

Agenda

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West Area Planning Committee

Date: **Tuesday 18 March 2014**

Time: **6.30 pm**

Place: **The Long Room, Town Hall**

For any further information please contact:

Sarah Claridge, Democratic Services Officer

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Email: sclaridge@oxford.gov.uk

West Area Planning Committee

Membership

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

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

HOW TO OBTAIN AGENDA

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 SUMMER FIELD SCHOOL, MAYFIELD ROAD: 13/03393/FUL

9 - 16

The Head of City Development has submitted a report which details a planning application to erect a two storey pavilion to provide additional changing facilities and a multi-function room incorporating a balcony with terraced area at first floor level.

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified
- 4 SUDS
- 5 Archaeology – evaluation - prehistoric and Anglo-Saxon.

4 9 PLOUGH LANE: 14/00181/FUL

17 - 26

The Head of City Development has submitted a report which details a planning application to erect a two storey building to provide 1 x 3-bed dwelling and 2 x 2-bed flats. Provision of car parking, bin and cycle storage and private amenity space.

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Remove Permitted Development
- 4 Materials
- 5 Landscape plan required
- 6 Landscape carried out after completion
- 7 Boundaries
- 8 Visibility splay
- 9 Cycles
- 10 Refuse storage
- 11 Sustainability
- 12 Parking area
- 13 Additional windows
- 14 Obscure glazing

5 5 FARNDON ROAD: 13/03355/FUL

27 - 40

The Head of City Development has submitted a report which details a planning application to erect a single storey side extension and extensions at basement level.

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Construction Traffic Management Plan
- 5 No weekend working/construction
- 6 Arch - Implementation of programme - Prehistoric and Roman remains,
- 7 Ground resurfacing - SUDS compliant
- 8 Landscape plan required
- 9 Landscape carried out after completion
- 10 Tree Protection Plan (TPP) 1
- 11 Arboricultural Method Statement (AMS) 1
- 12 Flat not to be used as separate unit

6 PLANNING SERVICES IMPROVEMENT PLAN

41 - 56

The Head of City Development has submitted a report on the Planning Services Improvement Plan which flows from the Roger Dudman Way Review's Independent report from Vincent Goodstadt.

Officer recommendation: That the Committee NOTE the report

7 PLANNING APPEALS

57 - 62

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

The Committee is asked to note this information.

8 MINUTES

63 - 68

Minutes from 11 February 2014

Recommendation: That the minutes of the meeting held on 11 February 2014 be APPROVED as a true and accurate record.

9 FORTHCOMING APPLICATIONS

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

1. Elsfield Way: 13/03454/CT3: Residential.

2. 30 Plantation Road: 13/03460/FUL: Extensions
3. Whitehouse Road: 13/01344/VAR: Variation of hours to pavilion
4. Collins Street: 14/00163: Variation to use of student accommodation
5. Former Filling Station, Abingdon Road: 9 flats

10 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Tuesday 8 April and (Thursday 10 April if necessary)
Wednesday 7 May and (Friday 9 May if necessary)
Tuesday 24 June and (Wednesday 25 June if necessary)
Tuesday 22 July and (Wednesday 23 July if necessary)
Tuesday 12 August and (Thursday 14 August if necessary)

DECLARING INTERESTS

General duty

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

What is a disclosable pecuniary interest?

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

Declaring an interest

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

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

Members' Code of Conduct and public perception

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

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

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

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

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

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-

- (a) the Planning Officer will introduce it with a short presentation;
- (b) any objectors may speak for up to 5 minutes in total;
- (c) any supporters may speak for up to 5 minutes in total;

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

- (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
- (e) voting members will debate and determine the application.

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

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West Area Planning Committee

18th March 2014

Application Number: 13/03393/FUL

Decision Due by: 3rd March 2014

Proposal: Erection of a two storey pavilion to provide additional changing facilities and a multi-function room incorporating a balcony with terraced area at first floor level.

