

Agenda

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West Area Planning Committee

Date: **Tuesday 14 April 2015**

Time: **6.30 pm**

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

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@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.

West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor Michael Gotch	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Bev Clack	St. Clement's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Andrew Gant	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

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 CASTLE MILL - RODGER DUDMAN WAY - 11/02881/FUL	9 - 26
Site Address: Castle Mill, Roger Dudman Way	
Proposal: Extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces.	
Recommendation: Committee is asked to note the progress reported.	
4 5 FARNDON ROAD/19 WARNBOROUGH ROAD 14/03290/VAR	27 - 34
Site Address: 5 Farndon Road & 19 Warnborough Road	
Proposal: Variation of condition 2 (approved plans) of planning permission 13/00180/FUL (single storey side and basement extensions) to allow alterations to side extension, basement, front lightwell and erection of glass box at rear.	
Officer recommendation: to approve the application for planning permission subject to the following conditions	
1	Development begun within time limit
2	Develop in accordance with approved plans
3	Samples of materials
4	Archaeology
5	Sustainable drainage
6	Landscaping
7	Landscaping implementation.
8	Wall
9	Trees
5 38 FRENCHAY ROAD: 15/00173/FUL	35 - 42
Site Address: 38 Frenchay Road Oxford Oxfordshire OX2 6TG	
Proposal: Erection of a single storey rear extension and rear garden studio/office. Formation of 1No rear dormer window and insertion of 1No side rooflight and 2No front rooflights in association with loft conversion. Alterations to access to enable parking for 1No vehicle. (Amended plans including reduction in depth and height of rear extension)	
Officer recommendation: to approve the application for planning permission subject to the conditions, which have been imposed for the reasons stated:-	

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - samples
- 4 Wall and railing details and sample
- 5 Ground resurfacing - SUDS compliant
- 6 Protection of tree roots

6 27 CROSS STREET 15/00581/FUL

43 - 48

Site Address: 27 Cross Street,

Proposal: Erection of single storey rear extension. Formation of patio area at the rear. Formation of 1No rear dormer window and insertion of rooflight in association with loft conversion.

Officer recommendation: to approve the application for planning permission subject to the following conditions

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

7 PLANNING APPEALS

49 - 54

Summary information on planning appeals received and determined during March 2015
The Committee is asked to note this information.

8 MINUTES

55 - 64

Minutes from the meetings of 10th and 19th March 2015

Recommendations:

That the minutes of the meeting held on 10th March 2015 are approved as a true and accurate record.

That the minutes of the meeting held on 19th March 2015 are approved as a true and accurate record.

9 FORTHCOMING APPLICATIONS

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

1. Cedar Cottage, Water Eaton Road: 14/00417/FUL
2. 14 Rosamund Road: 156/00854/FUL: Extensions.

3. Former Wolvercote Paper Mill: 13/00186/OUTT: Residential.
4. Oxford Railway Station: 15/00096/PA!!: New platform, temporary buildings etc.
5. Christ Church Meadow: Shop, café etc.
6. New College: New music practice room.
7. Fairfield, Banbury Road / Staverton Road: Student accommodation and residential (2 applications).
8. 96 Gloucester Green: 14/02663/FUL: Change of use retail to restaurant.
9. Westgate: 13/02557/OUT: Various planning conditions to outline permission.
10. Chiltern Line: Various planning conditions
11. 17 Lathbury Road 15/00106/VAR – Variation of hours conditions to nursery
12. 20 Mere Road Wolvercote OX2 8AN Application 15/00612/FUL

10 DATE OF NEXT MEETING

The Committee will meet on the 12th May 2015

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.

West Area Planning Committee

14th April 2015

Application Number: 11/02881/FUL

Proposal: Extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces.

Site Address: Castle Mill, Roger Dudman Way.

Ward: Jericho and Osney

Applicant: The University Of Oxford

Recommendation: Committee is asked to note the progress reported.

1. The purpose of this report is to advise Members of progress following the close of the public consultation on the University of Oxford's voluntary Environmental Assessment for this development in December 2014.
2. The City Council received before Christmas its own independent review of the ES from the consultants SLR. The review accepted the ES in large measure, but also identified some potential areas where further information and clarification should be sought. (A copy of this review report has been published on the Council's website). The City Council wrote to the University before Christmas enclosing our consultant's report on the University's ES. The University's informal response was that it would be able to provide additional information, but that some of the requests were not proportionate or directly relevant to the particular circumstances. The City Council's legal advice is that the University's response is reasonable, and that there is room for differing views in some areas on whether additional information is needed.
3. Arrangements were made for the University and the City Council's consultants to agree so far as possible on what would be proportionate and relevant. In February there was a meeting involving both sets of consultants to explore these requests. This has led to the City Council's consultants providing revised advice to the City Council on this matter, and the University's consultants confirming where additional information may be supplied.
4. A letter has been sent to the University (copy attached to this agenda item), based on this revised advice, with a formal request that it provides the necessary information (under Section 22 of the EIA Regs). The University has

agreed, upon receipt of this letter, to confirm promptly the further work, information and clarification it is willing to provide and the timescale. Once received the City Council will need to publish any addendum to the voluntary Environmental Statement for public consultation for at least 21 days.

5. Therefore, in practical terms, it is likely that officers will not be in a position to report to WAPC until after May this year.
6. At that meeting it is anticipated that the first section of the report will invite Members to confirm compliance or otherwise with the outstanding planning conditions. Once these decisions have been made the second section of the report will advise Members whether there are any outstanding breaches of planning control and whether it would or would not be expedient to consider enforcement proceedings against the University. The third section will report on the nature of the mitigation that the University is offering to ameliorate the size and impact of the development and the further planning process that would be involved. The final section of the report is anticipated to address the option to ask the Secretary of State to discontinue the planning permission for the development.

Appendices

- The City Council's letter to the University of Oxford

Background Papers: none

Contact Officer: Michael Crofton Briggs

Extension: 2360

Date: 24 March 2015

18th March 2015

Mr M Crofton-Briggs
Oxford City Council
City Development
St Aldates Chambers
109-113 St Aldates
Oxford
OX1 1DS

Our Ref: 425.04519.00002

Dear Michael

RE: REVIEW OF ENVIRONMENTAL STATEMENT (ES) FOR ROGER DUDMAN WAY

We refer to the above, SLR's meeting (2nd February 2015) and conference calls (30th January 2015) with the University's consultants in respect of our Report submitted in December 2014 and subsequent conversations.

The basis of the discussions was primarily to responses Nicholas Pearson Associates (NPA) supplied in response to SLR's aforementioned Report. For completeness, the responses were received from NPA as follows:

Chapter	Response received	Conference call (30 th January 2015) or meeting (2 nd February 2015)
7 – landscape and visual impacts	30 th January 2015	Meeting
8 – historic environment	No response given SLR's Report	Not applicable
9 – ecology and nature conservation	30 th January 2015	Meeting
10 – geo-environmental	30 th January 2015	Conference call
11 – flood risk and drainage	30 th January 2015	Conference call
12 - transport	30 th January 2015	No discussion – it was agreed with NPA a call/meeting was not necessary.
13 – air quality	4 th February 2015	No discussion – it was agreed with NPA a call/meeting was not necessary.
14 - noise	30 th January 2015	Conference call
15 – socio-economic	2 nd February 2015	Meeting

It must be noted that SLR's preparation time for the calls and meeting was limited by the date/time of release of the information by NPA but the discussions were detailed given the previous review work undertaken.

Whilst the matters of air quality and transport were not to be specifically discussed, SLR has assessed the responses received from the consultants and provides the requisite commentary within this correspondence.

In addition to the above, NPA provided a response to SLR's comments on the introductory chapters of the ES (1-6) on 30th January. On this point, there are still two topics that lack clarity from NPA; firstly, it is unclear why three design mitigation strategies have been assessed *i.e.* three forms of development in one ES. Secondly, irrespective of the previous point, there remains to be a lack of consistency in terms of the assessment of the three options within the chapters. SLR has subsequently held a separate telephone conversation with Adam Boyden of NPA regarding these two points. Mr Boyden offered that perhaps a note of clarification would assist. For example with regard to 'transport' a statement that the development of the preferred design mitigation strategy would not result in any increase in traffic levels and as such there was not a need to consider transport further, if appropriate. SLR raised that should NPA wish to continue to present the assessment of three options noting that point was for their consideration then the associated construction/demolition traffic would logically need to be assessed or at the very least commentary made as to why that was not necessary.

The table within this letter confirms items where it is respectfully advised that the City Council requests further information/clarification upon.

It is highlighted that there are points of differing professional opinion particularly at the meeting but this is not unusual and it is recommended that NPA/its consultants provides that requisite commentary, as appropriate.

A general point of agreement related to where SLR's Report had commented upon the structure and reporting of chapters and in parts the lack of terminology normally expected within an ES. There were not discrepancies in the information but rather the reporting format. This was a point applicable to a number of chapters, which NPA/its consultants agreed to within the discussions and as such rather than laboriously list these elements, these will be captured generally when applicable. If a matter is not included, it has been concluded its materiality does not warrant as such.

[Text ends – turn to next page.]

