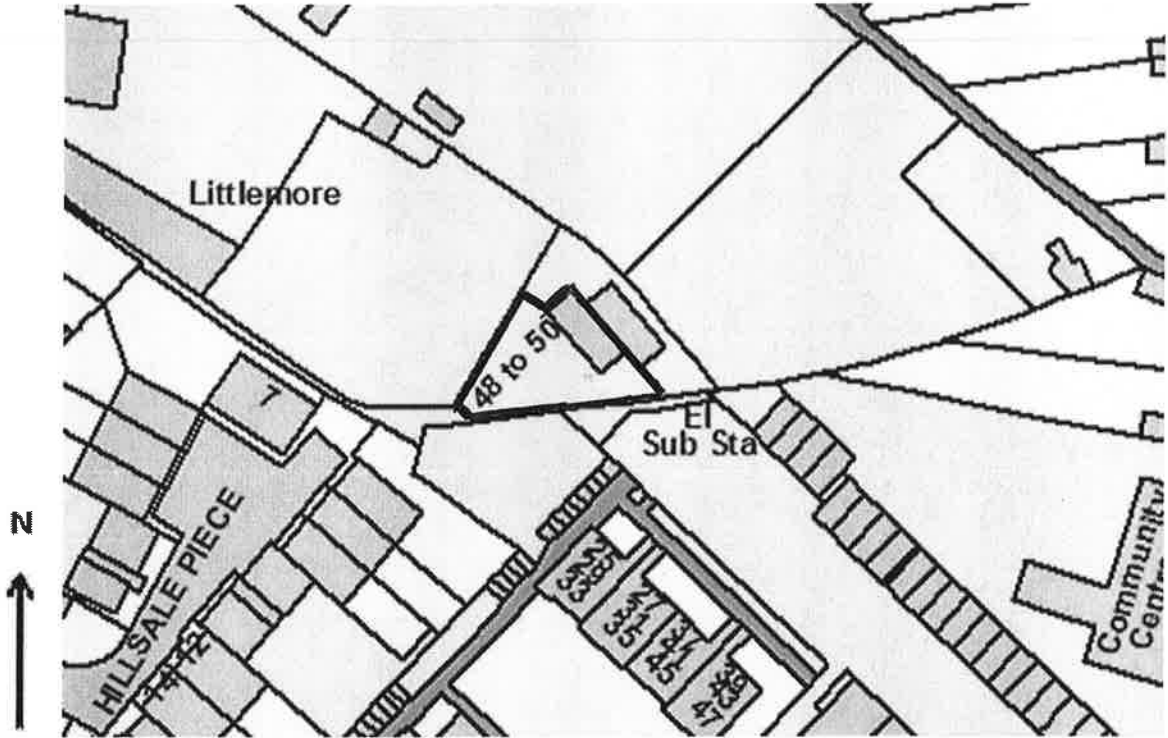
Extension: 2154

Date: 20th August 2014

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Appendix 1

14/00764/FUL - 50 Giles Road



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East Area Planning Committee:

3rd September 2014

Application Number: 14/02007/CT3

Decision Due by: 10th September 2014

Proposal: Provision of 20No. residents' parking spaces on existing grass verges.

Site Address: Land Fronting 9 To 40 Crowberry Road , Site Plan
Appendix 1

Ward: Blackbird Leys Ward

Agent: Oxford City Council

Applicant: Oxford City Council

Recommendation: East Area Planning Committee is recommended to approve the application for the reasons set out below and subject to conditions, including those listed below.

Reasons:

- 1 The proposal responds to the growing need to increase resident car parking spaces in the area and to prevent indiscriminate parking on grassed areas. Important trees will be retained and planting will be incorporated into the scheme. Officers were mindful of comments raised through consultation and conclude that the proposal is acceptable in design terms and would not cause any acceptable levels of harm to residential amenity. The proposal accords with the relevant policies of the local development plan.
- 2 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.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Tree Protection Plan to be approved
- 4 Ground resurfacing - SUDS compliant
- 5 Landscaping shall be carried out in accordance with the details shown on plan
- 6 Details of verge protection measures to be approved

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
- CP11** - Landscape Design

Core Strategy

CS18_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

None

Representations Received:

None

Statutory and Internal Consultees:

Highways Authority: After an initial objection due the length of the dropped curbs, the HA rescinded its objection. It advised that in general 8 metres is the maximum length asked for when assessing drop kerbs. Large sections of dropped kerbs can be difficult for people with disabilities, and for this reason, this is something that should be avoided where possible. However, due to the manner of the application, extending the dropped kerb past 8 metres is acceptable, on condition that a 2 metre gap is left in between each section.