Site Address: Summer Fields School, Mayfield Road, **Appendix 1**

Ward: Summertown

Agent: BBLB Architects LLP

Applicant: Summer Fields School

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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
- 4 SUDS
- 5 Archaeology - evaluation prehistoric and Anglo-Saxon,

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

CP13 - Accessibility

HE2 - Archaeology
SR2 - Protection of Open Air Sports Facilities

Core Strategy

CS9 - Energy and natural resources
CS16 - Access to education
CS18 - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

- 63/15876/AH - Swimming pool (as amended by drawing No. 88/4A). PER 23rd March 1963.
- 66/17422/AH - Extensions to form changing rooms, toilets and stores for swimming pool. PER 12th April 1966.
- 84/00308/NF - Alterations and extensions to existing school to provide new changing facilities, internal swimming pool, coats area and extended day room. PER 12th June 1984.
- 91/00990/NF - Erection of new sports hall and amphitheatre. PER 31st July 1992.
- 91/01313/NF - To retain land in mixed use for recreational (ancillary to school) and agricultural purposes for retention of six raised areas used as golfing greens by Summer Fields School and provision of three additional greens. PER 10th November 1992.
- 94/00667/NF - Single storey extension to link swimming pool and showers (Amended Plan). PER 3rd August 1994.
- 02/02393/FUL - Rebuilding of cricket pavilion. PER 11th February 2003.
- 06/01730/FUL - Creation of footbridge over Mayfield Road. WDN 11th October 2006.
- 07/00019/FUL - Erection of new pedestrian footbridge and construction of 3 traffic calming bumps. REF 16th March 2007.
- 07/00873/FUL - Erection of single storey infill extension to north elevation (rear of no. 13 Mayfield Road) to provide additional kitchen accommodation. PER 14th June 2007.
- 08/00716/FUL - Erection of a glazed link/bridge over Mayfield Road. Erection of stair lift tower adjacent to no. 13 Mayfield Road. Demolition of day rooms to form a landscaped circulation courtyard. PER 30th May 2008.
- 13/01300/FUL - Erection of an Observatory on the School playing fields. PER 2nd August 2013.
- 13/03469/FUL - Demolition of existing kitchen and staff facilities. Erection of a two storey extension to provide laundry facilities and staff facilities and erection of a plant room. PER 14th February 2014.

Representations Received:

None

Statutory Consultees:

Oxfordshire County Council Environmental Services: The development is to be drained using SuDs methods including porous surfaces where appropriate.

Determining Issues:

- Protected Open Air Sports Facilities
- Design
- Sustainability
- Archaeology

Officers Assessment:

Site Description

1. The application site is located within the grounds of Summer Fields School which is situated on the eastern side of Mayfield Road within Summertown. The school was founded in 1864 and is a full-boarding and day school for boys aged 8-13, around 200 of which currently live on-site in lodgings. The application site is currently an allweathersurface abutting the existing swimming pool building.

Proposal

2. The application is seeking permission for the erection of a two storey pavilion incorporating increased changing room capacity to support the existing swimming pool along with additional changing facilities. On the first floor there is to be a flexible teaching space with opportunities to support functions associated with the school's sports programme, parent engagement and improved facilities for spectators.
3. The school has a large range of sporting facilities available to the pupils. However they are supported by poor and outdated changing facilities which are not large enough to support the requirements of the school. Also there are no arrangements for visiting teams changing.

Protected Open Air Sports Facilities

4. The proposed building sits on an area of protected open air sports facilities as identified in the OLP where policy SR2 refers. This states planning permission will not be granted for development that would result in the loss of open-air sports facilities, including school playing fields, where there is a need for the facility to be retained in its current location, or the open area provides an important green space for local residents.
5. The area is an all-weather pitch abutting the existing swimming pool building. This is not the only all-weather pitch the school has and hence the school does not feel it needs to be retained in this location. The intention is to relocate it as part of a masterplan strategy that is being undertaken by the school. There is a clear need for the improved facilities the new pavilion

would provide however and the loss of the all-weather pitch is considered acceptable in the circumstances.

Design

6. The school site contains a mixture of buildings and styles which reflects its development over time. There is no one characteristic style. The buildings surrounding the application site consist of relatively recent buildings which are low level with pitched roofs.
7. The proposed pavilion is contemporary two story building which is linked at ground floor to the existing buildings. The first floor is pulled back from the existing buildings in order to retain the existing buildings form and roof constructions. At first floor there is a balcony/viewing terrace overlooking the sports field.
8. The proposed materials are of a simple palette that would complement the other school buildings and includes limestone cladding to the walls which would match the existing stone detailing of the original school building together with timber faced steel columns with steel and timber balconies forming a colonnade around the building. Timber brisesoleill are proposed to the south and south east elevations, which are also supported off additional steel rods from the roof edge.
9. The proposal is considered acceptable in terms of policy CS18 of the Core Strategy 2026, CP1, CP6, CP8 and CP10 of the Oxford Local Plan 2001-2016 in that it respects the character and appearance of the area and creates an appropriate visual relationship with the form, grain, scale, materials and details of the site and the surrounding area.