Chapter	Point of discussion	Recommendation
7 – landscape and visual impact	The assessment does not clearly relate its judgement on visual effects to the conservation areas (CAs) to specific visual receptors. Further clarification with reference to specific viewpoints and receptors is required in the assessment of Jericho, Binsey and Wolvercote.	The City Council requests that the visual effects on the CAs, including as additional viewpoint from the Council from the canal, be related to the visual receptor groups.
	The judgements of landscape and visual effect should be as two separate assessments. Currently these are presented as one conclusion but should be separate in accordance with GLVIA3.	The City Council requests separate assessments on landscape and visual effects.
	The NPA assessment focusses upon viewpoints rather than receptor groups and this made the conclusions less clear as it did not draw out how the viewpoints were used – number and type of people. A further assessment should be undertaken for viewpoints to represent pedestrians, cyclists, water users etc. including an indication as to the intensity of use as it will clarify the value of viewpoints and therefore the context for understanding the significance of the landscape and visual impacts to users.	The City Council requests the work to be undertaken or further information to be provided as necessary.
	The effects of the development on the Oxford skyline had not been assessed in this chapter and SLR considers as a visual matter as opposed to solely historic these should be assessed in Chapter 7.	The City Council requests the work to be undertaken or further information to be provided as necessary.
	NPA confirmed that further consideration has been given to the design and management of the tree planting in the badger run.	The City Council requests the work to be undertaken or further information to be provided as necessary.
Chapter 9 – ecology and nature conservation	The technical, geographic and temporal scope should be clearly defined and omissions identified.	The City Council requests the work to be undertaken or further information to be provided as necessary.
	An evidence-based, fully-referenced assessment of impact should be undertaken for key onsite and offsite receptors – particular reference was made to the Oxford Meadows SAC.	Post-meeting, evaluation of the City Council's Habitats Regulation Assessment report of the Sites and Housing Plan DPD 2012 has considered this site from any appropriate assessment. If the City Council is satisfied,

Chapter	Point of discussion	Recommendation
Chapter 10 – geo-environment	Frankham agreed to all of SLR’s comments within the December 2014 Report. Particular reference was made to Residual Impacts (10.6), which would be rewritten and as part of that tables would be used, which look at contaminant; receptor; risk; potential significance; mitigation; residual risk; and residual significance and nature of effect.	this need not be considered further. The City Council requests the work to be undertaken or further information to be provided as necessary.
Chapter 11 – flood risk and drainage	Baseline conditions to be provided in respect of: <ul style="list-style-type: none"> • Clarification of latest planning policy and guidance; • Update baseline to reflect March 2011 SFRA; • EA flood data to be provided as a supplementary appendix to allow for the validation of the baseline flood risk; • Summary of local surface water quality to key receptors. 	If the City Council is satisfied then the FRA need not be updated. Flood data can be provided and this is recommended as too a review of the water quality objectives. The City Council requests the work to be undertaken or further information to be provided as necessary.
	Impact Assessment: <ul style="list-style-type: none"> • Baseline (unmitigated) effects to be summarised and tabulated in an EIA matrix. Magnitude, likelihood, and potential significance of unmitigated effects to be set out. • Summary of proposed mitigation to be presented. Mitigated (residual) effects to be summarised and tabulated in an EIA matrix. • Update mitigation to include retrospective mitigation measures. • SLR noted that no particular residual beneficial effects would be anticipated from the impact assessment, with the possible exception of surface water quality. Principally, neutral or low negative effects would be anticipated. 	If the City Council is satisfied then this need not be updated.
	Impact interaction: <ul style="list-style-type: none"> • Provide clarification of interaction between groundwater and surface water, and associated impact 	If the City Council is satisfied then this need not be updated.

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Chapter	Point of discussion	Recommendation
	<p>assessment;</p> <ul style="list-style-type: none"> • Update to include retrospective mitigation measures and associated interaction with landscape. 	
	<p>Flood risk assessment (appendix 11.1):</p> <ul style="list-style-type: none"> • Update as per Baseline Conditions cited previously. • Clarify assessment of safe access and egress to demonstrate that safe off-site routes are available via the wider (strategic) highway network during flood conditions. 	<p>If the City Council is satisfied then this need not be updated.</p>
	<p>Drainage Strategy, Statement and Plans (appendix 11.2):</p> <ul style="list-style-type: none"> • Provide clarification of latest proposed drainage scheme. • Assess residual effects upon surface water receptors based upon latest proposed drainage scheme. 	<p>If the City Council is satisfied then this need not be updated.</p>
<p>Chapter 12 - transport</p>	<p>The additional information provided by email has addressed the majority of previously listed points by SLR. SLR accepts and is satisfied with all information provided by Mayer Brown albeit with one exception - impact on cyclists. The detailed response concludes that the proposals would generate less than one cycle/minute which '...would not give rise to any perceptible impact.' SLR disagrees that this level of increase would not be perceptible but accepts the conclusions that the increase would not be to the detriment of the highway safety or capacity.</p>	<p>The City Council need not pursue this matter further if satisfied.</p>
<p>Chapter 13 – air quality</p>	<p>The additional information provided by email has assisted SLR. Two points remain to be addressed:</p> <ul style="list-style-type: none"> • Confirmation is required that the correct NO₂ emission rate has been used in the calculations as two differing levels have been supplied (boiler specification sheet and input data for the D1 spreadsheet); and • The D1 methodology has been used correctly albeit SLR questions whether this is the most suitable tool for assessing emissions from the plant. 	<p>The City Council need not pursue this matter if satisfied.</p>

Chapter	Point of discussion	Recommendation
Chapter 14 - noise	<p>Scope: Update scope to include:</p> <ul style="list-style-type: none"> • Reference to a Construction Noise Assessment. However state that a BS5228-1:2009+A1:2014 <i>Code of practice for noise and vibration control on construction and open sites</i> has been scoped out as Longcross conformed with the Considerate Contractors Scheme and as a consequence it is considered that impacts upon nearby receptors would have been kept to a minimum. • Reference a Vibration Assessment but state that as it was not included in the initial scoping with the Council and was only addressed as part of a planning condition. It will not be included in the baseline assessment of the ES but will be acceptably presented in the residual section of the ES only. <p>Methodology: Guidelines that should be referenced in the impact of railway noise upon the site</p> <ul style="list-style-type: none"> • Agreed that only BS8233 should be referenced, as long as it is stated that in consultation with EHO it was agreed that the site should only be assessed in accordance with BS8233:1999. <p>Impact, effect, and significance: Needs to be defined for each assessment undertaken.</p> <p>Impact</p> <ul style="list-style-type: none"> • For example, with regards to the impact of railway noise upon the site, the impact scale should make reference to the recommended internal noise levels presented in BS8233:1999 <i>Sound insulation and noise reduction for buildings - Code of practice</i>. During the 	<p>The proportionate significance of these points is not considered such that further information need be provided to validate the conclusions of the ES Chapter.</p>

Chapter	Point of discussion	Recommendation
	<p>daytime an internal noise level of over 40dB would be a major impact, whilst an internal noise level of less than 30dB would be a negligible impact.</p> <ul style="list-style-type: none"> • Similarly for the traffic noise impact assessment reference may be made to the noise level changes presented in the DMRB Noise and Vibration Chapter. <p>Effect</p> <ul style="list-style-type: none"> • A table needs to be included detailing the effects of a specified noise level, or a change in noise level. For example, the effect on sleep of exceeding a certain noise level. <p>Significance</p> <ul style="list-style-type: none"> • A significance table needs to be included. This table should link impact with the sensitivity of the receiver. For example if the impact was moderate, this would have a major significance for a very highly sensitive receptor but only a moderate impact for a highly sensitive receptor. <p>Impact Assessment: <i>Noise from Mechanical Services Plant</i></p> <ul style="list-style-type: none"> • Appreciated that noise from mechanical services plant is negligible. However, whilst this may be the case, evidence needs to be provided. Either some basic calculation need to be presented, or it needs to be scoped out. <p>Cumulative Effects:</p> <ul style="list-style-type: none"> • Reference that electrification of the line should have a benefit to the noise environment as the number of diesel engines at the site will be likely reduced. • State that no other assessment is required as details 	

Chapter	Point of discussion	Recommendation
	<p>from Network Rail with regards to future projects are not in the public domain.</p> <p>Summary:</p> <ul style="list-style-type: none"> • Include a summary table. 	
<p>Chapter 15 – socio-economic</p>	<p>The justification for the design mitigation strategy is based upon the socio-economic assessment. SLR considers, in consultation with the City Council, that the following requires to be undertaken for the reasons given to assess the conclusions of the ES:</p> <ul style="list-style-type: none"> • Impact on construction markets - SLR is not sure whether the consultant is agreeing that some additional work should have been done on the potential effects on the construction market. The point is that the three options would require significant expenditure on works (ranging from £6 million up to £17.5 million). Even if local contractors didn't win this work, local sub-contractors and workers might benefit, and there would be local expenditure by the construction workforce (accommodation, meals, fuel, etc.) during the course of the project. All of this would have a positive impact on the local economy and should have been considered. • Viability - there was a discussion at the meeting about economic feasibility/viability. It should be noted that there is nothing in the documents that we have seen that says that the University could not undertake the work for financial reasons. However, it does say that this course of action could imply a delaying or abandonment of other development projects that the University would like to do in the medium term. However, as highlighted previously, these alleged potential consequences/effects are not described in 	<p>The City Council requests this information as part of the subsequent ES for the chosen option.</p> <p>The City Council requests this additional information is provided or further information to be provided as necessary.</p>

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Chapter	Point of discussion	Recommendation
	any detail or quantified. It would considerably strengthen the University's case if the potential effects on any delays or abandonment of future developments (with knock-on consequences for direct and indirect employment during both construction and operational phases) were described and (better still) quantified. At the moment there is no evidence that allows SLR to agree with the conclusion that the University's advisers have reached.	