Oxfordshire County Council Environmental Services – Drainage : No comment.

Issues:

Visual impact and Trees
Residential amenity
Access

Sustainability:

1. All new spaces will be constructed to Sustainable Drainage Standards. The new spaces will make a purposeful and improved use of the existing space and help avoid the existing landscaping being gradually degraded.

Background to proposals

2. Most of the parking provision in the City's heartland social housing estates was constructed as the estates were built in the 1950s, 60s and 70s when it was

less usual for social housing tenants to own cars. In the 1980s, additional parking bays were constructed primarily in Blackbird Leys and some other high density areas as the demand for parking grew.

3. Parking pressure on the estates is continuing to increase, being one of the top three issues raised by residents at Neighbourhood Action Groups (NAG's) and in resident surveys.
4. Car ownership on the estates is now commonplace with many families having more than one car and the increased number of Houses of Multi-occupation (HMO's) also adds to the pressure.
5. Parking hotspot locations, particularly at high and low rise flats and cul-de-sacs, have resulted in residents parking on grass verges and larger grassed areas causing damage to the surface. Oxford City Council initially adopted a "defensive" approach by installing bollards and trip rails to preserve the look of the estate grassed areas. However, more recently, the City Council has accepted the need for more "on grass" parking by installing Grass Grid systems at various locations. These "grass grids" have had some success but are not a truly permanent solution. There is strong interest in more permanent solutions at Parish Council level as well as from the residents of the estates.
6. The proposed scheme would provide formal parking areas on existing grassed areas. Providing a formal parking area with level access should discourage indiscriminate parking on grassed areas which causes damage to the surface, as well as improving highway safety by formalising accesses. This is a continuation of car parking schemes recently approved in five locations across the City (Blackbird Leys Road, Normandy Crescent, Chillingworth Crescent and Redmoor Close).
7. The new spaces would be unallocated.

Officers Assessment:

Site description

8. Crowberry Road is located off Pegasus Road in Blackbird Leys. The road is characterised by housing and flats set back from the road frontage by a large grassed verge with some trees.

Proposal

9. It is proposed to provide 20 no. off road parking spaces for residents' vehicles together with landscape enhancement and verge protection measures to discourage informal parking on green spaces. The plans have been designed so that an existing tree can be retained. Additional tree planting is proposed.
10. There will be a total of 20 no. off road car parking spaces, 16 on the east

side of the road and 4 on the west side.

Visual impact and trees

11. This site has one tree that is important to the visual amenity of the area on the eastern side of the road. It is proposed to be retained and the spaces have been sited so as not to interfere with the root protection zones of the tree. The Tree Officer has raised no objection. The parking here is broken up into four areas to avoid one large area of parking and long dropped curb. The proposal maintains the grassed area to the front of the houses and proposes more tree and shrub planting to soften the impact and prevent glare from headlights. Bollards will also be used where appropriate to stop other indiscriminate parking here.
12. In the western section the spaces are parallel to the road, which is similar to existing layby parking on this side of the road. The scheme will retain some grassed space in front of the houses.
13. It is considered that the new parking would not harm the existing tree or visual amenity of the area. It would reduce clutter and visual intrusion caused by indiscriminate parking by formalising it within a landscaped setting thereby enhancing the existing street scene. The proposal accords with Policies CP1, CP6, CP 8, CP9, CP10 of the Oxford Local Plan and CS18 of the Core Strategy.

Residential amenity

14. The cars to the eastern side would park facing the windows of the housing on that side of the road. There would therefore be potential for glare from headlights into these windows. However, this could satisfactorily be reduced or eliminated by shrub planting. No objections have been received from residents. Officers consider the proposal would not significantly harm residential amenities in this case. It therefore accords with Policy CP10 of the Oxford Local Plan.

Access

15. If required in the future, one or two spaces could be converted to wider disabled parking bays.

Conclusion: Approve the application.