Sustainability

10. Policy CS9 of the OCS sets out a commitment to optimising energy efficiency through a series of measures including the utilisation of technologies that achieve Zero Carbon developments. A key strategic objective in the Core Strategy seeks to maximise Oxford's contribution to tackling the causes of climate change and minimise the use of non-renewable resources. The development falls below the size threshold where a full Natural Resource Impact Analysis (NRIA) is required.
11. Nevertheless energy use can be reduced by appropriate siting, design, landscaping and energy efficiencies within the building. New developments, including conversions and refurbishments, will be expected to achieve high environmental standards. The proposal incorporates many energy efficiency features accordingly, including the following.
 - Thermally efficient construction with high degree of air tightness.
 - High levels of natural light
 - High efficiency boilers with potential to use ground source heatpumps
 - Brisesoleill to minimise overheating to south facing glazing

- Rainwater harvesting and grey water harvesting from water sampling to flush toilets
- North facing rooflights to generate high levels of natural light to first floor space
- South facing PV installation on rooflights to generate renewable energy
- Opportunity to utilise existing pool water in heat recovery system
- Potential Heat Recovery from ventilation system and extract from changing, kitchen and laundry areas

Archaeology

12. This site is of interest because it is located close to a number of findspots that suggests the presence of a dispersed Anglo-Saxon cemetery in the vicinity and close to parch marks suggesting prehistoric activity.
13. The National Planning Policy Framework paragraph 126 states that Local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF Paragraph 128)
14. In this case, there is insufficient information to establish the significance of the heritage assets at this site. Officers would therefore request that, in line with the advice in the NPPF, the applicant be required to submit an archaeological desk based assessment for this site. Subject to the results of the desk based assessment and clarification of any physical site constraints further archaeological field evaluation may be required prior to the determination of this application.
15. We have received an interim archaeological statement from Archaeology Warwickshire (2014) that provides a note on observations made during the excavation of geotechnical test pits at the school. No significant remains were recorded in these small interventions. Officers have also undertaken a site visit and note that the existing astro-turf pitch of the footprint of the new development forms a physical constraint to pre-determination evaluation.
16. In this case, bearing in mind the site constraints and the character of the available archaeological information, Officers would request that, in line with the advice in the NPPF, any consent granted for this development should be subject to condition requiring an archaeology evaluation as the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including prehistoric and Anglo-Saxon (Local Plan Policy HE.2).

Community Infrastructure Levy

17. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. CIL applies to developments of 100 square meters or more, or to new dwellings of any size. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities. CIL is being brought in by councils across the country, although each local council has the ability to set the actual charges according to local circumstances. CIL is non-negotiable and payable on commencement.
18. In this case CIL has been calculated to be £18,860.

Conclusion:

19. Officers are minded to recommend committee approve 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 planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