[Text ends – turn to next page.]

We appreciate the differing levels of information and discussion points in this response. We trust the above provides the City Council with guidance to progress this matter further.

Yours sincerely
SLR Consulting Limited



Laura Marshall
Principal

Comments made on the University of Oxford voluntary Environmental Statement

Only those suggesting clarification, further information or a shortcoming to the ES.

Source	Summary of comment received	Commentary	City Council to seeking action by the University
Oxford Architectural and Historical Society	ES under-estimates the substantial and cumulative harm the development has caused to important heritage – Port Meadow and other heritage assets	Opinion not flaw in ES	
Oxford Architectural and Historical Society	Assessment only on Spring and summer - No consideration of visibility of development in other seasons	EH said same thing	The City Council requests the assessment should include Winter
Oxford Architectural and Historical Society	The residual substantial harm is neither 'clearly; nor 'convincingly' outweighed by any public benefit	Opinion not flaw in ES	
Mike Gilbert Planning for the Save Port Meadow Group	ES omits a considerable amount of socio-economic information	This has some relevance	The City Council request that a response is made to this point
Mike Gilbert Planning for the Save Port Meadow Group	Insufficient weight given to the development's high adverse impact on the four heritage assets of national significance	Opinion not flaw in ES	
Dominic Woodfield Bio scan	Not compliant with EIA regs – consideration of alternatives artificially restricted. Not assessed the potential for	Clarification would seem sensible	The City Council request that a response is made to this point

	demolishing the current development		
English Heritage – David Brock	<p><i>Port meadow is an 'undesigned heritage asset' – the effect is 'high adverse'</i></p> <p><i>The skyline is not an asset so much as a view . The skyline in general is not affected</i></p> <p><i>sceptical of the judgement which ES arrives at</i></p>	Observation by author not flaw in ES	
English Heritage – David Brock	Chapter 8 does not engage with whether 'high adverse' effect equates to 'substantial harm' in terms of NPPF. - I recommend clarification	Clarification seems sensible	The City Council request that a response is made to this point
English Heritage – David Brock	To supply winter photographs	This is relevant	The City Council requests the assessment should include Winter
Freemen of Oxford	Real shortcoming of ES estimates of the financial costs. Not set against economic costs the costs borne by that sector of society that relies on Port Meadow for enjoyment, relaxation, exercise and quest for temporary escape	Opinion not flaw in ES	

City Development

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Paul Goffin
Director of Estates
University of Oxford
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Tidmarsh Lane
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OX1 1NQ

02 April 2015

Our ref:

Your ref:

Email only

Dear Paul

Castle Mill Graduate Accommodation, Roger Dudman Way. Voluntary Environmental Statement

Thank you for sending me the University's voluntary Environmental Statement for Castle Mill on 29th October 2014. This is clearly a lengthy and detailed piece of work.

As you know the City Council has appointed independent consultants to review this Environmental Statement. In December 2014 I sent you a copy of the report that it has received from SLR. The report has a number of recommendations which in the main are seeking clarification and further information in relation to some of the Environmental Statement chapters.

Earlier this year there were a number of informal meetings between SLR, on behalf of the City Council and NPA on behalf of the University. The purpose of the meetings was to understand what points in SLR's report it considers should be the subject of the submission of further information, and which points raised were 'less substantial' matters not requiring further information. Following these meetings SLR was asked to produce the list of points on which it considers the University should now be providing additional information or undertaking further work.

As you know the intention of the University has been to prepare the voluntary Environmental Statement within the spirit of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011/1824 ("the Regulations"). The City Council hereby 'request' that the University on a voluntary basis provide the further information identified in the letter from SLR dated 18 March 2015 appended to this letter.



The City Council has also reviewed the responses from the other parties to the public consultation on the University's Environmental Statement to identify any further material information which has not been picked up in the SLR Report and to which consideration should be given to including as further work, clarification and information. This is appended and identifies where the City Council considers the University should, again on a voluntary basis, respond to a particular comment received.

The City Council is aware that:

1. If this was a case that was governed by the Regulations its power to require further information would be governed by reg. 22 which provides that only where a planning authority is "of the opinion the statement should contain additional information in order to be an environmental statement" should it "notify the applicant ... in writing accordingly, and the applicant ... shall provide that additional information";
2. Sullivan J in *R. (Blewett) v Derbyshire CC* [2004] Env. L.R. 29, at para. 41 said that "[i]n an imperfect world it is an unrealistic counsel of perfection to expect that an applicant's environmental statement will always contain the 'full information' about the environmental impact of a project. The Regulations are not based upon such an unrealistic expectation. They recognise that an environmental statement may well be deficient, and make provision through the publicity and consultation processes for any deficiencies to be identified so that the resulting 'environmental information' provides the local planning authority with as full a picture as possible. There will be cases where the document purporting to be an environmental statement is so deficient that it could not reasonably be described as an environmental statement as defined by the Regulations ... but they are likely to be few and far between.". This view was endorsed by the House of Lords in *R (Edwards) v Environment Agency (No.2)* [2009] 1 All E.R. 57

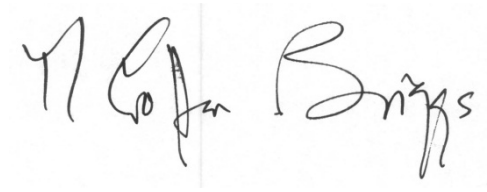
Given the above, and having regard to the lengthy and detailed Environmental Statement submitted, it can I think be fairly said that the 'request' for additional information which we are hereby making goes beyond what would be required as a matter of law if the Regulations were applicable. However:

1. This is an unusual case, with the Environmental Statement being a retrospective and voluntary one;
2. In writing now to 'request' further work and information, the City Council has sought to ensure that this is limited to what is relevant and proportionate to this context;
3. In meeting these requests the University will ensure that the City Council has the best possible environmental information to inform its future decision-making.

It will be most helpful, once the University has had an opportunity to consider the SLR report and its recommendations, the SLR letter and list of further responses, if you could advise the City Council how it intends to respond and within what anticipated timescale.



Yours sincerely

A handwritten signature in black ink that reads "M Crofton Briggs". The signature is written in a cursive style and is positioned on a light-colored rectangular background.

M Crofton Briggs
Head of City Development



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West Area Planning Committee

14th April 2015

Application Number: 14/03290/VAR

Decision Due by: 23rd January 2015

Proposal: Variation of condition 2 (approved plans) of planning permission 13/00180/FUL (single storey side and basement extensions) to allow alterations to side extension, basement, front lightwell and erection of glass box at rear.

Site Address: 5 Farndon Road & 19 Warnborough Road, **Appendix 1.**

Ward: North Ward

Agent: JPPC

Applicant: Mr Craig Burkinshaw

Application Called in – by Councillor Fry, supported by Councillors Price, Pressel and Upton for the following reasons:

Application to be heard in public and in the context of the City Council's draft North Oxford Victorian Suburb Conservation Area Appraisal and the Council's planning policies.

Recommendation: West Area Planning Committee is recommended to approve the application for the following reasons and subject to and including conditions listed below:

Reasons for Approval:

- 1 It is considered that the proposed amendments to the approved scheme are acceptable and would not detrimentally harm the character and appearance of the Conservation Area. 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 carefully considered all of the objections to the proposals and have found, that the detailed reasons set out in the officers report, that the objections do not outweigh the reasons for approval 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, subject to the conditions imposed,

accords with the policies of the development plan as summarised below and 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.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Archaeology
- 5 Sustainable drainage
- 6 Landscaping
- 7 Landscaping implementation.
- 8 Wall
- 9 Trees

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

HE7 - Conservation Areas

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

HP9 - Design, Character and Context

HP14- Privacy and Daylight

MP1 - Model policy

Other Material Considerations:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- The application site falls within the North Oxford Victorian Suburb Conservation Area.

Relevant Site History:

- 70/22856/A H - Erection of garage for private car. PER 26th May 1970.
- 99/00973/CAT - Prune trees in the North Oxford Victorian Suburb Conservation Area. RNO 21st July 1999.
- 11/00887/FUL - Two storey extension to side, front and rear extension to basement and rebuild front porch. REF 25th May 2011. Dismissed at appeal 14th December 2011
- 11/02455/FUL - Basement and single storey side extension. PER 21st November 2011.

- 13/00180/FUL - Erection of single storey side extension and creation of basement extension. PER 21st March 2013.
- 13/01364/FUL - Erection of single storey side extension, extensions at basement level and insertion of new window on Farndon Road elevation. Installation of gate on boundary fronting Farndon Road. WDN 11th July 2013.
- 13/03355/FUL - Erection of single storey side extension, extensions at basement level. (Additional Information). REF 31st March 2014. Dismissed at appeal 16th July 2014. Appeal decision attached as **Appendix 2**.

