

Agenda

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East Area Planning Committee

Date: **Wednesday 1 October 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

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AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 CITY OF OXFORD COLLEGE, CUDDSDON WAY - 14/01726/FUL	1 - 10
<p>The Head of City Development has submitted a report which details a planning application for the demolition of various single storey buildings and erection of a two storey extension to Paxton Building.</p> <p><u>Officer recommendation:</u> To approve subject to conditions:</p> <ol style="list-style-type: none">1. Development begun within time limit.2. Develop in accordance with approved plans.3. Samples of materials.4. Landscape survey before site works.5. Landscape plan required.6. Landscape carry out after completion.7. Car/cycle parking provision before use.8. Cycle parking details required.9. Construction Traffic Management Plan.10. Drainage Strategy (inc SUDS) and detailed drainage design.11. Travel Plan.12. Archaeology. <p>and a Community Infrastructure Levy (CIL) of £11,540 (577sqm x £20).</p>	
4 OXFORD BROOKES UNIVERSITY, HEADINGTON HILL HALL - 14/02314/FUL	11 - 18
<p>The Head of City Development has submitted a report which details a planning application for the retention of two portacabins for teaching purposes for a temporary period of 5 years.</p> <p><u>Officer recommendation:</u> To approve subject to conditions:</p> <ol style="list-style-type: none">1. Temporary permission.2. Develop in accordance with approved plans.	
5 MANSION MEWS, GLANVILLE ROAD - 14/01688/VAR	19 - 24
<p>The Head of City Development has submitted a report which details a planning application for the variation of condition 6 (occupation by full time</p>	

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.

Officer recommendation: To approve subject to conditions:

1. Commencement.
2. Develop in accordance with approved plans.
3. Resident warden.
4. Use as student accommodation.
5. Occupation by students one year full time course, out of term/ semester use.
6. Students - No cars.
7. Car/cycle parking provision as approved, thereafter maintained.
8. Landscape as carried out after completion.
9. Submit details of a management plan for the accommodation.
10. Restrict hours of use of the courtyard garden area during summer months.

6 THE LEYS HEALTH CENTRE, DUNNOCK WAY - 14/02174/CT3

25 - 32

The Head of City Development has submitted a report which details a planning application for the provision of 18 parking spaces at the Leys Medical Centre.

Officer recommendation: To approve subject to conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Landscaping.
4. Verge protection measures.
5. Ground resurfacing - SUDS compliant.

7 PLANNING APPEALS

33 - 44

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

The Committee is asked to note this information.

8 MINUTES

45 - 50

Minutes from 3rd September 2014

Recommendation: That the minutes of the meeting held on 3rd September 2014 be APPROVED as a true and accurate record.

9 FORTHCOMING APPLICATIONS

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

- 14/02182/FUL – 159 Windmill Road - Erection of two storey side and rear extension (amended plans received 15/9/14).
- 14/02093/FUL – 62 Dashwood Road - Erection of two storey building to form 3-bed bungalow (use class C3).
- 14/02117/FUL – 15 Kestrel Crescent - Erection of two storey side extension to create 1 x 1 bed dwellinghouse (Use Class C3). Provision of car parking, cycle and bin storage.
- 14/02181/FUL – Prince of Wales PH, Church Way - Erection of single storey extension over existing yard to provide extension to bar area. New external doors to utility room and bar area and associated works. Provision of a kitchen extract flue.
- 14/01999/FUL – 55 Collinwood Road - Erection of 1 x 3-bed dwelling (Use Class C3).
- 14/01883/FUL – 103 Collinwood Road - Erection of 1 x 3-bed dwelling. Provision of car parking, bin and cycle storage and private amenity space.
- 14/02103/FUL – Ashlar House Adjacent 2 Glanville Road - Demolition of existing builder's yard. Erection of 1 x 2 bed flat (use class C3), 2 x 3 bed flat (use class C3), 3 x 3 bed flat (use class C3), 3 x 3 bed house (use class C3). Provision of private amenity space, carparking, cycling and bins storage.
- 14/02456/FUL - Land within Former DHL Site, Sandy Lane West - Erection of electricity generation plant.
- 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.
- 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.
- 13/03411/FUL – John Radcliffe Hospital, Headley Way - Erection of roof based plant and louvred enclosure.
- 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.

10 DATES OF FUTURE MEETINGS

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

2014

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.

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EAST AREA PLANNING COMMITTEE

1st October 2014.

Application Number: 14/01726/FUL

Decision Due by: 25th September 2014

Proposal: Demolition of various single storey buildings. Erection of two storey extension to Paxton Building.

Site Address: City Of Oxford College, Cuddesdon Way, Oxford. Site Plan
Appendix 1

Ward: Blackbird Leys Ward

Agent: Mr Gary Cunningham

Applicant: Mr Philip Waddup

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

Reasons for Approval

- 1 The proposed development would create much improved facilities at the College campus which would positively contribute to the regeneration aims for Blackbird Leys as set out in policy SP5 of the Sites and Housing Plan. The improvements to educational facilities and pedestrian circulation within the site would result in a much improved learning environment for the students in accordance with policy CS16 of the Oxford Core Strategy. There would be no harm to residential amenities. Sufficient car and cycle parking is to be provided within the site. The proposal is considered to be acceptable in terms of the relevant policies of the Development Plan and NPPF.
- 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 Samples of materials
- 4 Landscape survey before site works
- 5 Landscape plan required

- 6 Landscape carry out after completion
- 7 Car/cycle parking provision before use
- 8 Cycle parking details required
- 9 Construction Traffic Management Plan
10. Drainage Strategy (inc SUDS) and detailed drainage design.
11. Travel Plan.
12. Archaeology.

Legal Agreement:

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.

This planning application will trigger CIL and the liability will be £11,540 (577sqm x £20).

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
- CP18** - Natural Resource Impact Analysis
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- NE15** - Loss of Trees and Hedgerows
- HE2** - Archaeology

Core Strategy

- CS9_** - Energy and natural resources
- CS16_** - Access to education
- CS18_** - Urb design, town character, historic env

Sites and Housing Plan

- MP1** - Model Policy
- SP5_** - Blackbird Leys Central Area

Other Planning Documents

Supplementary Planning Documents:

- National Planning Policy Framework
- Planning Obligations Supplementary Planning Document
- Natural Resource Impact Analysis
- Parking Standards, Transport Assessment and Travel Plans

Public Consultation

Statutory Consultees Etc.

- Oxfordshire County Council Highways Authority-have raised a holding objection to the proposal, due to the absence of a Transport Assessment and Travel Plan. Information is requested on 1) how the redevelopment will affect student numbers. 2) Justification for the reduction in on-site car parking spaces from 83 spaces to 69 spaces. 3) Details of additional cycle parking.
- Thames Water Utilities Limited- With regard to waste water infrastructure needs they recommend that a 'Grampian Style' condition be applied requiring a drainage strategy to be submitted prior to commencement of development. No objections are raised to the development in respect of water infrastructure capacity. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. Supplementary Comments.
- Blackbird Leys Parish Council-no comments received.

Individual Comments:

- No comments received from individuals or owners of neighbouring properties.

Relevant Site History:

60/09544/A_H - Secondary Modern School (Redefield School). PER 28th June 1960.

65/16910/A_H - Extension to existing school and erection of new branch library and caretakers bungalow at Redefield School. PER 12th October 1965.

68/19899/A_H - Erection of a 3 storey teaching block and single storey light craft block at Redefield School. PER 12th March 1968.

81/00871/DF - Single storey extension and addition of lift shaft to existing three storey teaching block. Change of use of school playground to car parking and service area and formation of new access off Pegasus Road at Redefield School (College of Further Education, Cuddesdon Way). PER 27th August 1982.