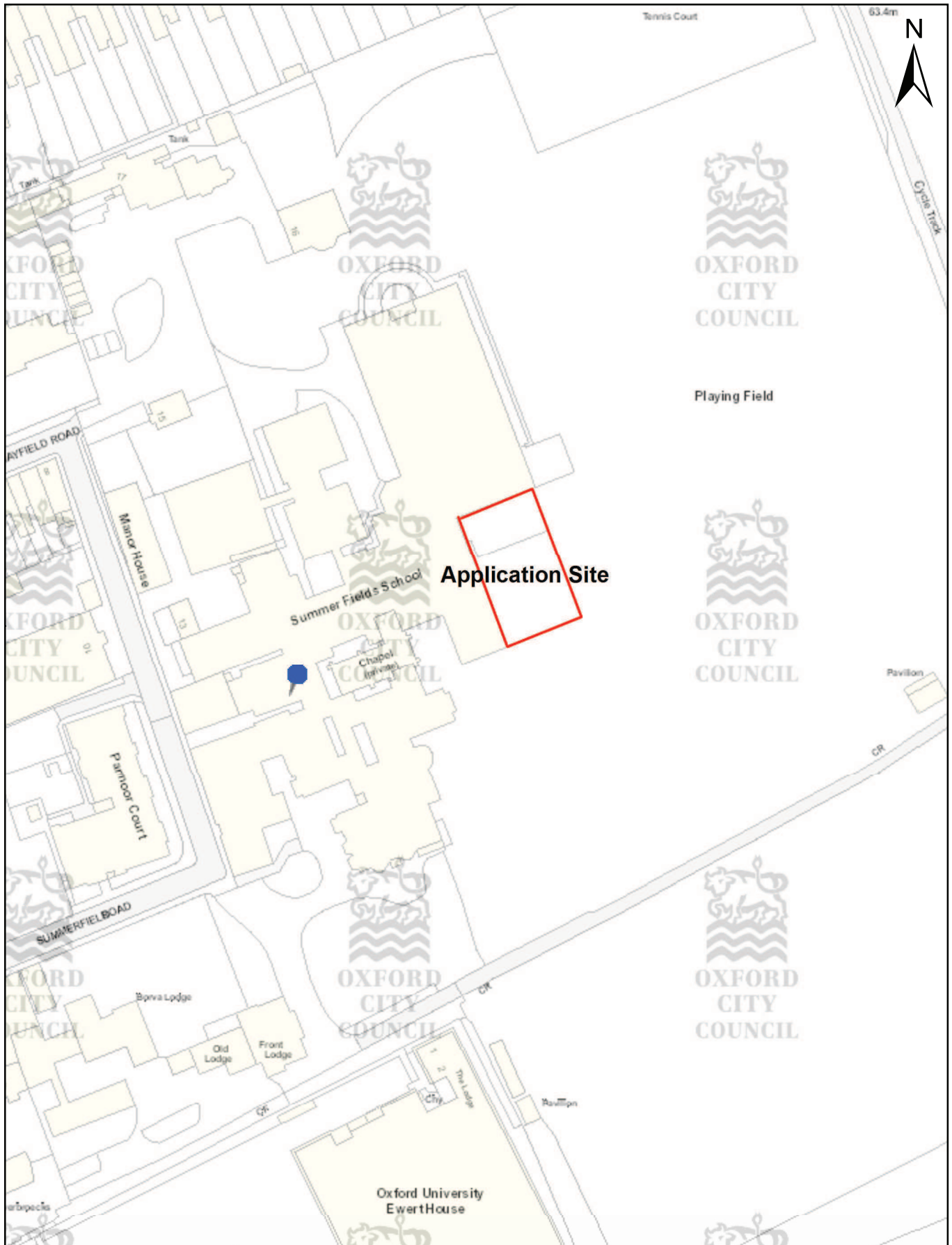
Background Papers:

Contact Officer: Lisa Green

Extension: 2614

Date: 5th March 2014

Appendix 1 13/03393/FUL Summer Fields School



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

0 10 20 30 40
Metres

Date: 05/03/2014

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West Area Planning Committee

-18th March 2014

Application Number: 14/00181/FUL

Decision Due by: 21st March 2014

Proposal: Erection of a two storey building to provide 1 x 3-bed dwelling and 2 x 2-bed flats. Provision of car parking, bin and cycle storage and private amenity space.

Site Address: Land Adjacent to 9 Plough Close (Site plan at Appendix 1)

Ward: Wolvercote

Agent: Asset Max Ltd.

Applicant: Mr Tariq Khuja

Application Called in – by Councillor Gotch, supported by Cllrs Jones, Fooks and McCready-
for the following reasons – Overdevelopment to the detriment of residents and the locality

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

1. The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
2. Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted. The proposal is considered to form an appropriate visual relationship with the surroundings including the adjacent Conservation Area and does not significantly impact on neighbouring amenity or highway safety or any other material considerations. As such the proposal complies with policies CP1, CP6, CP8, CP9, CP10, CP11, CP22, TR3, HE2, HE7, HS19 and HS21 of the Adopted Oxford Local Plan 2001-2016 and policies CS2, CS18 of the Oxford Core Strategy and policies HP9 .HP12, HP13, HP14, HP15 and HP16 of the Sites and Housing Plan.

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 Remove Permitted Development
- 4 Materials
- 5 Landscape plan required
- 6 Landscape carried out after completion
- 7 Boundaries
- 8 Visibility splay
- 9 cycles
- 10 Refuse storage
- 11 Sustainability
- 12 Parking area
- 13 Additional windows
- 14 Obscure glazing

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP9** – Creating places
- CP8** - Design Development to Relate to its Context
- CP11** – Landscaping
- CP10** - Siting Development to Meet Functional Needs
- CP22** - Contaminated Land
- TR3** - Car Parking Standards
- HE7** - Conservation Areas
- CP11** - Landscape Design
- HE2** - Archaeology
- HS19** - Privacy & Amenity
- HS21** - Private Open Space

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS18_** - Urban design, town character, historic environment

Sites and Housing Plan

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

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

11/00722/FUL – Erection of 2 x 3 bed houses. Approved.