Public Consultation:

Comments have been received from the following: 1,2, 3,4, 6, 14, 18, 19,21,22,23&25 Farndon Road; 32 Frenchay Road; 64&114 Kingston Road; 2, 40 &51 Leckford Place (Walton Manor Residents Association); 34 Plantation Road; 19 Southmoor Road; 1, 7,18D, 21, 23&31 Warnborough Road; St Margret's Area Society; Cllr Upton and Eileen Pirie.

Summary of Main Comments received:

- Over development of the site.
- Effect on the conservation area.
- Works would cause a great deal of disturbance and inconvenience.
- Permanent loss of two mature trees.
- Pool added to this application.
- Disrupt utilities.
- Flooding/rain water.
- Too large for the future families.
- Parking difficulties.
- Not a variation application.
- Stability of land.
- Future use may be a business.
- Creates a worrying precedent.
- Loss of family dwelling by merging the two properties.
- Application as a whole is without merit.
- Noise and chemical pollution from the subterranean swimming pool.
- Flooding risk
- Similar to the approved,
- Better above ground.
- Garage frontage in line.
- Architectural respecting the area.
- Some movement and less area.
- No aesthetic objections to the plans.
- Removal of existing garage welcomed.
- Vertical wall further away.
- The extension replacing the garage is much more in tune with the architecture of the houses and the alignment of the detailing.

Oxford Civic Society: The proposed alterations to extension are detrimental to the design, and are inconsistent and not coordinated with the architecture of the house. The flat roof with no embellishment appears truncated, and at odds with other steeply

pitched roofs. The 'glass box' addition is not adequately represented on the elevation drawings, but its design at odds with the Victorian Gothic character. Alterations to the basement are not justified, extends it too far; the compensating small reduction along the length of the basement does not justify the greater extension of the shorter side. We object to this proposal on the grounds that it is out of keeping with the character of the property and the Conservation Area and it constitutes over-development, as has already been tested at appeal.

Oxford Architectural and Historic Society Victorian Group: The revised design of the side extension looks strangely truncated. The curved lightwell is most unpleasant and entirely out of character with the house.

Statutory Consultees:

No comments received.

Officers Assessment:

Site Description and Background

1. The application site lies within the North Oxford Victorian Suburb Conservation Area. The property is located on the junction of Farndon Road with Warnborough Road and comprises two houses which have previously been converted into a single dwelling house. The properties were originally a pair of three storey Victorian semis with basements. The gardens are mature with a low red brick wall fronting onto the highway. There have been a series of planning applications relating to the site. These are listed above.
2. The application seeks to vary the extant planning permission 13/00180/FUL by reducing the size of the basement, pulling it away from the eastern boundary by 0.5m and extending further south by 1.5m. This represents an overall reduction in size of approximately 2.7sq m, and removes the need to replace the boundary wall between 4 and 5 Farndon Road. The proposal indicates that the minimal extension to the rear will be constructed using glass. Other amendments to the extant permission are to the front lightwell which is amended in form; alterations to the steps into the lightwell; and removal of a single doorway and two sets of double doors which accessed the basement. A set of steps have been added to the northwest corner of the building. Overall there is a reduction in the size of the front lightwell of 3sq m.
3. Other amendments include the rear lightwell which has increased slightly in size by 3.1sq m; a single doorway which has replaced a window on the south west corner of the house; and a set of steps added to allow for rear access. In addition the 18m pool within the basement has been reduced in size to 12m and is relocated to the north side running east - west. This has moved the deeper excavation away from 4 Farndon Road. The accompanying plant room has been moved to the north-west corner of the basement. Finally the bay window to the front of the extension has been altered in design and height and a sliding roof light has been added to the extension.
4. Officers therefore consider the determining issues in this case to be:

- the policy context;
- built forms; and
- residential amenities.

Policy Context

5. In terms of the policy context within which applications of this sort fall to be determined, policies CS18 of the Core Strategy (CS) and Policies CP8 and CP9 of the Oxford Local Plan (OLP) collectively seek to inform the decision making process and building upon the requirement in the NPPF for good design. Without being overly prescriptive the policies emphasises the importance of new development fitting well within its context with high quality architecture and appropriate building height, design, massing and materials creating a sense of place and identity.
6. Policy CP8 of the OLP also states that all extended buildings should relate to their setting to strengthen, enhance and protect local character whilst respecting the building design. They should not necessarily replicate local characteristics and should not rule out innovative design.
7. In respect specifically of the historic environment, CS18 of the Core Strategy (CS) states that development must respond positively to the historic environment but not result in the loss or damage to important historic features or their settings. Policy HE7 of the OLP further adds that the special character and appearance of the conservation area should be preserved with Policy HE3 stating that planning permission will only be granted for development that respects the character of the surrounding of listed building and have due regard for their setting.
8. Also relevant is the NPPF published in March 2012 which reiterates the Government's 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 emphasises that the historic environment is a finite and irreplaceable resource and the conservation of heritage assets should take a high priority. Local Planning Authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets in considering a proposal and also desirability of new development making a positive contribution to local character and distinctiveness.
9. At the heart of the NPPF is a presumption in favour of sustainable development which is stated to mean unless material considerations indicate otherwise, approving development proposals that accord with the development plan without delay. However, development that causes harm to a heritage asset or its setting should be avoided unless there is a public benefit to outweigh that harm.
10. The North Oxford Victorian Suburb Conservation Area Appraisal (Draft) describes the prevailing character as one of openness with gaps between the houses, providing glimpses through into the rear gardens, contributing to openness. Building on these gaps can be detrimental to the open character of the suburb.

Built Forms

11. A proposed variation to the approved plan is the provision of a square glass 'bay' on the rear of the proposed extension in lieu of the approved patio doors. The existing building is characterized by canted bays on its front, rear and side elevations and this proposed amendment represents a contemporary interpretation of the 19th century bay. Within the context of the approved extension this proposed variation would not make any significant difference to how the extension would be experienced in public views and is considered to be acceptable. As approved the north elevation of the side extension is shown to include a battlemented parapet to the bay window and ball finials to the main wall. This application shows the architectural details simplified to make the extension's presence as part of the ensemble and a little quieter.
12. These aspects of the proposed development would not be harmful to the character of the area, the rhythm of the building's architectural elements or the site's verdant qualities which is a key characteristic and defining feature of the North Oxford Victorian Suburb conservation area. Nor does it prevent glimpses through into the rear gardens, in accordance with Policy HP7 and HP14 of the SHP and CP8 of the OLP.
13. The Planning Inspector in his decision notice on the dismissed appeal (13/03355/FUL) commented on the proposed large basement of 363sq m, expressing some concern about the extent of it and the time it would take for the garden to re-establish its verdant qualities. Nevertheless he states in paragraph 9 of his decision notice:

"I fully recognize that the 'fall back' development and consent for landscape change with some approved removal exists via the extant permission, but to my mind, in virtually every regard, the current proposal would go a step too far beyond this. The local attributes of character would diminish with the case in hand."
14. The full text of the decision letter is attached as **Appendix 2** to this report.
15. The basement development as now proposed at 235.1sq m is similar but slightly smaller in area to that previously approved (237.8sq m) with the only visible indication of the change being the form of the proposed lightwell to the fronts. As such Officers are not raising objection to the extent of the basement works now proposed as part of the current variation planning application. In that regard it should also be noted that the lightwell to the south (rear) has already been approved under a condition to permission 13/00180/FUL.
16. On other matters the access steps and double doors to the front lightwell have been removed from the proposed plan thus reducing the impact of the development in this regard. The application proposes a crescent shaped lightwell and glass surround smaller in size than the extant permission by 3sq m. The glass balustrade is to be screened by hedging and the approved arrangement for the cycle and bin store allows for additional tree planting. The appreciable differences between the approved scheme and what is now proposed will be of benefit, allowing a greater sense of the openness and improving the verdant qualities of

the garden once the proposed landscaping is established.

17. There are other minor elements of detail, (modification to existing windows, simplifying decorative verge board details), that are proposed to be varied, but they have no further impacts over what has been approved

Residential Amenities

18. Policy HP14 of SHP states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes and that does not have an overbearing effect on existing homes. In respect of access to sunlight and daylight, the 45°/25° guidelines will be used, as illustrated in Appendix 7 of the SHP.
19. The proposed extension projects 1.9m beyond the existing rear building line of the dwelling, and would not give rise to issues of loss of light to windows on the rear elevation of no. 4 Farndon Road. There is a window at ground floor level on the side elevation of no. 4 Farndon Road. However this serves a hallway, not a habitable room. There is a sliding roof light which has no impact as it cannot be seen behind the parapet wall. There are no other affected windows on the side elevation of 4 Farndon Road. In this respect the proposal is considered to comply with policy HS14 of the SHP.

Summary of Other Matters

20. Whilst some of the concerns of respondents to public consultation relate to landscaping issues, the landscaping requirements to planning permission 13/00180/FUL have previously been approved and cannot be overturned under this current variation application.
21. The internal layout of the basement is shown to be changed although this does not raise any planning issues, and in relation to concerns raised about the proposed pool it should be recognised that this was approved as part of the previous planning permission 13/00180/FUL.
22. On other matters the main access to the property is off Farndon Road where a driveway currently exists. The proposals retain the same width access opening and location onto Farndon Road. The details for the cycle and bin stores have already been approved under the conditions of the approved proposal
23. In relation to noise nuisance during the construction phase this is a matter that would reasonably be managed by Environmental Development controls and legislation, although an informative is proposed for the applicant to comply with the 'Considerate Contractors Scheme'.