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: 14/02007/CT3

Contact Officer: Felicity Byrne

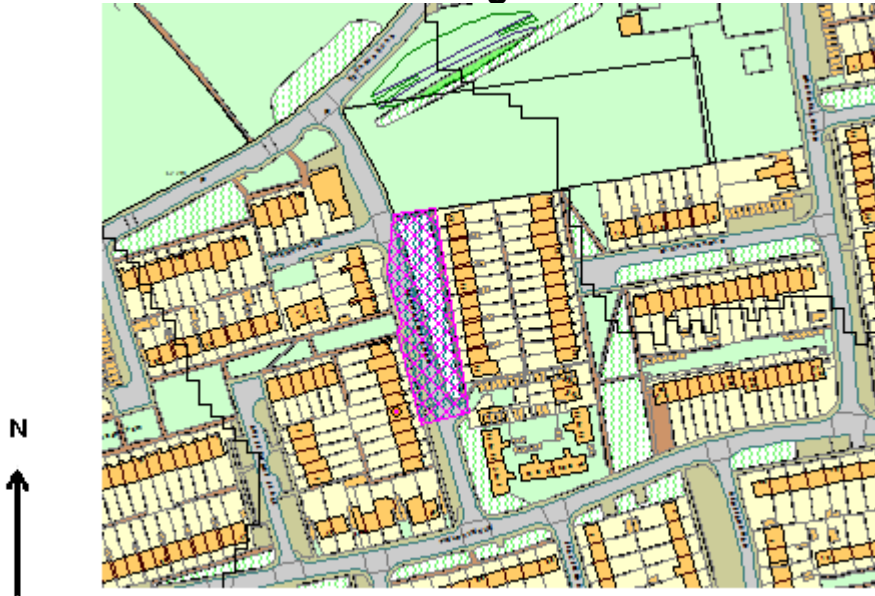
Extension: 2159

Date: 18th August 2014

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Appendix 1

14/02007/CT3 - Land Fronting 9 To 40



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EAST AREA PLANNING COMMITTEE

3rd September 2014

Application Number: 14/01868/CT3

Decision Due by: 10th September 2014

Proposal: Installation of 2no. roller shutter doors.

Site Address: Oxford City Council Depot, Marsh Road – **Appendix 1**

Ward: Cowley Marsh Ward

Agent: N/A

Applicant: Oxford City Council

This application is required to be determined at Committee as the applicant is the City Council.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposals would not have an appreciable impact on the appearance of the building or surrounding area whilst improving its operational capability to maintain and service vehicles. Consequently the proposals are considered to comply with the requirements of all relevant policies of the development plan.
- 2 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

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

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

13/02281/CT3 - Insertion of new roller shutter door, relocation of fire exit, and installation of 2 new extraction flues – **Permitted 21.11.2013**

Numerous other previous applications but none of direct relevance.

Representations Received:

None

Statutory and Internal Consultees:

Highway Authority – No objection

Officers' Assessment:

Site Description

1. The application site consists of the City Council depot on Marsh Road. It features a number of building associated with the repair and servicing of Council vehicles as well as licensed taxis. The application site can be seen in its context on the site location plan attached as Appendix 1.

Description of Proposed Development

2. The application seeks consent for the insertion of two roller shutter doors in the external walls of the main vehicle servicing building on the site.

Design and Appearance

3. Policies CP1 and CP8 of the Local Plan require new development to form an appropriate visual relationship with the surrounding area. Policy CS18 of the Core Strategy similarly seeks development that respects its context.

4. The application building is of an industrial type appearance featuring a number of doors, shutters and extract flues. It is therefore not particularly visually attractive and designed with function in mind. However, in the context of the use and appearance of the building the insertion of two roller shutter doors would constitute a very minor operation entirely in character with the building itself and the wider depot site. Consequently officers have no objection to the visual impact of the development and

therefore the proposals are found to comply with the relevant requirements of both policies CP1 and CP8 of the Local Plan as well as CS18 of the Core Strategy.

Impact on Neighbouring Amenity

5. Policies CP1 and CP10 of the Local Plan seek to adequately safeguard the amenity enjoyed by neighbouring properties. The building is already used as part of the wider City Council depot and the insertion of new roller shutter doors would not result in a material increase in activity at the site. Consequently officers have no concerns about the potential for additional noise and disturbance to be caused to occupiers of nearby properties.

Other Matters

6. Whilst not specifically related to a development plan policy the proposals would help to improve the functionality of the building and assist in the Council duties as licensing authority to service taxis registered within the city. The development therefore has some limited wider public benefits which does lend some additional weight in support of the proposals.