10/01558/FULL – Erection of 3 houses (1 x 2 bed and 2 x 1 bed) Withdrawn.

Representations Received:

None received

Statutory and Internal Consultees:

Highways Authority – No objection subject to conditions.

Archaeology- No further archaeological evaluation work required.

Issues:

- Principle of Development
- Balance of Dwellings
- Design
- Private amenity space
- Impact upon adjoining properties
- Highways and Parking
- Archaeology
- Sustainability

Officers Assessment:

Site Location and Description

1. The site is currently vacant and comprises an area of approximately 0.05ha. It was formerly occupied by a Water Treatment Station, which has been demolished. The land is mostly laid to hardstanding, surrounded by a mix of boundary walls, and fencing.
2. The site fronts onto Wolvercote Green to the west whilst it is enclosed by residential properties to the north and east (Plough Close) and to the south by a two storey development, which is currently under construction, comprising three No. one bedroom flats and undercroft garaging for three cars and two No. three bed semi-detached dwellings (13/02259/VAR). To the south east are two storey properties in Ulfgar Road. Further to the north of the site beyond the properties in Plough Close are more traditional two storey Victorian houses fronting Wolvercote Green.

3. The site is accessed via a public footpath from Wolvercote Green with vehicular access obtained via Ulfgar Road.
4. The adjacent Common is included within the Green Belt with the Wolvercote/Godstow Conservation Area also abuts the site.

Proposal

5. Planning permission is sought for the erection of a two storey building to provide 2 No. two bed flats on the frontage facing Wolvercote Green and an attached three bedroom dwelling at the rear.
6. The flats would each have a private amenity area with bin and refuse stores to the north with a private garden serving the house sited at the rear (east).
7. Parking would be provided for four cars within the south east part of the site.

Principle of Development

8. The site constitutes previously developed land and the principle of residential development has already been established by virtue of an extant planning permission for two No. three bed dwellings (ref.11/00722/FUL).

Design and Layout

9. The surrounding area comprises a mix of single storey and two storey buildings of varying styles and roof heights. However, whilst the properties in Plough Close are single storey the dominant form is two-storey. Furthermore, the construction of the flatted development immediately to the south of the site and forward of the building line of the proposal represents a significant material consideration in terms of the scale of the surrounding built form.
10. The submitted elevation plan includes a streetscene drawing comparing the height of the proposal to its surroundings. Whilst being 1.1m higher than the extant permission it is noted that the proposed ridge height would still be lower than that of the development under construction to the south and also lower than No's 56-58 Wolvercote Green. The proposed hipped roof design would reflect the roofs on other nearby properties.
11. Although the proposed development would be higher than those properties within Plough Close the design of those dwellings does not replicate the general form and massing of development within the area, which is in general full height two storey, being further emphasised by the new development to the south.

12. Policies CP1 and CP8 of the Local Plan as well as policy HP9 of the SHP require new buildings to relate to their setting to strengthen, enhance and protect local character. Policy CP8 states that planning permission will only be granted where the siting, massing and design of proposed development creates an appropriate visual relationship with the form, grain, scale and materials evident in the surrounding area.
13. The proposed building line of the development would be forward of 7-9 Plough Close. However, those properties similarly step forward of the houses to the north, whilst the new development to the south would step forward of the proposed development. As such the siting of the building in terms of its building line is a logical continuation of the stepped building line.
14. The proposed development, whilst deeper than that approved would in part be mitigated by the fact that it would not be as wide, with a greater space around the building than that previously approved.

Impact on the Conservation Area

15. Although the site is not located within the Wolvercote with Godstow Conservation Area it does nevertheless abut the south east corner and the open space forming part of Wolvercote Green. However the Conservation boundary excludes the buildings to the north of the site up to The Plough Public House and as such the importance of this part of the Conservation Area is related more to the open space and landscaping that encloses Wolvercote Green.
16. The important views around the site are the mature trees screening the canal and railway line and distant views back towards the Plough Public House from the footpath, all of which would remain unaffected.
17. The site itself is currently derelict with no trees and with a high brick wall facing Wolvercote Green with fencing above. The existing site does not therefore positively contribute to views from the Conservation Area and would benefit from some landscaping and from a lower boundary wall, opening up the site frontage and better relating to the open space beyond.
18. The proposed buildings are indicated as being facing brick and concrete tiles to match the neighbouring properties at 1-9 Plough Close. Such a finish would also reflect that of the new development to the south. Given that the site is abutting rather than within the Conservation Area and is more closely associated with the more modern properties surrounding it. A condition requiring samples of materials would be necessary to ensure an appropriate finish.
19. Overall, the proposal is considered acceptable as it would not adversely affect the adjacent Conservation Area or its surroundings.