Conclusion

24. Whilst it is recognised that these current proposals are of concern to the neighbouring residents officers consider that the application proposes an acceptable variation to a development already permitted. The proposed adjustment to the rear extension, lightwells and reduced floor area to the basement represent an improvement to the approved development overall and approval is therefore recommended.

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: Applications 11/00887/FUL, 11/02455/FUL, 11/02455/FUL, 13/00180/FUL, 13/03355/FUL.

Contact Officer: Jo Cooper

Extension: 2005

Date: 25th March 2014

West Area Planning Committee – 14th April 2015

Application Number: 15/00173/FUL

Decision Due by: 19th March 2015

Proposal: Erection of a single storey rear extension and rear garden studio/office. Formation of 1No rear dormer window and insertion of 1No side rooflight and 2No front rooflights in association with loft conversion. Alterations to access to enable parking for 1No vehicle. (Amended plans including reduction in depth and height of rear extension)

Site Address: 38 Frenchay Road Oxford Oxfordshire OX2 6TG

Ward: St Margarets Ward

Agent: Mr Stephen Broadley

Applicant: Mr & Mrs Willis

Application Called in – by Cllr Wade, supported by Cllrs Wilkinson, Goddard and Fooks
for the following reasons – overdevelopment, overlooking from dormer, height of the proposed extension, length of proposed extension and loss of front boundary walls.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension and alterations are acceptable in design terms, would not cause unacceptable levels of harm to the amenities of the neighbouring properties, will not have a detrimental impact on highway safety and will not have an adverse effect on trees in the Conservation Area. The proposal therefore accords with policies CP1, CP6, CP8, CP9, CP10, HE7 and NE16 of the Oxford Local Plan, HP9 and HP14 of the Sites and Housing Plan and CS18 of the Core Strategy.
- 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.
- 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 plans
- 3 Materials - samples
- 4 Wall and railing details and sample
- 5 Ground resurfacing - SUDS compliant
- 6 Protection of tree roots

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

HE7 - Conservation Areas

NE16 - Protected Trees

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

MP1 - Model Policy

Other Material Considerations:

- National Planning Policy Framework
- This application is in or affecting the North Oxford Victorian Suburb Conservation Area.
- Planning Practice Guidance

Relevant Site History:

14/02814/FUL - Erection of single storey rear extension. Formation of 1No dormer window, insertion of 3No rooflights to front roofslope and 1No rooflight to side roofslope in association with loft conversion. WDN 26th November 2014.

Representations Received:

15no. Third Party Objection Comments – comments relate to size and design of the rear dormer, size and impact on amenity of the rear extension, highways safety and the loss of front garden, number of front rooflights, size of the bin and bike store,

impact of the home office on residential amenity and accuracy of the plans.

1no. Neutral Comment – comment relates to discussions with the owners of the property following withdrawal of the previous scheme. The scheme results in loss of overlooking between kitchen windows and allows for planting to screen the extension.

Statutory Consultees:

Highways Authority - This application should be granted but the suitable conditions should be applied in relation to drainage of the front parking area.

Issues:

- Design
- Residential Amenity
- Impact on the Conservation Area
- Arboriculture
- Parking

Sustainability:

The proposed development makes a more efficient use of the site and meets the needs of a family.

Officers Assessment:

Site:

1. 38 Frenchay Road is a mid-terrace red brick property located on the northern side of Frenchay Road in the North Oxford Victorian Suburb Conservation Area. The property has not previously been extended; this application relates to the erection of a single storey rear extension and rear garden studio/office, formation of 1No rear dormer window and insertion of 1No side rooflight and 2No front rooflights in association with loft conversion and alterations to access to enable parking for 1No vehicle.
2. Following receipt of amended plans the rear extension was reduced in depth by 1metre and height by reducing the pitch of the roof, drawings were amended to clarify how the dormer would appear behind the two storey rear projection and the location of glazed doors at the adjoining property was adjusted, cycle storage was removed from the front garden and additional planting was proposed and a front rooflight was removed.

Design/Impact on the Conservation Area:

3. The loss of front boundary walls and provision of a parking space in the North Oxford Victorian Suburb is regrettable due to the green garden suburb nature of the area; it also removes division between public and private realm and the continuity of the street frontage. However it is recognised in the Conservation

Area appraisal that parking is acceptable providing a balance is 'sought between providing suitable hard standing for the vehicle whilst preserving as much of the boundary wall as possible as well as the garden planting, softening the appearance of hard elements'. A large number of properties on this side of Frenchay Road have lost their gardens and walls, however in this case two sections of front wall are to be reinstated at either side of the site frontage. Reinstatement of railings has also been proposed which will enhance the character and appearance of the Conservation Area. The proposals also include and a traditional tiled path and additional planting which will add to the green appearance of the area and screen the proposed bin storage. It is also recognised that hardstanding can be laid under permitted development rights, although light grey blocks are currently proposed these are not considered to be appropriate to the Conservation Area and a condition is recommended to request samples of all external materials in order to find a suitable alternative. A condition is also proposed to request large scale details of the railings to ensure that they are in keeping with the Conservation Area and samples of any materials to be used. This aspect of the proposal is therefore considered acceptable.

4. The installation of front rooflights is considered permitted development, however for the property to remain in keeping in the streetscene the number of front rooflights has been reduced from three to two.
5. The proposed garden room/home office is of a modest size and also fits within permitted development rights, therefore a planning application does not need to be sought for this part of the proposals.
6. The proposed single storey extension, whilst amounts to a large projection from the wall of the main dwellinghouse along the boundary with No. 40, the additional floorspace only projects 1.5 metres from the side of the original two storey rear projection. In relation to the relationship with No. 36, the extension projects a distance of 3 metres from the original property, a depth which could be carried out under permitted development if the extension were to project solely from the original rear projection/outrigger only.
7. The extension has now been designed with a hipped roof which relates to that of the existing dwellinghouse and rear projection. With the exception of the small area of copper detailing the design also responds well to the surrounding area by using materials to match the existing dwellinghouse.
8. The proposed dormer amounts to an increased volume in roofspace of approximately 5.5m³. This is smaller than other dormers in this stretch of Frenchay Road, the rear dormer permitted in 2012 at 28 Frenchay Road to a similar sized roofslope is over 7m³. The triangular shape of the dormer relates to the existing roofslope. The small box section adjacent to the dormer allows for headroom above the stairs and would be largely screened by the existing rear projections of the properties and is covered in tiles to match the existing roofslope.

9. The rear of the property is screened by existing trees on the playing fields on Bainton Road and is not widely visible in the Conservation Area.

Residential Amenity:

10. The proposed extension extends over 10 metres from the original rear wall of the main dwellinghouse, but has been tucked inside the boundary with No. 40 by 20cm and has a low eaves height of 2.1 metres. The extension is therefore able to comply with 45 and 25 degree guidelines from the nearest windows to habitable rooms of both 40 and 36 Frenchay Road. The floor level of the rear room in the main part of No.40, most affected by the proposal, is set higher than that of the extension. Due to the low nature of the extension in combination with the footprint of the extension it is considered that there will not be a detrimental impact on the residential amenity of 40 Frenchay Road. In terms of the relationship with 36 Frenchay Road, a combination of a depth which could be constructed under permitted development and an eaves height much lower than permitted development restrictions (3m) is not considered to have a detrimental impact on this property in terms of loss of light, overlooking or an overbearing impact. There is also an alternative light source to this room.
11. The proposed dormer is sited over 25 metres from the rear boundary of the garden, a distance which is not considered to have a detrimental impact on overlooking of neighbouring properties at the rear.

Arboriculture:

12. Whilst the loss of another traditional garden frontage is regrettable, it is recognised that it is not a reason for refusal. There are no objections on arboricultural grounds in relation to Adopted Oxford Local Plan Policies CP1, CP11, NE15, NE16; as there is no significant impact to public visual amenity or to the character and appearance of the conservation area in arboricultural terms. To ensure that there is no damage to tree roots a condition is recommended to ensure that the garden room has 'no-dig' foundations.

Parking/Highway Safety:

13. There has been no objection to the proposals from the Local Highway Authority in terms of highway safety and creation of an access subject to the resurfacing of the front garden is SUDs compliant.

Conclusion:

Officers recommend approval of the application subject to conditions.