83/00684/DF - Minor alterations & single storey extension (to provide workshop for electrical engineering & motor maintenance, & minor alterations to teaching blocks. All educational use). Formation of access off Cuddesdon Way.. RNO 1st November 1983.

94/00739/NF - Erection of single storey building to provide up to 60 space work place nursery. Relocation of bicycle sheds. (Scheme A). WDN 20th September 1994.
94/00740/NF - Erection of single storey building to provide up to 60 space work place nursery. Relocation of bicycle sheds (Scheme B). PER 21st September 1994.
96/01371/NF - Alterations to existing and provision of access to Cuddesdon Way. Hard and soft landscaping, steps and ramps. 8 additional parking spaces & 3 ambulance parking bays. PER 1st November 1996.
99/00568/NF - Demolition of Block 's'. New construction & Welding Facilities, Storage Building & Boundary Fence. Alterations & extension to gymnasium & Block 'w' for Restaurant, relocation of 2 temporary classrooms & 1 Storage Building.. PER 1st September 1999.
99/01924/NF - 1.7 m. high fence fronting Blackbird Leys Road and Cuddesdon Way and 2.4 m fence adjacent to sports field at rear. Gated. PER 18th January 2000.
99/02059/P - College of Further Education Cuddesdon Way - Substation. PNR 27th January 2000.

Officers Assessment:

Site Description.

1. The application site is situated within Blackbird Leys on the corner of Blackbird Leys Road and Cuddesdon Road. The main entrance is from Cuddesdon Way. To the north lies Blackbird Leys park and to the south lies Blackbird Leys leisure centre. Surrounding the site and wider area is mainly low level residential, commercial and community use such as shops and a church.
2. The college was formed in November 2013 as part of a reorganisation exercise for Oxford and Cherwell Valley College (OCVC) now part of the Active Learning group of colleges. Buildings on site are a mix of single and two storey and the majority are in a state of disrepair.
3. There are currently 85 parking spaces on the site at present including two disabled spaces. In addition to the car parking there are 36 motor cycle spaces and 49 cycle racks.

Proposal.

4. A masterplan has been prepared for the site which has identified new build, refurbishment and remodelling of existing buildings across the whole campus. As a result, phase 1 of the masterplan proposes the following development.
 - Various single storey buildings on the campus including the caretakers buildings adjacent to the entrance would be demolished. A total of 701m² of floorspace would be demolished.
 - Part of the single storey section of the existing Paxton Block would also be demolished and replaced with a new L-shaped double storey building to provide a new main reception area and science, technology, engineering and maths (STEM) teaching and workshop areas.
 - The engineering department will be relocated from the Oxford City campus into the new facility.

- 5 The new two storey wrap around extension to the Paxton building would be of a similar scale to the neighbouring Scott Building, and provide 745m² of new floorspace on the ground floor and 505m² on the first floor. It would have a contemporary industrial appearance with external walls featuring vertical cladding panels in powder coated aluminium on a brick plinth and low pitched insulated roof panels in powder coated aluminium on the roof.
- 6 At the front of the site accessed from Cuddesdon Way it is proposed to create a new entrance piazza, onto which the new entrance area would face. There will also be some landscaping, planting and reorganisation of the site to provide an improved pedestrian environment.
- 7 As part of the proposals cars have been removed from the centre of the campus and a new courtyard would be created to provide an active space for students, staff and visitors. A 1m high low level hedge is proposed along the Cuddesdon Way boundary to soften the existing fencing along the boundary. Tree and shrub planting is proposed within the new student courtyard and entrance piazza. The existing vehicular access arrangements from Cuddesdon Way will not be changed.

Assessment

- 8 Officers consider the principal determining issues to be:
 - Principle of Development
 - Design and External Appearance and Impact upon Amenity.
 - Highways
 - Sustainability
 - Biodiversity and Trees

Principle of Development

- 9 The NPPF states planning decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land). This is supported by Policy CS2 of the Oxford Core Strategy 2026. In addition, 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.
- 10 Policy SP5 of the Sites and Housing Plan sets the overarching policy guidance and indicates that a range of mixed uses will be appropriate for the District Centre of Blackbird Leys and improved educational facilities should be encouraged here as part of the regeneration of the area and will be in accordance with the aims of policy SP5 of the Sites and Housing Plan.
- 11 The proposed extensions and redevelopment of this part of the college would significantly improve its general appearance from both within and outside the site. The proposed alterations to the Paxton building would improve

accessibility and visibility of the general entrance area. It is anticipated that the centre will lead to the creation of 60 new apprenticeship places and 60 new full-time programme places in engineering and new technologies. The principle of the development is therefore fully in accordance with the objectives of Policy CS16 of the Core Strategy and policy SP5 of the Sites and Housing Plan.

Design and External Appearance.

- 12 Policy CS18 of the Oxford Core Strategy 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.
- 13 The proposed new two storey building would be visible from Cuddesdon Road and provide a new frontage to the site and would form the new Centre for Technology and Innovation. These extensions would be no higher than the adjacent Scott Building. It is considered that these extensions to the building would have a positive effect on the character of the area enhancing the street frontage. It is recommended that conditions are imposed to refine the proposed construction materials for the development.
- 14 The college is already a functioning educational facility and it is not considered that the proposed extensions or alterations would have a detrimental impact upon the amenity of neighbouring properties. No residential properties would be affected by the proposed redevelopment works at the site.

Highways.

- 15 Policies TR3 and TR4 of the Oxford Local Plan set out the standards for car and cycle parking and indicate that planning permission will only be granted where an appropriate level of parking is provided. Policy CS13 of the Core Strategy indicates that planning permission will only be granted for development that promotes sustainable transport options.
- 16 At the time of writing there remains an outstanding holding objection from Oxfordshire County Council requesting further information regarding student numbers, car and cycle parking. A Transport Assessment has now been undertaken to accompany this planning application and submitted to the City Council which summarises the existing transport conditions in the vicinity of the site, considering trip generation, parking and transport impact of the proposed scheme.

- 17 With regard to student numbers, the proposals will result in an additional 60 new apprenticeship places and 60 new places in engineering and new technology. A total of 200 additional students will attend the college, with numbers increasing from 610 to around 810. However, not all students are on site at the same time, and it is estimated by the college that between 40-70% of students are on site each day. An additional 15 staff will be employed at the site, five of whom will be part time workers. It is estimated by the college that 90% of staff are present on site each day. Given the age of the students who attend the college, the majority walk or cycle or travel by public transport.
- 18 The site accesses will not change as a result of the proposals, however the parking will be relocated, removed from central areas to the edge of the site. The number of parking spaces at the site will increase from 85 to 109, including two disabled spaces. This will be achieved by increasing the capacity of the existing student car park to accommodate a total of 86 spaces. The number of motorcycle spaces at the site will reduce from 36 at present to 18 spaces, and the number of cycle spaces at the site will also increase to 284 spaces.
- 19 With regard to the requirements of policies TR3 and TR4 of the Oxford Local Plan it is considered that on the basis of the anticipated student and staff numbers attending the site, sufficient car and cycle parking will be provided at the campus as part of the development.
- 20 During the construction phase, construction vehicles will be routed to and from the site via Blackbird Leys Road to the Oxford Ring Road. A condition will be imposed to require a Construction Traffic Management Plan to be submitted and approved prior to commencement of development.
- 21 Policy TR2 of the Oxford Local Plan indicates that Travel Plans should be submitted for development which is likely to have significant transport implications. A Travel Plan has been submitted for this application, and at the time of writing we are waiting for confirmation as to whether this content is acceptable to the County Highways Authority. If further information is required then a condition could be imposed to require the submission of a revised document.

