

PLANNING REVIEW COMMITTEE

Wednesday 29 April 2015

COUNCILLORS PRESENT: Councillors Fry (Chair), Fooks (Vice-Chair), Goddard, Hollick, Kennedy, Sinclair, Cook, Pressel, Tanner and Van Nooijen.

OFFICERS PRESENT: Michael Crofton-Briggs (Head of City Development), Andrew Murdoch (City Development), Nick Worlledge (Chief Principal Planner), Michael Morgan (Law and Governance) and Sarah Claridge (Committee Services Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Henwood (substitute Cllr Van Nooijen), Cllr Turner (substitute Cllr Tanner for item 3: Littlemore Park and Cllr Pressel for item 4: Aristotle Lane) and Cllr Lygo (substitute Cllr Cook for item 3: Littlemore Park)

2. DECLARATIONS OF INTEREST

There were no declarations of interest received.

3. LITTLEMORE PARK, ARMSTRONG ROAD: 14/02940/OUT

The Head of City Development submitted a report (previously circulated now appended) which detailed an outline planning application (with all matters reserved) seeking permission for up to 270 residential dwellings of 1 to 4 bedrooms on 2 to 5 floors to incorporate a maximum of 104 houses and 166 flats. Provision of car parking, cycle and bin storage, landscaping and ancillary works.

The Planning Officer presented the report, he explained that the applicant was offering an additional £214,000 to improve the bus service to the site. This would allow for an extended off peak service.

He explained that the Council's Sites and Housing Policy designated this site as primarily for employment and secondary for housing. An additional employment site has been made available at the Churchill Hospital site which meant this site can be used for housing.

He did not consider this proposal to be over-developed or unsustainable.

Judith Godsland (Oxford Road Action Group), Sue Stewart (Littlemore Parish Council), Neil Browning and Cllr David Henwood (Littlemore Parish Council) spoke against the application.

Kevin Ayrton (agent), Sheila Ordin (applicant) and Huw Vaughn Jones (Mode Transport Planning consultants) spoke in favour of the application.

The Committee raised concerns about the accessibility of the development to public transport and the lack of amenities on the site. Officers explained that an hourly bus service was available during the week and on Saturdays and although this is not as frequent as other bus services in the city, the Planning Inspector considered that on the whole, “the city has very good transport links”. This does not mean that all parts of the city have the same frequency of bus service.

Officers are having on-going discussions with Magdalen College to allow public access through the science park to the proposed new railway station on the Cowley line.

The Committee resolved to GRANT outline planning permission, subject to the conditions and informatives below and the satisfactory completion of an accompanying legal agreement, and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion:

Conditions:

1. Time Limit for Commencement.
2. Approved plans and documents.
3. Reserved Matters Applications.
4. Phasing of Development.
5. Details of all external materials.
6. Landscaping and Public Realm.
7. Tree Protection Plan.
8. Landscape Management Plan.
9. Site Layout to incorporate space for links to the Science Park and wider area.
10. Ecological Mitigation, Compensation, and Management Plan.
11. Lifetime Homes Standards.
12. Car Parking Standards.
13. Cycle Parking Standards.
14. Sustainability and Energy Strategy.
15. Site Wide Foul and Surface Water Drainage Strategy .
16. Archaeology – evaluation.
17. Noise Attenuation Measures.
18. Flood Risk Assessment Mitigation Measure.
19. Contaminated Land - Risk Assessment.
20. Contaminated Land - Verification Report.
21. Contaminated Land - Unsuspected Contamination.
22. Contaminated Land - Foundation Design and Piling.
23. Secured By Design Measures.
24. Highways - Details of access roads.
25. Highways - Construction Traffic Management Plan.
26. Highways - Travel Plan.
27. Details of Electric Vehicle Charging Infrastructure.
28. Withdrawal of Permitted Development Right.

Informatives:

1. Any CIL contribution to be used to improve Oxford Road and links into Littlemore
2. A proportion of the development's houses be exclusively available for NHS staff.

3. Bus Service improvements should be secured for Littlemore

Legal Agreement:

1. Affordable housing.
2. Employment Land Swap – Churchill Site.
3. Management of Linear Park.
4. Bio-diversity off-setting.
5. Future proof pedestrian / cycle links.
6. Financial contribution of £50,000 towards general sports and leisure facilities within Littlemore. Financial contribution of £795 per dwelling towards Public Transport Improvement.

4. ARISTOTLE LANE FOOTBRIDGE, ARISTOTLE LANE: 14/01348/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed an application for planning permission for demolition of the existing footbridge and erection of a 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.

Tim King spoke against the application; he raised a number of landscaping issues.

John Griffin (SS Philip & James School), Colin Field and Paul Brakefield (Network Rail) spoke in favour of the application.

The Committee discussed the issue of landscaping and retaining the trees to mask the visibility of the bridge, the noise from the trains and to maintain the rural landscape of the area. Officers advised these concerns could be managed through the currently proposed conditions:

Condition 3 – to include safeguarding the wiggly path leading to the West ramp

Condition 6 – to include construction access to the meadow

Condition 11 – to include native trees replanting and tree retention where possible

Condition 15 – work done by qualified arboriculturalist

The Committee resolved to GRANT planning permission subject to the following conditions and informative:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Boundary and abutment details, including spur ramp, handrails, 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
- 20. Materials- perforated panelling on railway bridge.

Informative

Seek to replace any trees removed due to development as close as possible to the site.

5. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 26 January 2015 as a true and accurate record.

6. DATES OF FUTURE MEETINGS

The Committee noted the next meeting was scheduled for 27 May 2015 (if needed).

The meeting started at 6.00 pm and ended at 9.05 pm