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:

15/00173/FUL

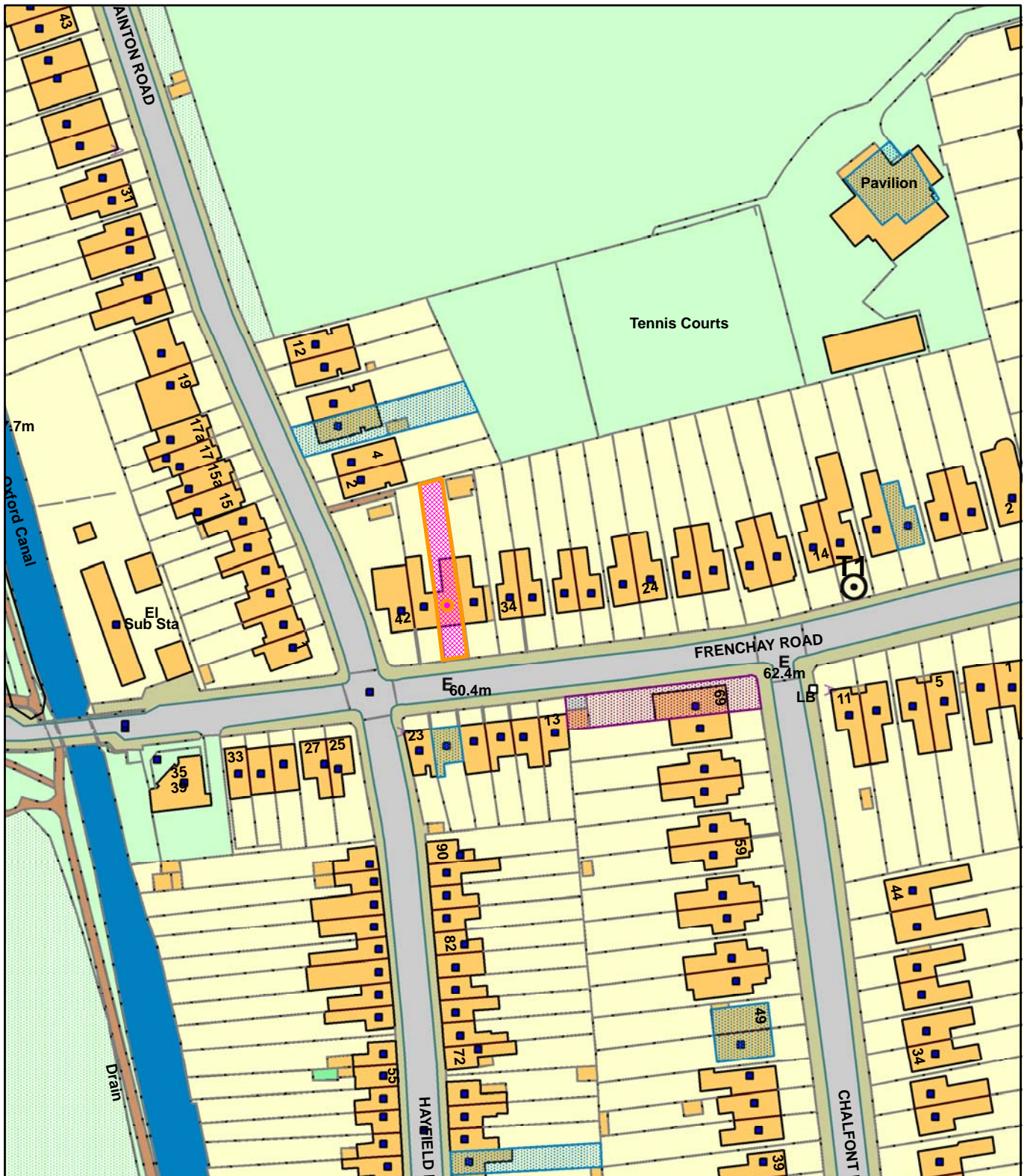
North Oxford Victorian Suburb Conservation Area Appraisal (Draft)

Contact Officer: Sarah Orchard

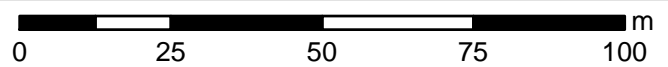
Date: 30th March 2015

38 Frenchay Road

Appendix 1



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West Area Planning Committee – 14th April 2015

Application Number: 15/00581/FUL

Decision Due by: 17th April 2015

Proposal: Erection of single storey rear extension. Formation of patio area at the rear. Formation of 1No rear dormer window and insertion of rooflight in association with loft conversion.

Site Address: 27 Cross Street, **Appendix 1.**

Ward: St Clement's Ward

Agent: Miss Zoe Tarrant

Applicant: Professor B J Clack and Dr R Lindsey

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension is acceptable in design terms and would not cause unacceptable levels of harm to the amenities of the neighbouring properties. The proposal therefore accords with policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan, HP9 and HP14 of the Sites and Housing Plan and CS18 of the Core Strategy.
- 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 Materials – as specified

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

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

MP1 - Model Policy

Other Material Considerations:

- National Planning Policy Framework
- Planning Practice Guidance

Relevant Site History:

69/21383/A_H - Alterations to bedroom to form bathroom. PDV 22nd April 1969.

Representations Received:

No comments received.

Statutory Consultees:

Natural England – no objection.

Determining Issues:

- Design
- Residential Amenity

Sustainability:

The proposed development makes a more efficient use of the site without causing harm to residential amenity and the character and appearance of the area.

Officers Assessment:

Site:

1. 27 Cross Street is a two storey end of terrace property situated in East Oxford. This application relates to the erection of a single storey rear extension, the provision of a rear dormer, front rooflight and the provision of a rear patio area. The type of works making up the planning application would normally be determined by officers under delegated authority, but as an applicant is an elected member of the Authority, it falls to be considered at committee.

Design:

2. The proposed extension is modest in size and wraps comfortably around the existing two storey rear projection of the original dwellinghouse to enlarge the existing kitchen. The extension also responds well to the existing context by incorporating a pitched roof into the design and by using materials to match the existing dwellinghouse and the surrounding area.
3. Whilst the proposed dormer amounts to a large bulky addition which erodes the character of the rear roofslope, it is acknowledged that the size and shape of this dormer can be carried out under permitted development rights and numerous properties in this area have already done so. The use of weatherboarding is not normally supported however given that there are timber clad rear dormers in the immediately surrounding area, it is on balance considered to form an appropriate visual relationship with the area.
4. The addition of a front rooflight and the patio area are both also considered to fall under permitted development rights.

Residential Amenity:

5. The property is bordered by a footpath to the west and the property to the east does not contain main windows to habitable rooms facing the rear, the main light sources are located in the side facing elevation. The proposed extension due to its modest nature in terms of height and depth will not cause a detrimental impact to the amenity of the neighbouring occupiers in terms of loss of light, overbearing impact or loss of outlook.
6. The proposed dormer will face to the rear and is not considered to considerably increase overlooking of neighbouring properties and is sited a distance from The Star pub garden to the rear.

Conclusion:

Officers recommend approval of the application subject to conditions.

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:

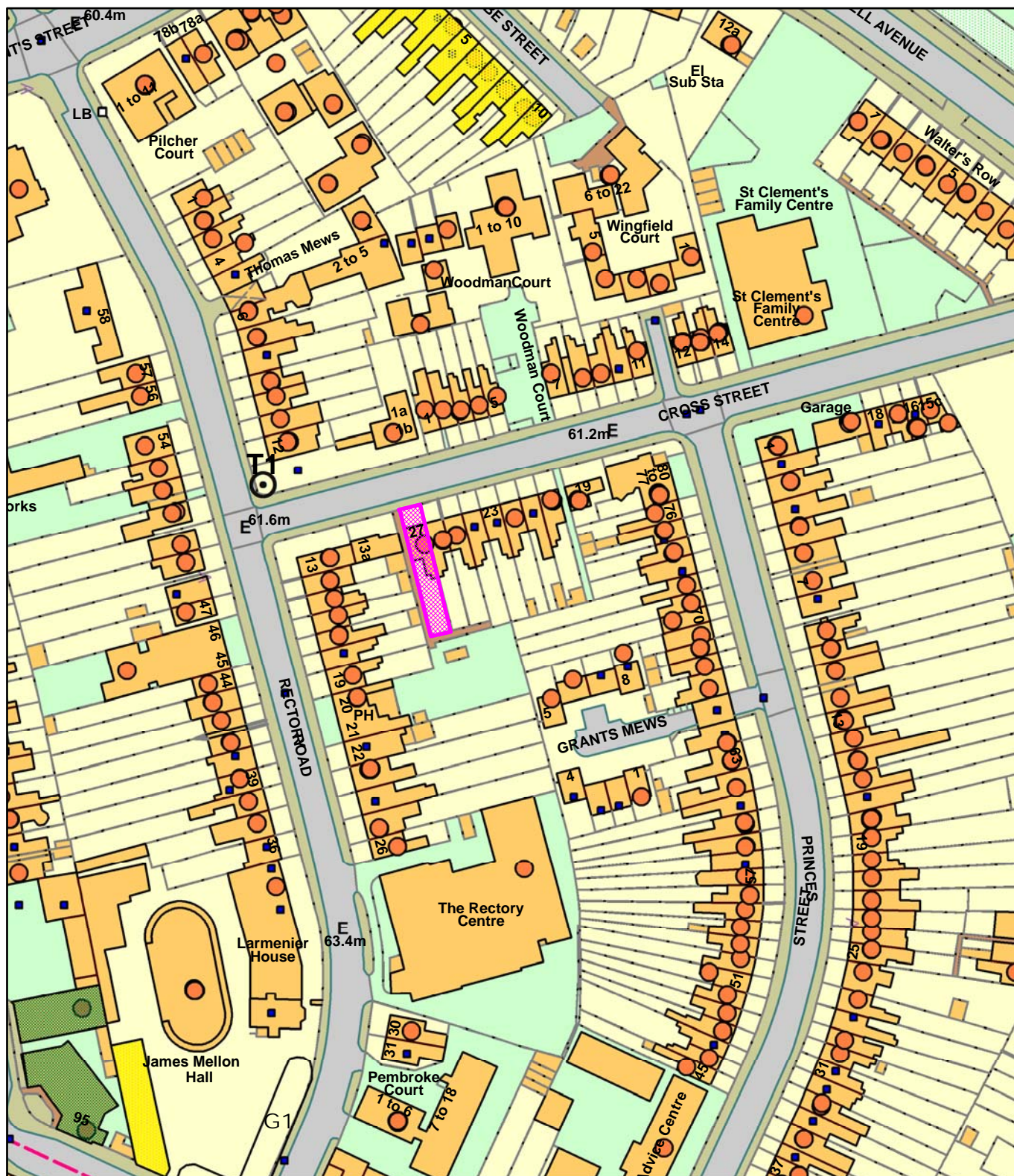
15/00581/FUL

Contact Officer: Sarah Orchard

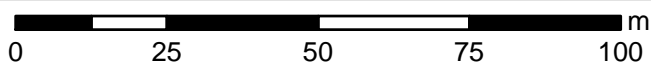
Date: 30th March 2015

27 Cross Street

Appendix 1



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Ordnance Survey 100019348.