Sustainability

- 22 Policy CS9 of the Core Strategy promotes sustainability and energy efficient construction in new developments. The existing buildings are not energy efficient, with ageing mechanical and electrical systems. The new accommodation will be designed to be more sustainable and efficient than the existing buildings incorporating passive stack ventilation systems, using construction materials with a low embodied energy and ensuring efficient thermal performance within new buildings.

23 The site is located in an area with good accessibility; with good pedestrian and cycle links and there are bus stops directly outside of the site providing regular services into Oxford.

Biodiversity and Trees.

24 No objections are raised to the development from a biodiversity perspective. It is not considered that there is any reasonable likelihood of protected or priority habitats being present and there are minimal opportunities for ecological enhancements.

25 The proposed development will not directly harm any trees that are significant to public amenity, but retained trees should be adequately protected during the construction phase and details of proposed new planting should be confirmed to ensure it is appropriate.

Conclusion:

26 The proposal is considered to be acceptable in terms of the relevant policies of the Development Plan and NPPF, and therefore officer's recommendation to Members is to approve the development.

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

Background Papers:

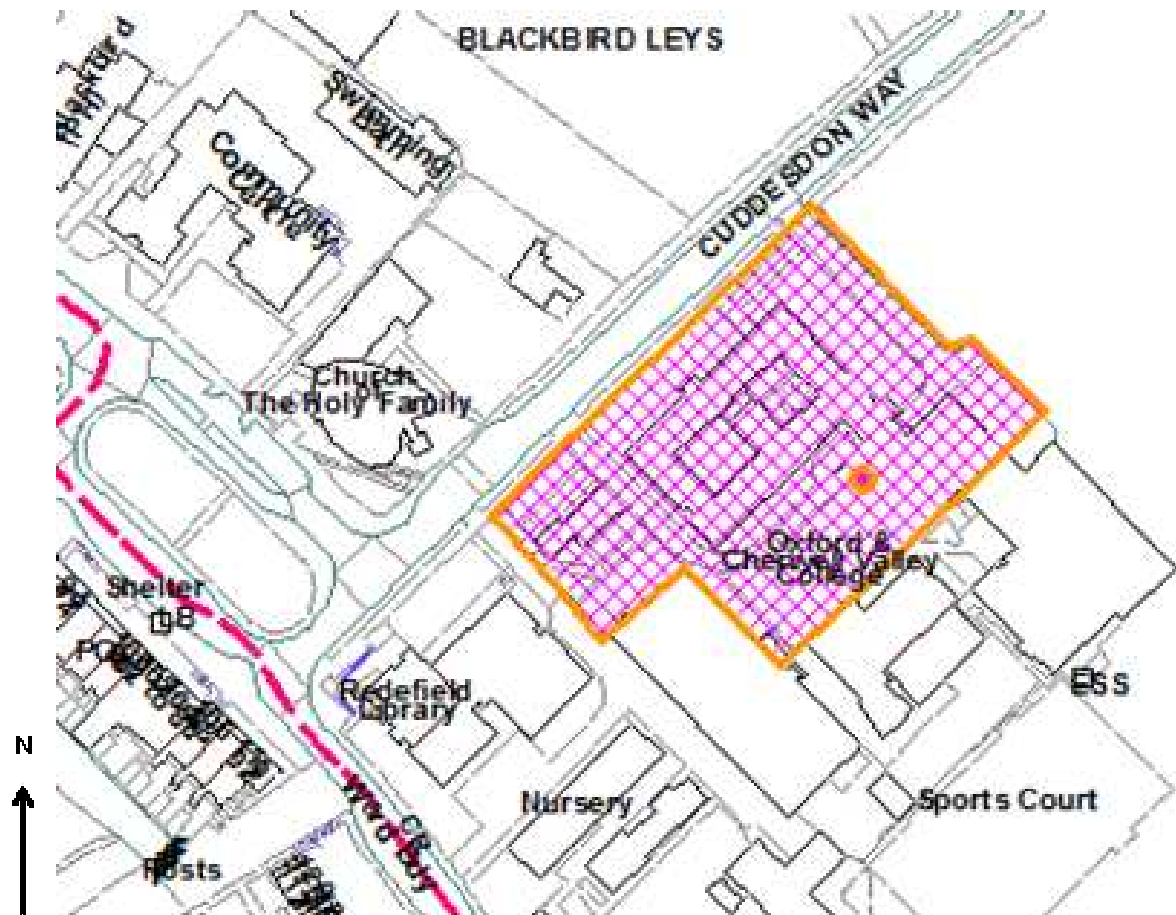
Contact Officer: Amanda Rendell

Extension: 2477

Date: 17th September 2014

Appendix 1

14/01726/FUL - City Of Oxford College



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Ordnance Survey 100019348

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East Area Planning Committee

1st October 2014

Application Number: 14/02314/FUL

Decision Due by: 12th November 2014

Proposal: Retention of 2no. portacabin for teaching purposes for a temporary period of 5 years.

Site Address: Oxford Brookes University Headington Hill Hall Headington Oxford

Ward: Churchill Ward

Agent: Miss Susie Byrne

Applicant: Oxford Brookes University

Recommendation:

APPLICATION BE APPROVED

Reasons for Approval

- 1 The proposed temporary buildings would facilitate future redevelopment of the Oxford Brookes University site. They would not appear detrimental to existing buildings or the listed buildings in close proximity and would not be harmful to the character and appearance of the conservation area.
- 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 Temporary permission
- 2 Develop in accordance with approved plans

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

CP10 - Siting Development to Meet Functional Needs

HE7 - Conservation Areas

HE3 - Listed Buildings and Their Setting

NE16 - Protected Trees

CP25 - Temporary Buildings

Core Strategy

CS29 - The Universities

CS16 - Access to education

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

SP41 - Oxford Brookes Gipsy Lane campus

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

This application is in or affecting the Headington Hill Conservation Area.

Relevant Site History:

There is an extensive planning history for the Oxford Brookes University Headington Campus, with the only applications relevant to this application as follows:

03/02378/FUL: Erection of four temporary teaching buildings for a 2 year period: Approved

07/02395/FUL: Erection of six single storey temporary buildings at Headington Hill Hall and one two storey temporary building at Gipsy Lane: Approved

08/01119/FUL: Erection of one single storey temporary building and one two storey temporary building at Headington Hill campus and one two storey temporary building at the Sports Centre, Gypsy Lane. Approved.

Consultation

Statutory Consultees

No comments received.

Third Parties

Oxfordshire County Council Environmental Services: You should carry out soakage tests to prove the effectiveness of soakaways or filter trenches.

Individual Comments:

No comments received.