Conclusion:

Committee is recommended to grant planning permission subject to the conditions listed 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: 14/01868/CT3

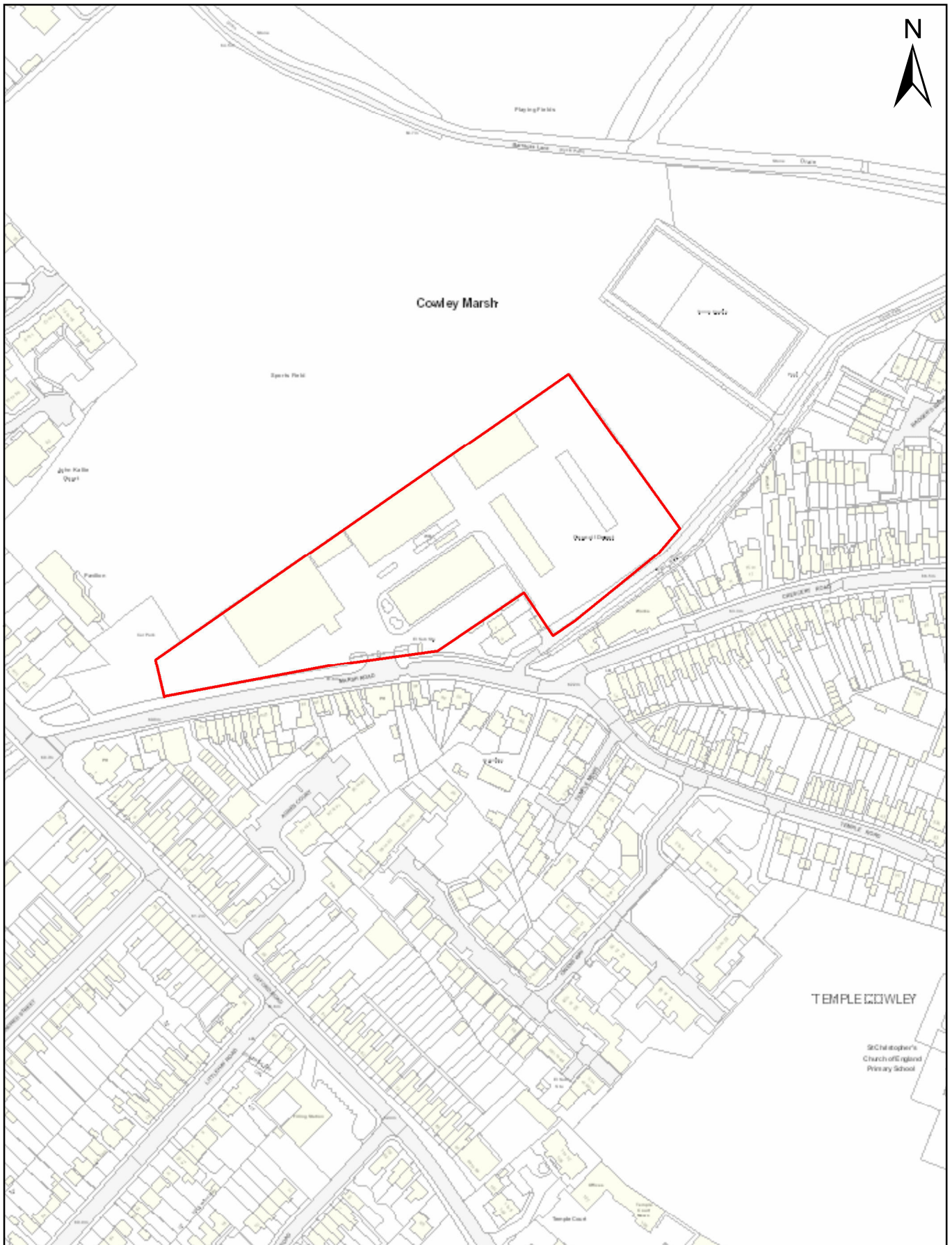
Contact Officer: Matthew Parry

Extension: 2160

Date: 22nd August 2014

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Appendix 1



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Oxford City Council Depot, Marsh Road

Scale (printed to A4): 1:2,500

0 30 60 90 120
Metres

Date: 20/08/2014

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Monthly Planning Appeals Performance Update – July 2014

Contact: Head of Service City Development: Michael Crofton-Briggs

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

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 31 July 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 31 July 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	23	37.1	9	14
Dismissed	39	62.9	8	31
Total BV204 appeals	62	100.0	17	45

**Table A. BV204 Rolling annual performance
(1 August 2013 to 31 July 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	12	57.1	7	5
Dismissed	9	42.9	5	4
Total BV204 appeals	21	100.0	12	9

**Table B. BV204: Current business plan year performance
(1 April 2014 to 31 July 2014)**

All Appeal Types

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	Appeals	Performance
Allowed	27	36.0%
Dismissed	48	64.0%
All appeals decided	75	100.0%
Withdrawn	2	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 August 2013 to 31 July 2014**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during April 2014.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during April 2014. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 1/07/14 And 31/07/14