Scale: 1:1,250 (printed to A4)

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Monthly Planning Appeals Performance Update – March 2015

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 31st March 2015, while Table B does the same for the current business plan year, ie. 1 April 2014 to 31 March 2015.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	16	33%	7	9
Dismissed	33	67%	9	24
Total BV204 appeals	49		16	33

**Table A. BV204 Rolling annual performance
(1 April 2014 to 31 March 2015)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	16	33%	7	9
Dismissed	33	67%	9	24
Total BV204 appeals	49		16	33

**Table B. BV204: Current business plan year performance
(1 April 2014 to 31 March 2015)**

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	21	35.6%
Dismissed	38	64.4%
All appeals decided	59	
Withdrawn	4	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 April 2014 to 31 March 2015**

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 January 2015
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 January 2015. 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 23/02/15 And 31/03/15

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
14/02287/H42	14/00062/PRIOR	DEL	7PA	ALW	23/02/2015	STMARY	30 Regent Street Oxford Oxfordshire OX4 1QX	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 6m, for which the maximum height would be 3.565m, and for which the height of the eaves would be 2.81m.
14/02701/FUL	15/00001/REFUSE	DEL	REF	DIS	03/03/2015	IFFLDS	195 Howard Street Oxford Oxfordshire OX4 3BB	Erection of single storey side and rear extension
14/02257/FUL	15/00002/REFUSE	DEL	REF	DIS	03/03/2015	HINKPK	220 Abingdon Road Oxford OX1 4SP	Erection of rear first floor extension and insertion of 3 no. rooflights.
14/00429/FUL	14/00053/REFUSE	COMM	REF	DIS	04/03/2015	WOLVER	3-9 Elsfield Way And Land Rear Of 478 And 480 Banbury Road Oxford OX2 8EW	Demolition of existing houses at 3 to 9 Elsfield Way. Erection of 4 x 1-bed and 18 x 2-bed flats to frontage with 6 x 4-bed houses to rear. Provision of 40 car parking spaces, amenity space together with bin and cycle stores. New vehicular access and slip roads from Elsfield Way (A40). (Amended plans) (Amended
14/01484/FUL	14/00066/REFUSE	DEL	REF	ALW	09/03/2015	MARST	19 Salford Road Oxford Oxfordshire OX3 0RX	Retrospective roof alterations and loft conversion, including formation of rear and front dormer windows (Amended plans received 06/08/2014) (Amended description)
14/01237/FUL	14/00067/REFUSE	DEL	REF	DIS	24/03/2015	LYEVAL	315 Hollow Way Headington Oxford OX3 7JE	Erection of two storey rear extension.

Total Decided: 6

Enforcement Appeals Decided Between 23/02/15 And 31/03/15

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
14/00154/ENF	14/00049/ENFORC	DISMIS	18/03/2015	40 Coniston Avenue, Oxford, OX3 0AN	HHLNOR	Unauthorised subdivision (creation of separate flat at rear)
12/00345/ENF outbuilding as dwelling	14/00024/ENFORC	ALW	26/03/2015	11 Home Close, Oxford, OX2 8PS	WOLVER	Appeal against enforcement notice for unauthorised use of
12/00346/ENF of outbuilding as dwelling	14/00025/ENFORC	ALW	26/03/2015	13 Home Close, Oxford, OX2 8PS	WOLVER	Appeal against enforcement notice for unauthorised use

Total Decided: 3

Appeals Received Between 23/03/15 And 31/03/15

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
14/02713/FUL	15/00008/REFUSE	DEL	REF	H	14 Parsons Place Oxford OX4 1NL	STCLEM	Erection of roof and partially enclosed rear porch over existing patio (retrospective)
14/03061/FUL	15/00005/REFUSE	DEL	REF	W	151 Walton Street Oxford OX1 2HG	CARFAX	Amendments to planning permission 13/02228/FUL (Change of Use from Estate Agent to Residential) to allow alterations to front elevation.

Total Received: 2

Enforcement:

Case no.	Ap Case No.	Type	Address	Ward	Description
14/00323/ENF	15/00006/ENFORC	W	221 Cowley Road Oxford Oxfordshire OX4 1XG	STCLEM	Appeal against alleged unauthorised rear dormer
14/00497/ENF	15/00007/ENFORC	I	12 Paget Road Oxford Oxfordshire OX4 2TD	LYEVAL	Appeal against unauthorised outbuilding
14/00500/ENF	15/00012/ENFORC	W	Land To The Rear Of 9A And 11 Chester Street Oxford Oxfordshire	IFFLDS	Appeal against the construction of a single storey garage without planning permission.

Total Received: 3

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WEST AREA PLANNING COMMITTEE

Tuesday 10 March 2015

COUNCILLORS PRESENT: Councillors Gotch (Vice-Chair, in the Chair), Benjamin, Cook, Coulter, Gant, Henwood, Hollingsworth, Price and Tanner.

OFFICERS PRESENT: Michael Crofton-Briggs (Head of City Development), Murray Hancock (City Development), Michael Morgan (Law and Governance), Jennifer Thompson (Law and Governance) and Nick Worlledge (City Development)

116. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor van Nooijen (substitute Councillor Coulter) and Councillor Clack (substitute Councillor Henwood). In the absence of the Chair, the Vice Chair Councillor Gotch took the chair.

117. DECLARATIONS OF INTEREST

There were no declarations of interest made.

118. WESTGATE PLANNING APPLICATIONS:14/02402/CND - CONDITIONS 6 & 17 (LANDSCAPING AND ELEVATIONAL TREATMENTS)

The Head of City Development submitted a report setting out details submitted in compliance with conditions 6 (landscaping) and 17 (elevational treatments) of planning permission 14/02402/RES at the Westgate Centre and adjacent land encompassing the existing Westgate Centre and land bounded by Thames Street, Castle Mill Stream, Abbey Place, Norfolk Street, Castle St, Bonn Square, Street Ebbes Street, Turn Again Lane and Old Greyfriars Street.

The Chair departed from the normal procedure to allow committee members to examine visualisations and sample materials and listen to an explanation of these by the architects.

Michael Hughes-Jones told the committee of his concerns about the loss of plane trees at the site.

Debbie Dance, representing the Oxford Preservation Trust, spoke to the committee about the Trust's concerns including those relating to property they owned nearby.

Bob Allies, Peter Coleman, Jeremy Dixon, Sara Fuge, Simon Hudspith, and Oliver Smith, representing the development consortium, presented the proposals to the committee and answered questions.

The committee noted that the applicants had engaged with Oxford Preservation Trust and others in bringing forward the amendments and would continue to do so.

The Committee resolved to approve the details submitted in compliance with conditions 6 and 17 of reserved matters planning permission 14/902402/RES, as set out in the report and as displayed by the applicants.

119. 333 BANBURY ROAD: 14/03255/FUL

The Head of City Development submitted a report setting out an application for planning permission for the demolition of existing buildings on site with an exception of retained 1820s villa; construction of new independent sixth form school building on 2 and 3 floors with an extension to villa with freestanding building accommodating school hall; and provision of 27 car parking spaces accessed from Banbury Road and Capel Close, together with 60 cycle parking spaces, bin store, landscaping and ancillary works at 333 Banbury Road.

Tony Joyce, a local resident, outlined his concerns about this and application 14/03445 (376 Banbury Road).

Sami Cohen, the principal, Nick Hardy, the architect, and Nik Lyzba, the agent, spoke to the committee in support of the application.

The Committee agreed to add a further condition to require interpretative material explaining the history of the site; and an informative that the authority would support a proposal for a pedestrian crossing near the site.

The Committee resolved to approve application 14/03255/FUL for planning permission at 333 Banbury Road, subject to the following conditions and with an informative:

- 1 Commencement - time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials.
- 4 Lighting.
- 5 Obscure glazing to north facing windows.
- 6 Landscape plan required.
- 7 Landscape carry out by completion.
- 8 Landscape management plan.
- 9 Landscape hard surface design - tree roots.
- 10 Landscape underground services - tree roots.
- 11 Tree Protection Plan.
- 12 Arboricultural Method Statement.
- 13 Trees: Construction Method Statement.
- 14 On - Site Traffic Management Plan.
- 15 Parking provision.
- 16 Alternative cycle parking facilities.
- 17 Deliveries - manoeuvring space.
- 18 Travel Plan.
- 19 Archaeology – evaluation.
- 20 Biodiversity - bird and bat boxes.
- 21 Contamination - risk assessment.