Officers Assessment:

Site description and background:

1. The application site is located within the Oxford Brookes University Headington Campus, and comprises an area of land on the Headington Hall site to the west of the Helena Kennedy Students Centre, to the rear of Headington Hall and Gypsy Lane site to the south of the Centre for Sport. The site lies within the Headington Hill Conservation Area.
2. In September 2007, the Oxford City Council at the North East Area Committee and Strategic Development Control Committee endorsed the 'Oxford Brookes University Masterplan – Headington Campus'. This document was not submitted as a formal planning application but provided a framework for the future development of the campus to be brought forward over the next 15 years.
3. Planning permission was granted for a temporary period of 5 years on 29th July 2008 for the erection of the one single storey and one two-storey temporary portacabins on the Headington Hill Site and one two-storey building at the Sports centre on the Gypsy Lane site. However, it should be noted that the building on the Gypsy Lane Site was never built and the upper storey on the two-storey portacabin on the Headington Hill site was not implemented and therefore the two existing portacabins on the Headington Hill site are both single storey. This temporary permission expired on 14th February 2014. In order to help facilitate the implementation of the 'Oxford Brookes University Masterplan – Headington Campus' planning permission is sought for the retention of the two buildings known as 'Red Oak' and 'Willow' on the Headington Hill Campus site for a period of 5 years.
4. Officers consider the principal determining issues to be:
 - Temporary buildings
 - Setting of the listed building

Temporary buildings:

5. Policy CP25 also states that permission will only be granted for temporary or portable buildings in connection with major site development work. Such permission will not be granted where buildings would adversely affect visual attractiveness, trees or parking provision and do not provide adequate access for people with disabilities; access points or provide a suitable external appearance.
6. The design and access, justification and heritage statements indicate that the temporary buildings will provide additional floor space as the University implements the Masterplan. The building works associated with this plan will result in a number of the older buildings being refurbished. A rolling programme of teaching room refurbishment would see approximately 16 teaching rooms out of use at one time and as a

result the temporary buildings will provide teaching space while this is carried out to reduce disturbance and maintain a productive working environment for students.

Setting of the listed building

7. The application proposes no alterations to the existing buildings and there would be no change to existing landscaping or car parking. In terms of visual appearance, the location the 'Willow' building outside the Helen Kennedy Students Centre is not visible from the public realm. The 'Red Oak' building to the north west of the Headington Hill Hall could be viewed from areas of the adjoining park, but is partially screened by trees and it would not be widely viewed.
8. While both buildings are within the Headington Hill Conservation Area and the Headington Hill Campus buildings would be within close proximity to the setting of the Grade II Listed Headington Hill Hall, it is considered that the existing buildings have little impact upon the special character and appearance of the conservation area and do not greatly effect views of the Listed building.
9. Therefore it is considered that for a temporary period the retention of the two buildings for use as teaching rooms would accord with Policy CP1, CP6, CP10, CP25, HE3 and HE7 of the adopted Oxford Local Plan 2001-2016 and SP41 of the Sites and Housing Plan.

Other Matters.

10. The site is an accessible location, and the University has indicated within the Masterplan that they are committed to reducing the level of parking throughout their campuses and to look at a travel plan for the site. In light of this, the Council would not require the provision of any additional spaces on the site in an attempt to reduce the overall car use at the site.
11. Comments received from the Oxford County Council's Environmental Services suggest carrying out soakage tests to prove the effectiveness of soakaways or filter trenches. However, the existing buildings are already in situ and this is considered unnecessary.

Conclusion:

12. Officers, therefore, recommend that members of East Area Planning Committee to approve the retention of the buildings for a period of 5 years. The proposal conforms to the Council's policies and the presumption should be in favour of the grant of permission.

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

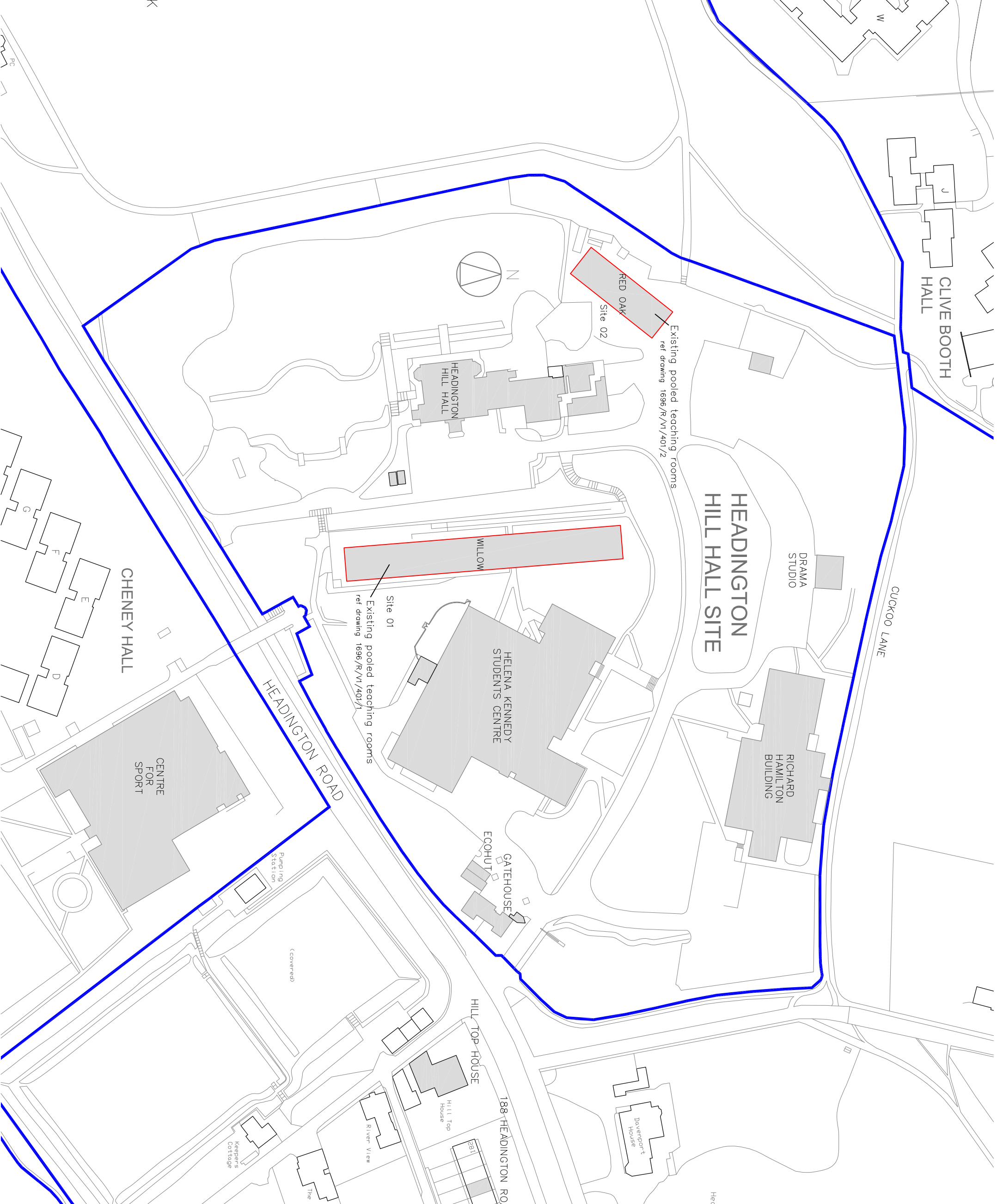
Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant permission, officers consider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

Background Papers: 14/02314/FUL

Contact Officer: Davina Sarac

Date: 18th September 2014

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**OXFORD
BROOKES
UNIVERSITY**

Directorate of Estates & Facilities Management,
Headington Campus, Headington, Oxford OX3 9BP
Telephone (01865) 484637

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Site:	HEADINGTON CAMPUS
Area:	GIPIY LANE
Dwg Title:	LOCATION PLAN WILLOW AND RED OAK APPLICATION SITES 01 & 02
Scale:	1:1250 @ A3
Drawn:	Date: July 2014
Dwg No:	14/07/HHC Rev No: 1

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EAST AREA PLANNING COMMITTEE

1st October 2014

Application Number: 14/01688/VAR

Decision Due by: 17th September 2014

Proposal: 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.