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

83

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
13/03090/TPO	14/00009/REFUSE	DEL	REF	ALC	01/07/2014	SUMMTN	Grove House Club Grove Street Oxford Oxfordshire	2No. yew trees located at the extreme western end of the site, adjacent to a brick wall, excavate roots using "tree friendly" methods including air spade and hand digging under professional arboricultural supervision a trench to a maximum of 0.5 metre depth across the site. The work will also explore the extent of rooting between the trench and the trees themselves as explained in the attached method statement. Identified as T1 and T2 on the OCC - Grove Street (No. 1) Tree Preservation Order 2010.
14/00850/FUL	14/00032/REFUSE	DEL	REF	ALWCST	15/07/2014	WOLVER	22 Linkside Avenue Oxford Oxfordshire OX2 8HY	Erection of two storey rear extension including extension to roof.
14/00147/FUL	14/00022/REFUSE	DEL	REF	DIS	16/07/2014	WOLVER	35 Sunderland Avenue Oxford Oxfordshire OX2 8DT	Demolition of existing detached dwelling and garage. Erection of 1 x 3 bedroom house (Use Class C3) and 2 x 2-bedroom flats (Use Class C3). Provision of private amenity space, bin and cycle stores.
13/03320/PA11	14/00014/REFUSE	DELCOM	PER	ALW	16/07/2014	HINKPK	Footbridge Within South Oxford Adventure Playground White House Road Oxford Oxfordshire	Application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. (PLEASE NOTE THIS IS NOT A PLANNING APPLICATION BUT A NOTIFICATION SUBMITTED BY NETWORK RAIL FOR PRIOR APPROVAL BY OXFORD CITY COUNCIL)
13/03355/FUL	14/00028/REFUSE	COMM	PER	DIS	16/07/2014	NORTH	5 Farndon Road And 19	Erection of single storey side extension,

13/02673/B56	14/00018/PRIOR	DEL	7PA	ALW	17/07/2014	COWLYM	Warnborough Road Oxford Oxfordshire OX2 6RS	extensions at basement level. (Additional Information)
							Site Of Canterbury House 393 Cowley Road Rivera House 156 Reliance Way And Adams House 158 Reliance Way Oxford Oxfordshire OX4 2FQ	Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 16 dwellings (3 x 1-bed and 13 x 2-bed). This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is assessed solely in respect of transport and highway impacts and contamination and flooding risks.
13/03212/FUL	14/00020/REFUSE	DEL	REF	DIS	21/07/2014	HEAD	Store Adjacent 79 St Leonard's Road Oxford Oxfordshire	Demolition of garage/store building. Erection of 1 x 3-bed dwellinghouse (Use Class C3).
13/01800/FUL	14/00016/REFUSE	COMM	PER	ALC	28/07/2014	CARFAX	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	Demolition and rebuilding of existing boundary walls. Erection of 53 study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement.
13/01801/LBD	14/00017/REFUSE	DELCOM	PER	ALC	28/07/2014	CARFAX	St Cross College St Giles' Oxford Oxfordshire OX1 3LZ	Demolition and rebuilding of existing boundary walls.

Total Decided: 9

Enforcement Appeals Decided Between 1/07/2014 And 31/07/2014

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
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Total Decided: 0

Table E

Appeals Received Between 1/07/14 And 31/7/14

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	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
13/02510/FUL	14/00037/REFUSE	DEL	REF	W	13 Circus Street Oxford Oxfordshire OX4 1JR	STMARY	Two storey extension to provide larger living accommodation to flat 13B, creation of an additional 1 x 2 bed flat on ground floor (Flat E) and alterations and extensions to Flats A, C and D to form 2 x 2-bed flats. Provision of private amenity space, street level screened cycle stores and bin stores. Relocation of raised flower bed and Alhambra Lane sign to first floor level (amendments to planning permission 12/03252/FUL). (Amended plans, description and Additional Information)
13/03005/FUL	14/00035/REFUSE	DEL	REF	W	227 Iffley Road Oxford Oxfordshire OX4 1SQ	STMARY	Replacement of all timber windows with white uPVC windows of a similar style.
14/00431/FUL	14/00036/REFUSE	DEL	REF	W	13 Circus Street Oxford Oxfordshire OX4 1JR	STMARY	Extension to existing Flat D comprising 2 x dormer windows to front and rear roofslopes and formation of a balcony, to create a 1 x-2 bed flat.
14/00450/FUL	14/00033/NONDET	DELCOM	PER	W	32 Little Clarendon Street And 126 And 127 Walton Street Oxford Oxfordshire OX1 2HU	NORTH	Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and cafes).
14/00725/FUL	14/00039/REFUSE	DEL	REF	W	Temple Lounge 21 Temple Street Oxford Oxfordshire OX4 1JS	STMARY	Raising the height of the roof and insertion of 4No rooflight to rear roofslope and 2No rooflight to front roofslope in association with loft conversion.
14/01120/FUL	14/00038/REFUSE	DEL	REF	H	190 Headley Way Oxford Oxfordshire OX3 7TA	HEAD	Erection first floor extension to rear and side elevations