- 22 Vacate St. Giles and Ewert Place upon occupation.
- 23 Community use of facilities.
- 24 Public art.
- 25 Construction management plan.
- 26 SUDs.
- 27 Piling methods.
- 28 Extraction equipment – kitchen.
- 29 Mechanical plant.
- 30 Noise attenuation.
- 31 Interpretative material detailing history of the site.

and the addition of an informative: pedestrian crossing supported.

120. 376 BANBURY ROAD: 14/03445/FUL

The Head of City Development submitted a report setting out an application for planning permission for the demolition of existing building, the erection of school boarding house on 3 and 4 storeys, plus basement, and provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary works at 376 Banbury Road.

Those who spoke about application 14/03255/FUL had also made their statements on this application at that point.

The Committee resolved to approve application 14/03445/FUL for planning permission at 376 Banbury Road, subject to the following conditions:

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Samples of materials.
- 4 Boundary treatment.
- 5 External lighting.
- 6 Obscure glazing to north facing windows.
- 7 Landscape plan required.
- 8 Landscape carry out after completion.
- 9 Landscape management plan.
- 10 Landscape hard surface design - tree roots.
- 11 Landscape underground services - tree roots.
- 12 Tree Protection Plan.
- 13 Arboricultural Method Statement.
- 14 Landscape top soil retention.
- 15 Amendment to parking spaces.
- 16 Cycle parking – details.
- 17 Variation of Road Traffic Order.
- 18 Travel plan.
- 19 Students - No cars.
- 20 Full time students.
- 21 Supervision of students.
- 22 Use as boarding school only.
- 23 Contamination - risk assessment.
- 24 Archaeology – evaluation.
- 25 Biodiversity - bird and bat boxes.
- 26 Construction management plan.

- 27 Ground resurfacing - SUDS compliant.
- 28 Piling methods.
- 29 Mechanical plant.
- 30 Extraction equipment.
- 31 Noise attenuation.
- 32 Drainage strategy.
- 33 Repeat bat survey.

121. OXFORD RAILWAY STATION: 15/00096/PA11

The Chair informed the committee that on the advice of officers this item would not be considered as further legal advice was required. It was withdrawn from the agenda for this meeting and not discussed.

122. ARISTOTLE LANE: 14/01348/FUL

The Head of City Development submitted a report setting out an application for planning permission for the demolition of the existing footbridge and erection of replacement footbridge with ramped approaches and new stepped access, provision of 12 car parking spaces and change of use of part of land adjacent to railway lines for educational purposes as part of SS Phillip and James School at Aristotle Lane Footbridge, Aristotle Lane.

This application was deferred from the meeting on 10 February to allow officers to present additional information.

Andrew Martin and Emma Dadson, local residents, spoke about their concerns about the application.

Colin Field, a representative of Network Rail, spoke in support of the application.

Members of the committee were concerned that the proposed solid barriers across the bridge had an adverse visual impact for those using and viewing the bridge, and may not be the only means of providing the required degree of safety for all users. They noted residents' concerns about the impact of the development on the structural soundness of existing walls but that this could not be secured by condition.

The Committee agreed that conditions should include reference to achieving the best balance between the requirements for the safety of all users of the bridge and reducing the visual impact of solid parapet walls.

The Committee resolved to approve application 14/01348/FUL for planning permission at Aristotle Lane Footbridge, Aristotle Lane subject to the following conditions:

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Boundary and abutment details, including spur ramp, handrails and boundary walls and bridge parapet details.
- 4 Flood plain storage.
- 5 Contamination and remediation.
- 6 Demolition and Construction Travel Plan.

- 7 Sustainable drainage.
- 8 Tree protection.
- 9 Landscape plan required.
- 10 Landscape carry out after completion.
- 11 Landscape management plan.
- 12 Hard surface design.
- 13 Underground services.
- 14 Tree protection plan.
- 15 Arboricultural method statement.
- 16 Samples of materials.
- 17 Sample panels.
- 18 Biodiversity.
- 19 Archaeology.

123. FORMER RUSKIN COLLEGE, WALTON ST: 13/00832/CND10 & CND11, 13/01075/CND8

The Head of City Development submitted a report setting out details submitted in compliance with condition 3 (materials samples) of planning permission 13/00832/FUL and conditions 9 (samples materials) and 10 (sample panels) of Listed Building Consent 13/01075/LBD at Exeter College Walton Street.

The Committee inspected samples of the proposed metal tiles and saw a sample of the proposed stone.

Mary Keen, representing South Jericho Residents' Association spoke against the proposals.

Chris Patterson and Hannah Constantine, representing the applicant, spoke in support of the proposals.

The Committee resolved to approve the proposed materials as set out in the materials schedule submitted in compliance with condition 3 of approval 13/00832/FUL and conditions 9 and 10 of 13/01075/LBD, and delegate to officers to agree further samples of materials.

124. PLANNING APPEALS

The committee noted the report.

125. MINUTES

Councillor Hollingsworth left the meeting at this point.

The Committee resolved to approve the minutes of the meeting held on 10 February 2015 as a true and accurate record subject to adding to Minute 108:

In answer to a Member question, be between £430- 860 per sqft.

In answer to a Member question, Mr Sandelson confirmed his commitment to building the entirety of the boatyard and the chandlery building.

Officers were asked to

The Committee accepted advice from their legal adviser that the further report on the legal agreement would cover the details of the heads of terms for the committee's consideration and that no amendments to the text of the minutes was required.

126. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

127. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 19 March at 6.00pm.

The meeting started at 6.30 pm and ended at 8.50 pm

WEST AREA PLANNING COMMITTEE

Thursday 19 March 2015

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Fry, Gant, Hollingsworth and Price.

OFFICERS PRESENT: Robert Fowler (City Development), Tom Morris (City Development), Michael Morgan (Law and Governance), Andrew Murdoch (City Development), Sarah Orchard (City Development) and Jennifer Thompson (Law and Governance)

128. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Clack and from Councillor Cook (substitute Councillor Fry).

129. DECLARATIONS OF INTEREST

There were no declarations of interest made.

130. THE COVEN, OXPENS ROAD: 14/03538/CT3

The Head of City Development submitted a report setting out an application for the change of use from a nightclub (Sui Generis) to offices (Use Class B1) including ancillary use for Shopmobility unit for a temporary period of 3 years; and the insertion of two windows to north-west elevation, two windows to south-west elevation and five windows to south-east elevation at The Coven, Oxpens Road, Oxford.

The Committee resolved to approve application 14/03538/CT3, at The Coven, Oxpens Road, for the change of use for a temporary period of three years, subject to and including conditions.

1. Temporary consent for use: three years.
2. Develop in accordance with approved plans.
3. Materials to match.
4. Restricted opening hours: 0800–1800hrs Mon- Fri and 0900–1700hrs Sat to Sun.

131. 40 CARDIGAN STREET: 15/00043/CT3

The Head of City Development submitted a report setting out an application for the re-painting of the front elevation of 40 Cardigan Street from white to grey.

The Committee resolved to approve application 15/00043/CT3, at 40 Cardigan Street, subject to the following conditions:

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

132. 40 BARTLEMAS ROAD: 14/03341/FUL

The Head of City Development submitted a report setting out an application for the erection of a single storey rear extension at 40 Bartlemas Road.

The planning officer drew attention to the amendments to the originally submitted plans.

The Committee resolved to approve application 14/03341/FUL, at 40 Bartlemas Road, subject to the following conditions:

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials – matching.
- 4 No additional windows.
- 5 Amenity - no balcony.
- 6 Sustainable drainage.

133. HINKSEY POOLS: 14/03475/CT3

The Head of City Development submitted a report setting out an application for retrospective planning permission for the infilling of two redundant tanks at Hinksey Pools, Hinksey Park, Abingdon Road.

The planning officer reported that the representation from Mr Wyatt had raised concerns and made comments rather than making a formal objection.

The Committee resolved to grant retrospective planning permission for application 14/03475/CT3, at Hinksey Park, subject to the following condition:

- 1 Remediation measures and validation report undertaken within 6 months of the date of permission.

134. ARTICLE 4 DIRECTION (OFFICES TO RESIDENTIAL)

The Head of City Development submitted a report which detailed proposals for, and responses to consultation on, an Article 4 Direction making it necessary to apply for planning permission to change the use of offices (B1a) to residential (C3) on key protected employment sites.

The Committee considered the report and the evidence it contained including the public comments received from the public consultation stage.

The Committee resolved to **confirm** the Article 4 Direction, which was originally made on the 28 March 2014 but will not come into force until 28 March 2015.

135. EAST AND WEST OXFORD CHARACTER STUDIES

The Head of City Development submitted a report setting out information on the completion of Character Studies for two pilot study areas (East and West Oxford) and the results of public consultation.

The studies resulted in nominations to the Oxford Heritage Asset Register. These nominations will be considered at the City Executive Board meeting on 2 April 2015.

Pat Jones, a resident with an interest in two of the nominated buildings, spoke in support of the studies and the nominations.

The Committee:

1. noted that the character statements will be a material consideration in determining relevant planning applications against Saved Policies HE.6 & HE.8 of the Adopted Local Plan 2001-2016 and Core Strategy Policy CS18 (or any subsequent replacement policy);
2. and asked that if possible this work be extended city-wide.

136. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 14 April.

The meeting started at 6.00 pm and ended at 6.25 pm

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