Site Address: Mansion Mews Glanville Road Oxford OX4 2SY

Ward: Cowley Marsh Ward

Agent: Miss Emma O Gorman

Applicant: Mansion GRCO Limited

Recommendation: East Area Planning Committee is recommended to approve the development for the following reasons and subject to and including conditions including those listed below.

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.

Conditions

- 1 Commencement
- 2 Develop in accordance with approved plans
- 3 Resident warden
- 4 Use as student accommodation
- 5 Occupation by students 1yr full time course, out of term/ semester use
- 6 Students - No cars
- 7 Car/cycle parking provision as approved, thereafter maintained
- 8 Landscape as carried out after completion
- 9 Submit details of a management plan for the accommodation

10 Restrict hours of use of the courtyard garden area during summer months.

Principal Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP19 - Nuisance

CP21 - Noise

Core Strategy

CS25 - Student accommodation

Sites and Housing Plan

HP16 - Residential car parking

Other Planning Documents

National Planning Policy Framework

Relevant Site History:

09/01201/OUT: Outline application (seeking access and layout) for the erection of 2092sq m of class B1 floorspace for start-up businesses plus 106 student study rooms in 5 blocks on 2, 3 and 4 levels (including the retention and incorporation of Canterbury House). Provision of 28 car parking spaces accessed off Reliance Way, and 3 car parking spaces off Glanville Road, cycle parking and landscaping.
Approved 17.03.10.

11/01150/RES: Reserved matters of planning permission 09/01201/OUT (for 2092sq.m of class B1 Business floor space and 106 student study rooms), seeking approval of appearance of block B and C and of the student accommodation block.
Approved 27.01.12

11/02386/VAR: Variation of condition No. 7 of planning permission 09/01201/OUT for Class B1 business use and student accommodation to allow occupation and student accommodation by full time student attending courses of one academic year or more. Approved 27.01.12

12/00457/VAR: Application to vary condition 2 of planning permissions 09/01201/OUT and 11/01150/RES to allow a revised commercial parking layout.
Approved 1st June 2012.

12/00455/FUL: Erection of building to provide 112 student study rooms, 3 parking spaces, cycle parking, access, and landscaping (amended scheme to include additional study rooms from that approved under references 09/01201/OUT and 11/01150/RES). Approved 8th June 2012.

Public Consultation

Statutory Consultees Etc.

- County 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.

Individual Comments:

The main points raised were:

- Mansion Mews was built with just 2 or 3 Disabled Parking spaces. The impact to local residents has been massive. Access to Don Stuart Place is often blocked by inconsiderate parking on Glanville Road and the turning into Don Stuart Place. Students park their cars to the edge of the road on Glanville Road and restrict visibility for residents leaving Don Stuart Place. There are near misses every morning with students on bicycles and other car users due to poor inconsiderate parking from students and visitors to Mansion Mews. Their inconsiderate parking makes access for delivery lorries impossible. There is a significant change when students are on holidays.
- The noise and disturbance that it will create for local residents and especially those whose properties are adjacent to Mansion Mews. Current students outside term time have been extremely noisy and inconsiderate of their neighbours, till midnight in some cases. During term time the level of disturbance has been much lower and more occasional.

Officers Assessment:

Background and Proposed Development:

Outline planning permission was granted for this part of the former bus garage in March 2010 for a mix of employment use and student accommodation (09/01201/OUT refers), with matters of design and landscaping reserved for further consideration. The appearance of the student accommodation and Blocks B and C of the employment accommodation were approved in August 2011 (11/01150/RES refers). The Outline permission was also varied earlier this year to allow the student accommodation to be occupied by full time students other than the two Universities (11/02386/VAR refers). These permissions were subsequently superseded by a further new permission which varied the 11/02386/VAR to increase the number of student rooms and alter the appearance of the student accommodation block under 12/00455/FUL.

Condition 6 of permission 12/00455/FUL states:

The student accommodation hereby permitted shall only be occupied by full time students attending courses of one academic year or more at an academic institution in Oxford, and by no other person or persons. Details of the courses that the students occupying the student rooms are enrolled on and the institution which they are attending shall be submitted to the Local Planning Authority at the start of each academic year and thereafter maintained and produced to the Local Planning Authority at their request. The accommodation shall be occupied in accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in accordance with Policy CS25 of the Oxford Core Strategy 2026.

The application, which is subsequent to an enforcement investigation, seeks to vary the wording of condition 6 of 12/00455/FUL to also allow use out of semester and term time for cultural and academic visitors and conference and summer school delegates

Issues:

Officers consider the main issue is the principle of the proposed variation, impact on neighbours and parking.

Principle of Development:

The general modus operandi of most of the Oxford Colleges, University of Oxford and Oxford Brookes University and other non-university academic Institutions (languages schools etc.) involves the use of their student accommodation out of term time for foreign students and conference attendees etc. This has been accepted by the Council in many other instances across the City for existing and new College and University developments and also other non-university accommodation. It is therefore considered acceptable to vary the wording of this condition to allow the use of the student accommodation in the same way out of term time, in accordance with CS25 of the Core Strategy.

Residential Amenities:

Consultation comments from neighbouring residents state that the use of the premises particularly during summer months from the students causes substantial noise and nuisance. The existing permission has a condition requiring a resident warden on site, who is responsible for the general management of the student accommodation and who should be mindful of the neighbours and ensure there is no unreasonable or undue nuisance caused by noise, particularly late at night. The student accommodation should therefore be operated on this basis during and outside term time and semesters and this condition can be enforced. In addition, the control of noise and nuisance behaviour can also be resolved and enforced under the Environmental Protection Act or the Noise Act.

Officers fully understand neighbours' concerns. In this case, given the existing condition and other Environmental Legislation, it is considered that there are suitable measures in place to manage the development and any noise and nuisance, and therefore it would be unreasonable to refuse on this ground. However, Officers do consider it appropriate to impose a further condition requiring details of a management plan for the accommodation and restrict the hours of use of the courtyard garden area during summer months to 9pm. The proposal would therefore accord with Policies CP, CP19 and CP21 of the Oxford Local Plan.

Parking:

Consultation comments from neighbouring residents also state that students and visitors to the accommodation are parking indiscriminately on the pavement and street, causing problems for deliveries and pedestrians. This has been part of the enforcement investigation and the Applicant informed of the restrictive condition on

the permission that states students cannot bring cars to Oxford. They have addressed this and are now in compliance.

In respect of this application, the use by other delegates or students during the summer would also be bound by the condition. An informative could be placed on the permission highlighting this fact again. However, it would be unreasonable to refuse the application based on increased car parking, given the extant permission and restrictive condition. No objection is therefore raised under HP16 of the Sites and Housing Plan 2013.