Total Received: 6

EAST AREA PLANNING COMMITTEE

Wednesday 6 August 2014

COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Altaf-Khan, Anwar, Brandt, Clack, Henwood, Lloyd-Shogbesan and Wilkinson.

OFFICERS PRESENT: Michael Morgan (Law and Governance), Mathew Metcalfe (Democratic and Electoral Services), Fiona Bartholomew (City Development) and Murray Hancock (City Development)

16. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Mary Clarkson (substitute Councillor David Henwood) and Councillor Michele Paule (substitute Councillor Beverley Clack).

17. DECLARATIONS OF INTEREST

There were no declarations of interest made.

18. UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE - 14/01586/RES

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a medical research building (Big Data Institute) on 3 levels plus basement and plant enclosure at roof level, together with landscaping and ancillary works. (Part reserved matters of outline planning permission 12/02072/OUT relating to plot B5, seeking approval of appearance, landscaping, scale and layout)

In accordance with the criteria for public speaking, the Committee noted that Professor Rodney Phillips and Justin Nichols spoke in favour of it.

The Committee resolved to:

- (a) Approve the reserved matters application subject to the following conditions:
 - (1) Time limits
 - (2) Reserved matters approved
 - (3) Approved drawings
 - (4) Unexpected contamination
- (b) Note the position in respect of the details supplied in compliance with conditions on outline permission 12/02072/OUT as they applied to this first reserved matters application.

**19. UNIVERSITY OF OXFORD OLD ROAD CAMPUS, ROOSEVELT DRIVE
- 14/01494/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish various vacant prefabricated buildings. Retention of one prefabricated building plus the construction of 3 storey research building, catering building, 100 space car park and ancillary work for temporary period during construction of proposed Big Data Institute (BDI) building on adjacent land.

In accordance with the criteria for public speaking, the Committee noted that Professor Rodney Phillips spoke in favour of it.

The Committee resolved to grant planning permission for a period of 3 years subject to the separate grant of planning permission on adjacent land to reserved matters planning application 14/01586/RES for the Big Data Institute (BDI) Building and subject to the following conditions and Informatives:

Conditions

- (1) Temporary permission
- (2) Develop in accordance with approved plans
- (3) Occupation only following vacation of Rosemary Rue & New Richards buildings
- (4) Use by University Campus only
- (5) No unapproved tree works
- (6) Tree protection plan
- (7) Surface design: root protection areas
- (8) Arboricultural method statement
- (9) Surface to car park
- (10) Details of lighting and CCTV
- (11) Additional cycle parking
- (12) Archaeology

Informatives

- (1) Natural England to be reconsulted if circumstances change in relation to surface water conditions.

20. PARKING AREA WILLIAM MORRIS CLOSE - 14/01670/OUT

The Head of City Development submitted a report (previously circulated now appended) which detailed an outline planning application (seeking approval of access, appearance, layout and scale) for the erection of new buildings consisting of 2x2 bed flats (Use Class C3), 1x3 bed flats (Use Class C3), 2x3 bed house (Use Class C3) and 2x4 bed house (Use Class C3).

In accordance with the criteria for public speaking, the Committee noted that Councillor Sajjid Malik and Judith Harley spoke against the application.

The Committee resolved not to grant planning permission for the following reasons:

- (1) Although the site may be regarded as previously developed land, it is a small part of a larger area of protected open space that is not allocated for housing development nor is it needed to meet National Planning Policy Framework housing land availability requirements. It has not been clearly shown that the site is surplus to requirements for sport or recreation, and no replacement provision is proposed. It is not essential that the need for housing development should be met on this particular site, and there are no other balancing reasons or mitigating circumstances why housing should be allowed. It is necessary to retain the site to help serve the adjacent playing fields for the well-being of the local community, and its development is contrary to Policies CS2 and CS21 of the Core Strategy, and Policy SR2 of the Oxford Local Plan.
- (2) Having regard to the height and orientation of Plots 1-3, the bulk and scale of the north elevation would appear overbearing in relation to adjacent properties in William Morris Close, and unattractive when viewed from the north because of the lack of architectural interest in that elevation. The 3 storey block would be discordant in the street scene when viewed from the north or the south because it would protrude into an area of 2 storey properties (plots 4-7 and the existing 2 storey housing in William Morris Close and Crescent Close). The proposal is therefore contrary to Policies CS18 of the Core Strategy, Policy HP9 of the Sites and Housing Plan, and Policies CP1, CP6 and CP8 of the Oxford Local Plan.
- (3) Also having regard to the height and orientation of Plots 1-3 the scheme would create overlooking from 1st and 2nd floor kitchen windows towards Crescent Close. The proposed amelioration of this effect by the incorporation of obscure glazing to kitchens is unacceptable because there will be no outlook from those windows which are main windows to combined kitchen and living areas. This is contrary to Policies HP12 and HP14 of the Sites and Housing Plan.

21. 1 PULLENS LANE - 14/00983/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish an existing house and flat and the erection of 55 bedroom care home facility on three levels, together with 17 car parking spaces, landscaping and associated works.

In accordance with the criteria for public speaking, the Committee noted that Tony Besse spoke against the application and David Madden spoke in favour of it.

The Committee resolved not to grant planning permission for the following reasons:

- (1) Having regard to the overall scale of the proposed development and associated intensity of its use, the proposals would result in a physical overdevelopment of the site with inappropriate levels of traffic generation which would fail to preserve the quiet, verdant and rural character of the Headington Hill Conservation Area. As a consequence the proposals fail to respect the site's context and would give rise to significant harm to the

special character and appearance of the Conservation Area contrary to the requirements of policies CP1, CP6, CP8, CP9, CP10, CP11, NE15 and HE7 of the Oxford Local Plan 2001-2016, policies CS2 and CS18 of the Oxford Core Strategy 2026 as well as policies HP9 and HP10 of the Sites and Housing Plan 2011-2026.

- (2) As a result of its excessive size, rectilinear form and repetitive detailing, the proposed building would be out of character with the historic architectural styles of the Headington Hill Conservation Area and, to exacerbate matters, it would be unduly prominent within the surrounding area due to its close proximity to key site boundaries and inadequate retention of important soft landscaping features. Consequently the proposals fail to accord with the requirements of policies CP1, CP6, CP8 and CP11 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policy HP9 of the Sites and Housing Plan 2011-2026.
- (3) The proposed development would result in the net loss of a significant amount of vegetation and ecological habitat that makes a meaningful contribution to local biodiversity. The loss of such habitat has not been appropriately assessed to determine the significance of the loss and therefore gauge if the proposals adequately mitigate or compensate for the impacts. As a consequence it has not been demonstrated that the proposals would not have a net adverse impact on local biodiversity, and, as such, the development fails to accord with the requirements of policy CS12 of the Oxford Core Strategy 2026.

22. BLACKBIRD LEYS LEISURE CENTRE, PEGASUS ROAD - 14/01487/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a woodchip store to supply a biomass locker.

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

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials as specified

23. 8 UNDERHILL CIRCUS - 14/01600/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use from Use Class D1 (IT information and training centre) to mixed use D1/A1 (Non-residential Institutions/Shops).

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

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans

24. PLANNING SERVICES IMPROVEMENT ACTION PLAN

The Head of City Development submitted a report (previously circulated, now appended) which updated the Committee on the progress of the Planning Services Improvement Action Plan.

The Committee agreed to note the progress of the implementation of the Planning services Improvement Action Plan.

25. 142 - 144 OXFORD ROAD, COWLEY - 14/00884/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a single storey rear extension to form a larger mortuary and formation of a new ramped access to rear.

In accordance with the criteria for public speaking, the Committee noted that Mr Jeffson spoke in favour of it.

The Committee resolved to grant planning permission subject to the following conditions:

- (1) Development begun within time limit
- (2) Develop in accordance with approved plans
- (3) Materials, including details of the surface to the proposed ramp
- (4) Measures to limit noise (from refrigeration/condenser units)

26. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) which detailing the planning appeals received and determined during June 2014.

The Committee agreed to note the report.

27. MINUTES

The Committee agreed to approve the minutes of the meeting held on 18th June 2014 as a true and accurate record.

28. FORTHCOMING APPLICATIONS

The Committee resolved to note the list of forthcoming applications.

14/01495/FUL - Erection of 2 storey side and single storey rear extension - amended plans.