Conclusion: The proposal would accord with the policies of the Local Plan and Core Strategy. Officers therefore recommend that East Area 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: 01/01688/VAR

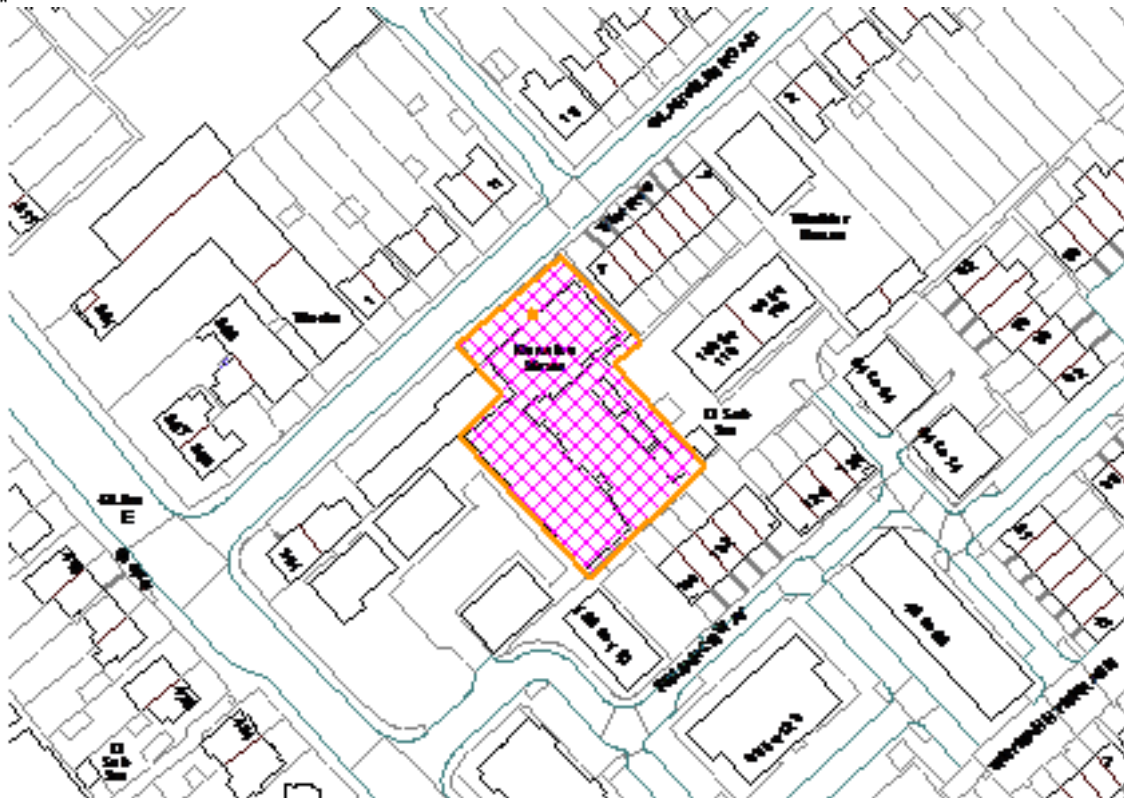
Contact Officer: Felicity Byrne

Extension: 2159

Date: 18th September 2014

Appendix 1

14/01688/VAR - Mansion Mews



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East Area Planning Committee

1st October 2014

Application Number: 14/02174/CT3

Decision Due by: 23rd September 2014

Proposal: Provision of 18No. parking spaces at the Leys Medical Centre.

Site Address: The Leys Health Centre Dunnock Way Oxford Oxfordshire

Ward: Northfield Brook Ward

Agent: Oxford City Council

Applicant: Oxford City Council

Recommendation:

The East Area Planning Committee is recommended to approve planning permission for the following reasons:

- 1 The proposal responds to the growing need to increase car parking spaces for the health centre and to reduce indiscriminate parking on the carriageway and footways in the surrounding area. Officers were mindful of comments raised through consultation and conclude that the proposal is acceptable in design terms and would not cause any unacceptable levels of harm to amenity. The proposal accords with the relevant policies of the local development plan and no objections have been received from third parties.
- 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
- 3 Landscaping
- 4 Verge protection measures
- 5 Ground resurfacing - SUDS compliant

**Main Local Plan Policies:
Oxford Local Plan 2001-2016 (OLP)**

- 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

Core Strategy

- CS11_ - Flooding
- CS18_ - Urban design, town character, historic environment

Sites and Housing Plan (SHP)

- MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

03/00244/OUT - City Farm - Outline application to erect a building for use as a primary health care resource centre, including a private nursery, with parking for 39 cars (all matters reserved for future approval).. PER 9th May 2003.

03/02236/RES - City Farm - Primary Health Care resource centre. Single storey building at front for use as nursery and pharmacy. Two storey building at rear for health centre and dental practice. Parking for 30 cars, new access to Dunnock Way, layby at front. (Reserved matters of approved application no 03/00244/OUT) (Amended plans). PER 12th March 2004.

Representations Received:

No comments received

Statutory and Internal Consultees:

- Local Highway Authority: No objection subject to conditions.
- Blackbird Leys Parish Council,
- Oxford Civic Society: No objection, but suggests that additional cycle parking provision be considered.
- Local Drainage Authority: Soakage tests should be carried out to prove the effectiveness of Porous pavement areas, soakaways or filter trenches.

Issues:

Visual impact
Flooding
Parking

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.

Officers Assessment:Site description

2. The Leys Health Centre is a Primary Health Care resource centre that was constructed following approvals in 2003 and 2004. The centre includes a GPs surgery, a dental surgery and a pharmacy. The site is conveniently located for residents of both Greater and Blackbird Leys and is part of a small local centre with shops and Community Primary School close by.
3. The front of the site is currently divided roughly into two, part of which provides car parking and the other half is laid mainly to grass, with some planting around the edges and an area of cycle parking to the rear. The area immediately to the south of the site (on the other side of Dunnock Way) is characterised by residential buildings.
4. The site currently provides 30 off street parking spaces, 4 of which are disabled spaces. Demand for parking is now greater than the available spaces, leading to the parking of vehicles on the surrounding street/s to the detriment of highway safety and visual amenity.

Proposal

5. It is proposed to provide 18 no. off road parking spaces for the vehicles of centre users together with landscape enhancement. Additional low level planting of shrubs is proposed.
6. There will be a total of 18 no. new off road car parking spaces, 2 of which will be disabled bays. The spaces are to be laid out in two banks, perpendicular to the road, with access to both banks provided between them, which is similar to existing parking on the site. The scheme will retain some grassed space around the new spaces.
7. The proposed scheme would provide an additional formal parking area on part of a previously grassed area. Providing a formal parking area with level access should discourage indiscriminate parking on surrounding areas, as well as improving highway safety.

Visual impact

8. The proposal will result in the loss of a substantial amount of green space in front of the health centre, although it does maintain part of the grassed area around the proposed parking and proposes more shrub planting to soften the visual impact.
9. The area is characterised by a mix of buildings, highway / parking areas, with green areas to the edges of these buildings and hard surfacing. The proposed development would reflect this existing character, and whilst the loss of the grass is to be regretted, the development would to some extent reduce clutter and visual intrusion caused by indiscriminate on-street parking by formalising it within a landscaped setting.
10. The new parking would not result in any unacceptable harm to the visual amenity of the area. Conditions to secure the replanting, along with additional shrubs and protection of verges are contained within the recommendation. Therefore the proposal accords with Policies CP1, CP6, CP 8, CP9, CP10 of the Oxford Local Plan and CS18 of the Core Strategy.

Flooding

11. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk, floodwater flows and flood water storage, and require a flood risk assessment to be prepared for applications in areas of low lying land.
12. The development is for additional car parking that will replace a grassed area in an area of low lying land.
13. A flood risk assessment is included with the application that indicates that the new hard standing will be compatible with the principles of Sustainable Urban Drainage Systems (SUDS) and will incorporate "Grassgrid" concrete modular blocks with shingle infill allowing water to drain through to open graded stone to provide void space below the parking. Water stored in this base course will be released into the adjacent ditch by way of a small diameter drain to control the rate of release.
14. The ground level of the proposed parking is below current ground level and the finished surface levels will be laid to allow heavy rainfall to be stored above ground in the new parking area and attenuated by controlled release into the aforementioned ditch.
15. The combination of porous surfaces, increased flood water storage (both above and below ground level and attenuated discharge will result in a somewhat reduced flood risk in the local area and subject to a condition requiring such measure to be incorporated, the proposal complies with policy CS11 of the Core Strategy.

Other matters

16. The application is for additional car parking to meet the needs of existing user of the site rather than to increase the need or demand for car parking. Cycle parking is already provided to the site and officers have seen nothing to suggest that this provision is inadequate. It is therefore considered that it would be unreasonable to require further cycle parking provision.

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

Background Papers: 14/02174/CT3

Contact Officer: Tim Hunter

Extension: 2154

Date: 19th September 2014

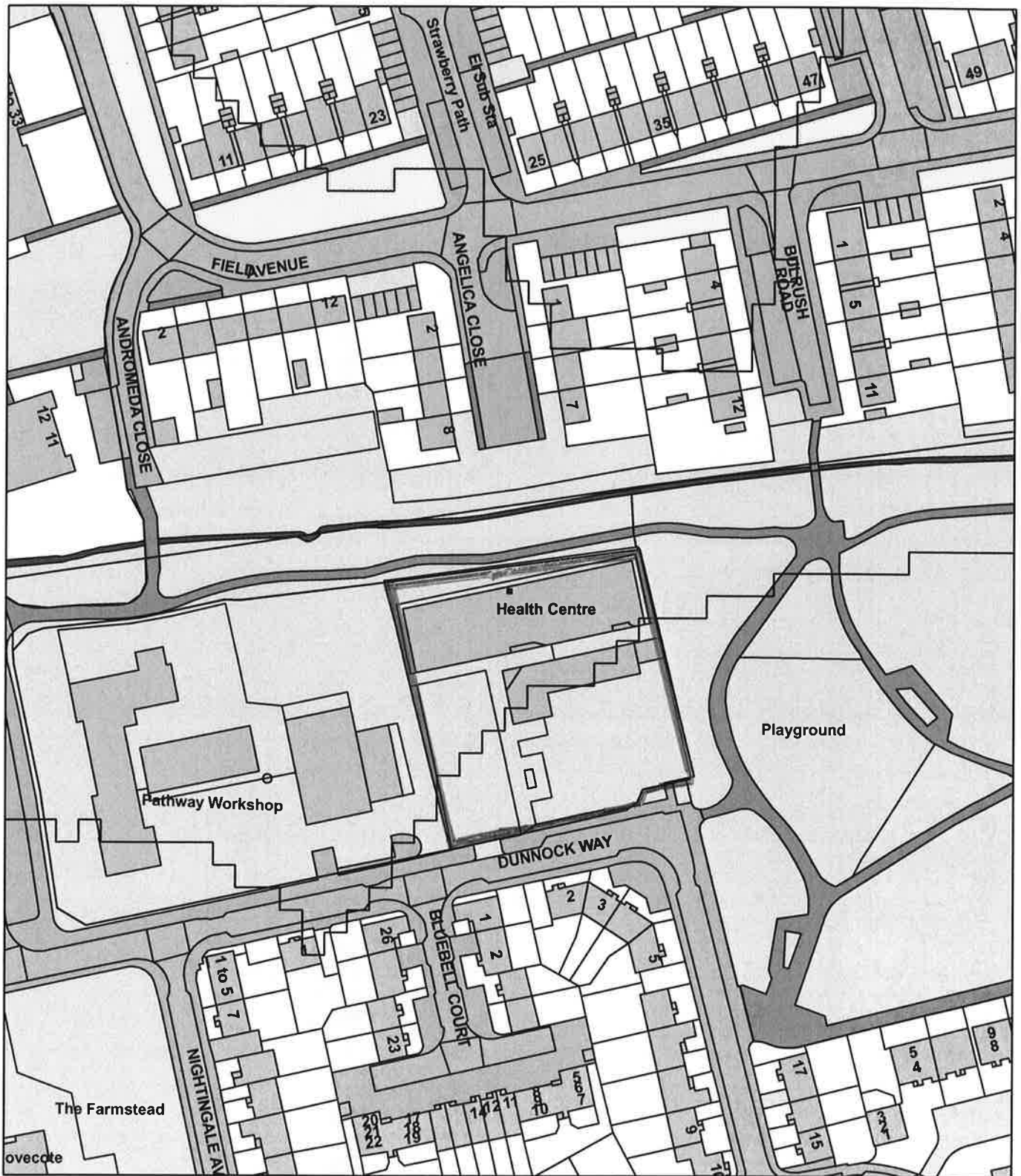
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APPENDIX 1

The Leys Health Centre

14/02174/CT3

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City Development

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Monthly Planning Appeals Performance Update – August 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 August 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 31 August 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	24	36.4	9	15
Dismissed	42	63.6	10	32
Total BV204 appeals	66	100.0	19	47

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

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	13	52.0	7	6
Dismissed	12	48.0	7	5
Total BV204 appeals	25	100.0	14	11

**Table B. BV204: Current business plan year performance
(1 April 2014 to 31 August 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	28	35.9%
Dismissed	50	64.1%
All appeals decided	78	100.0%
Withdrawn	2	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 September 2013 to 31 August 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 August 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 August 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 1/08/14 And 31/08/14

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

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
13/02745/FUL	14/00023/REFUSE	DELCOM	PER	DIS	04/08/2014	SUMMTN	7 Middle Way Oxford Oxfordshire OX2 7LH	Demolition of lock up garage and erection of 2 storeys, 2-bed dwellinghouse (Use Class C3). Erection of garden office to rear and provision of private amenity space and bins store. (amended plans)
13/02419/FUL	14/00027/REFUSE	DELCOM	REF	DIS	05/08/2014	RHIFF	28 Abberbury Road Oxford Oxfordshire OX4 4ES	Erection of 1 x 3-bedroom detached dwellinghouse (Use Class C3) to rear of existing house.
13/02792/CPU	14/00002/REFUSE	DEL	REF	DIS	15/08/2014	LYEVAL	73 Dene Road Oxford Oxfordshire OX3 7EQ	Application to certify that proposed erection of gym and study room is lawful. (Amended Plans)
14/00246/FUL	14/00029/REFUSE	DEL	REF	ALC	20/08/2014	SUMMTN	47 Lonsdale Road Oxford OX2 7ES	Side two storey and rear single storey extension. (Amended plan)

Total Decided: 4

Enforcement Appeals Decided Between 1/08/2014 And 31/08/2014

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 1/08/14 And 31/08/14

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
14/00682/FUL	14/00045/REFUSE	DEL	REF	H	41 Portland Road Oxford OX2 7EZ	SUMMT	Erection of part single, part two storey rear extension.
14/00777/FUL	14/00044/REFUSE	DEL	REF	H	71 Jack Straws Lane Headington Oxford OX3 0DW	HHLNO	Erection of a two storey front extension to existing workshop to form garage and storage area (Retrospective).(Amended description)
14/00873/TPO	14/00042/REFUSE	DEL	SPL	I	Land To The South Of 5 Folly Bridge Oxford Oxfordshire	HINKPK	Fell 1No Willow Tree as identified in Oxford City Council Oxford City Council - Folly Bridge (No.1) Tree Preservation Order, 2013.
14/01235/FUL	14/00043/REFUSE	DELCOM	PER	H	48 Plantation Road Oxford OX2 6JE	NORTH	Demolition of existing garage. Erection of part-single, part-two storey extension to side elevation and two storey extension to rear elevation. Extension of existing basement. (amended description)
14/01650/H42	14/00046/PRIOR	DEL	7PA	H	26 Pauling Road Oxford Oxfordshire OX3 8PT	CHURCH	Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.80m, and for which the height of the eaves would be 2.45m.