14/01688/VAR – Mansion Mews, Glanville Road - Variation of condition 6 (occupation by full time students) of planning permission 12/00455/FUL to allow full use of accommodation outside semester and term times for cultural and academic visitors and for conference and summer school delegates. (August or September)

14/01183/FUL – 2 Lanham Way - Erection of 1 x 3-bedroom dwelling (use class C3). Provision of private amenity space, car parking, bin and cycle stores. Provision of new vehicle access from Medhurst Way and gated pedestrian access from Lanham Way.

14/01802/FUL – 6 and 8 Mortimer Road - Erection of two storey side extension to form 1x1-bed dwelling. Provision of car parking and bin and cycle stores.

14/02007/CT3 - Land Fronting 9 To 40 Crowberry Road - Provision of 20No. residents' parking spaces on existing grass verges.

14/01868/CT3 – Oxford City Council Depot, Marsh Road – Installation of two roller shutter doors.

14/01772/FUL - 7 Jack Straw's Lane - Demolition of existing buildings on site. Erection of 5 x 3-bed and 3 x 4-bed houses, together with car parking, landscaping and ancillary works.

14/02025/FUL – 105 Old Road – Erection of two storey rear extension.

14/01375/FUL – land to the rear of 73 Lime Walk - Erection of two storey building to provide 1 x 2 bed maisonette (Use Class C3) and 2 x 1 bed flats (Use Class C3). Provision of amenity space.

14/01332/FUL – 51 Sandfield Road - Erection of single storey rear and first floor side extension. Formation of new roof over existing flat roof (amended description).

14/01770/FUL - Marywood House, Leiden Road - Demolition of existing buildings on site. Erection of 2 buildings on 2 and 3 levels to provide 2 x 1 bed and 12 x 2 bed flats, plus 9 supported housing flats, 20 car parking spaces, cycle parking, landscaping and ancillary works.

13/02818/FUL – 11 Crescent Road - Conversion of existing 1 x 5-bedroom house into 1 x 3-bedroom house and 1 x 2-bedroom house – TH (possibly to be refused under delegated powers).

14/01726/FUL - City Of Oxford College, Cuddesdon Way - Demolition of various single storey buildings. Erection of two storey extension to Paxton Building.

14/00764/FUL – 50 Giles Road - Erection of single storey extension to front elevation and three storey extension to side elevation.

13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvered enclosure.

14/00641/FUL – 6 Trafford Road – Conversion of existing garage into 1 x 1-bed dwelling (Use Class C3). Erection of a single storey rear extension.

13/03410/FUL- Iffley Residential And Nursing Home, Anne Greenwood Close - Installation of 3 no. roof mounted ventilation ducts and cowls and 2 no. wall mounted louvers. Erection of 1.8 metre close boarded fence to form new bin storage area.

13/01553/CT3 - Eastern House, Eastern Avenue - Demolition of Eastern House and erection of 7 x 3-bed and 2 x 2-bed dwellings (use class C3). Provision of associated car parking, landscaping, private amenity space and bin and cycle stores.

13/01555/CT3 - Land East Of Warren Crescent - Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath. (Deferred from EAPC meeting of 4th September 2013).

14/01282/FUL - Cheney School, Cheney Lane - Erection of two-storey science building, together with accompanying works including bridge link to Russell Building, remodelled entrance to Wainwright Building, amended pedestrian access to Gypsy Lane, replacement perimeter railings and marking out of car parking spaces. Erection of temporary classroom for period of construction.

14/01273/OUT - Part Of Former Travis Perkins Site, Collins Street- Demolition of existing building. Outline application (seeking approval of access, appearance, layout and scale) for the erection of new building on 4 levels consisting of Class B1 offices on ground floor and 17 x 1-bed and 14 x 2-bed flats at upper levels. Provision of cycle and bin stores plus communal garden area.

29. DATES OF FUTURE MEETINGS

The Committee noted the dates and meetings for the Council Year 2014/15

2014

Wednesday 3rd September (Thursday 11th September if necessary)

Wednesday 1st October (Thursday 9th October if necessary)

Wednesday 5th November (Thursday 13th November if necessary)

Wednesday 3rd December (Thursday 11th December if necessary)

2015

Wednesday 7th January (Thursday 15th January if necessary)

Wednesday 4th February (Thursday 12th February if necessary)

Wednesday 4th March (Thursday 19th March if necessary)

Wednesday 8th April (Thursday 16th April if necessary)

Wednesday 6th May (Thursday 14th May if necessary)

The meeting started at 6.00 pm and ended at 7.40 pm