Total Received: 5

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Monthly Planning Appeals Performance Update – September 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 19 September 2014, while Table B does the same for the current business plan year, ie. 1 April 2014 to 19 September 2014.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	23	35.9	8	15
Dismissed	41	64.1	10	31
Total BV204 appeals	64	100	18	46

**Table A. BV204 Rolling annual performance
(1 October 2013 to 19 September 2014)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	14	52	7	7
Dismissed	13	48	7	6
Total BV204 appeals	27	100	14	13

**Table B. BV204: Current business plan year performance
(1 April 2014 to 19 September 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 October 2013 to 19 September 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 September 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 September 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 1/09/14 And 19/09/14

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

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
13/02762/FUL	14/00034/REFUSE	DEL	SPL	DIS	09/09/2014	QUARIS	The Chequers 17A Beaumont Road Oxford Oxfordshire OX3 8JN	Demolition of existing flat roofed porch and erection of new pitched roof porch. Erection of raised decking area over beer garden at rear of public house with provision of new access to restaurant.
14/01120/FUL	14/00038/REFUSE	DEL	REF	ALC	12/09/2014	HEAD	190 Headley Way Oxford Oxfordshire OX3 7TA	Erection first floor extension to rear and side elevations

Total Decided: 2

Enforcement Appeals Decided Between 1/09/2014 And 19/09/2014

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
13//0025/0/ENF	14/00026/ENFORC	QUASH	15/09/2014	5 Windsor Crescent, Oxford	MARST	Appeal against enforcement notice for unauthorised outbuilding

Total Decided: 1

Table E

Appeals Received Between 1/09/14 And 19/09/14

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
14/01322/FUL	14/00052/REFUSE	DEL	REF	W	35 Courtland Road Oxford OX4 4HZ	RHIFF	Demolition of existing garage. Erection of 2 x 1-bed dwellings (Use Class C3). Provision of private amenity space, car parking and bin and cycle storage.
14/01942/FUL	14/00051/NONDET			W	13 Circus Street Oxford OX4 1JR	STMARY	Erection of single storey rear extension to Flat D to form 1 x 2 bed flat (Use Class C3) incorporating balcony. Formation of cycle and bin store.

Total Received: 2

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EAST AREA PLANNING COMMITTEE

Wednesday 3 September 2014

COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Altaf-Khan, Anwar, Brandt, Clarkson¹, Lloyd-Shogbesan, Paule and Wilkinson.

OFFICERS PRESENT: Martin Armstrong (City Development), Michael Morgan (Law and Governance), Jennifer Thompson (Committee and Member Services).

COUNCILLORS IN ATTENDANCE: Councillor Dee Sinclair.

30. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

31. DECLARATIONS OF INTEREST

There were no declarations of interest made.

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the provision of 20 residents' parking spaces on existing grass verges.

The Committee resolved to grant planning permission for application 14/02007/CT3 subject to the following 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.

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

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the installation of two roller shutter doors.

The Committee resolved to grant planning permission for application 14/01868/CT3 subject to the following conditions:

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

¹ Councillor Clarkson arrived at the end of the discussion on Minute 33.

34. CHENEY SCHOOL, CHENEY LANE - 14/01282/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a two-storey science building, together with accompanying works including a bridge link to Russell Building; remodelled entrance to Wainwright Building; amended pedestrian access to Gipsy Lane; replacement perimeter railings; marking out of car parking spaces; and the erection of a temporary classroom for the period of construction.

No-one spoke against the application and no-one spoke in favour of it.

At the invitation of the Chair, the architect answered the committee's questions about the classroom sizes. The committee agreed to add an additional condition to ensure that the temporary classrooms were removed on completion of the development.

The Committee resolved to grant planning permission for application 14/01282/FUL subject to completion of a legal agreement securing a community infrastructure contribution of £21,620 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 (TPP).
14. Arboricultural method statement (AMS).
15. Biodiversity – provision for/ details required.
16. Temporary classrooms to be removed on completion of the development.

35. IFFLEY RESIDENTIAL AND NURSING HOME, ANNE GREENWOOD CLOSE - 13/03410/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the installation of one roof mounted ventilation duct in the form of a dormer and two wall mounted louvre intake vents; and the erection of 1.8 metre close boarded fence to form new bin storage area. (As amended by new description, plans and additional information).

Lucie Ponting spoke against the application and Alexandra Price spoke in favour of it.

The Committee resolved to grant planning permission for application 13/03410/FUL subject to the following conditions and an informative:

1. Development completed within time limit of six months.
2. Develop in accordance with approved plans.
3. Materials.
4. Proposal to meet a noise limit of 34dB LAeq 5 mins measured at the care home's southern boundary on a line drawn between the Combined Heat and Power building at the care home and Denton House. Scheme to include any measures necessary in order to ensure that noise from the installation will not impact adversely on residential amenity.

Informative: the applicant's attention is drawn to the condition controlling noise from the CHP plant and that failure to comply with this condition will leave them open to prompt enforcement action.

36. 7 JACK STRAW'S LANE - 14/01772/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the demolition of existing buildings on site and the erection of five 3-bed and three 4-bed houses, together with car parking, landscaping and ancillary works.

The planning officer reported that the applicant and officers had confirmed the site was 0.252Ha, not 0.24Ha as in the report. He therefore recommended that the second refusal reason be deleted as it related to sites under 0.25Ha, and a second refusal reason substituted as set out in reason 2 below.

The Committee resolved to refuse planning permission for application 14/01772/FUL 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 area of the site exceeds 0.25 hectares and therefore policies CS24 of the Core Strategy and HP3 of the Sites and Housing Plan require the provision of 50% of the housing units on site as affordable. No affordable units are proposed and the development therefore fails to make adequate provision for affordable housing need. A financial contribution has been offered but this is no longer relevant given the extent of the site area that requires consideration under a separate policy. The viability appraisal submitted with the application lacks robustness and suggested an amount that would not have complied with the requirements of policy HP4. The proposal therefore fails to comply with policy CS24 of the Core Strategy and policy HP3 of the Sites and Housing Plan.

37. 6 TRAFFORD ROAD - 14/00641/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the conversion of the existing garage into one 1-bed dwelling (Use Class C3) and the erection of a single storey rear extension.

Linda Neal and Councillor Dee Sinclair spoke against the application.

The Committee agreed to amended and further conditions and informatives to protect the amenity of occupiers of these and adjacent properties.

The Committee resolved to grant planning permission for application 14/00641/FUL subject to the following conditions and informatives:

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 to be approved and built before first occupation of new dwelling.
8. Bin store details to be approved and built before first occupation of new dwelling.
9. Construction hours restricted (8am to 6pm Monday to Friday and 8am to 1pm Saturday).
10. Remove permitted development rights for new and existing dwellings.

Informatives:

1. Compliance with requirements of Party Wall Act (1996)
2. New dwelling must comply with building regulations.

38. 50 GILES ROAD - 14/00764/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of a three storey extension to the side elevation.

The planning officer reported that amended plans submitted in light of comments from the local highways authority removed all reference to the front extension and therefore only the three-storey extension was under consideration. Therefore the description on the application should be amended to reflect this.

The Committee resolved to grant planning permission for application 14/00764/FUL (for the erection of a three storey extension to the side elevation) subject to the following 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.

39. PLANNING APPEALS

The Committee noted the report on planning appeals (previously circulated now appended) received and determined during July 2014.

40. MINUTES

The Committee resolved to approve the minutes of the meeting held on 6th August 2014 as a true and accurate record.

41. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications for consideration at future meetings.

42. DATES OF FUTURE MEETINGS

The Committee noted the dates of future meetings and that the next meeting was on Wednesday 1st October.

The meeting started at 6.00 pm and ended at 7.50 pm

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