Internal Layout and Private Amenity Space

20. Policy HS21 of the Local Plan states that planning permission will not be granted for development proposals involving residential uses where insufficient or poor quality private open space is proposed.
21. The ground floor flat would have 2 bedrooms, and a kitchen/living room with a large window at the front offering attractive views towards the adjacent open space. A kitchen door would provide direct access to a private outdoor amenity area of approximately 25sqm.
22. The first floor flat would have two windows on the front elevation serving the lounge/kitchen, with an obscure glazed window to the north side, to prevent overlooking of the amenity space serving the ground floor flat. Access to a private amenity area of approximately 20sqm, including provision for refuse storage and cycles would be via a path at the front. It is considered that both flats would have an acceptable level of internal and external accommodation.
23. The attached dwelling at the rear would have a separate pedestrian access from the south of the site. It would comprise a kitchen living room and study on the ground floor. Whilst the study window would be narrow it would nevertheless be full length and considered sufficient for what would be a relatively small room. The first floor has been designed to avoid rooms at the rear which would overlook properties in Plough Close whilst providing adequate light into each room.
24. A large amenity area exceeding 100sqm would be provided at the rear to serve the three bed dwelling with direct access from within the house.
25. In addition to the private amenity space the occupants of each property would benefit from the close proximity to the public open spaces of Wolvercote Green and Wolvercote Common.

Impact upon Adjoining Properties

26. The Council seeks to safeguard the amenities of the occupiers of properties surrounding any proposed development. The Local Plan states in Policy HS19 that permission will only be granted for development that adequately provides for the protection, and/or creation, of the privacy or amenity of the occupants of the proposed and existing residential properties. This will specifically be assessed in terms of potential for overlooking into habitable rooms, sense of enclosure, overbearing impact and sunlight and daylight standards. Policy CP10 also states that any new proposal should safeguard the amenities of existing properties surrounding any proposed development.
27. The proposal has been designed with a fully hipped rear projection being set down from the main ridge and with no windows in the first floor rear elevation. The building would be located 13m from the rear of No's 1-4 Plough Close, which are single storey and have small rear gardens enclosed by a 2.0m high

wall. It is considered that the separation distance is acceptable and that no undue loss of light, privacy and amenity would result to the properties at the rear.

28. No. 9 Plough Close, immediately to the north, beyond the footpath, has no flank windows. The private front garden would not be overlooked by any windows and whilst a window is proposed in the north elevation of the rear dwelling this would be an obscure glazed window serving a bathroom.

29. The north facing elevation of the new development to the south (ref.11/00349) has only secondary windows. It is not considered that the siting of the proposed building at 9m and the location of the south facing windows would adversely impact on the privacy or amenity of the future occupants of the adjacent development.

Parking Provision

30. The provision of four parking spaces for the proposed two No. 1 bed properties and one No. 3 bed house is considered appropriate, and in addition suitable provision is made for secure cycle storage within the amenity areas of each unit.

31. The Highway Authority have raised no objections to the proposal, subject to conditions. The parking layout allows for adequate pedestrian access to the new and existing property.

Archaeology

32. The site is located 120m east of a Scheduled Ancient Monument at Port Meadow, where extensive prehistoric landscapes of funerary monuments and field systems are recorded. The proposal is accompanied by an archaeology evaluation report and which the Council Archaeologist considers acceptable.

Sustainability

33. The site lies in a sustainable location within easy reach of shops, services and public transport links. The proposal constitutes a sustainable form of development that would make more efficient use of an existing redundant brownfield site.

34. The design and access statement submitted with the application states that where possible the development would use sustainable materials and those with low VOC emissions. It is also proposed to utilise energy saving devices and to where possible exceed Building regulations sustainability requirements.

Other matters

35. Community Infrastructure Levy (CIL): The levy is a standard charge on new development. The amount of CIL payable is calculated on the basis of the

amount of floor space created by a development. The proposal would be liable for a CIL payment should permission be granted. The CIL payment has been calculated at £19,520.

Conclusion:

36. On the basis of the above the proposal complies with the aims and objectives of the National Planning Policy Framework and the relevant Local Plan, Core Strategy and SHP policies and therefore officer's recommendation to the Members of the West Area Planning Committee is to approve planning permission.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

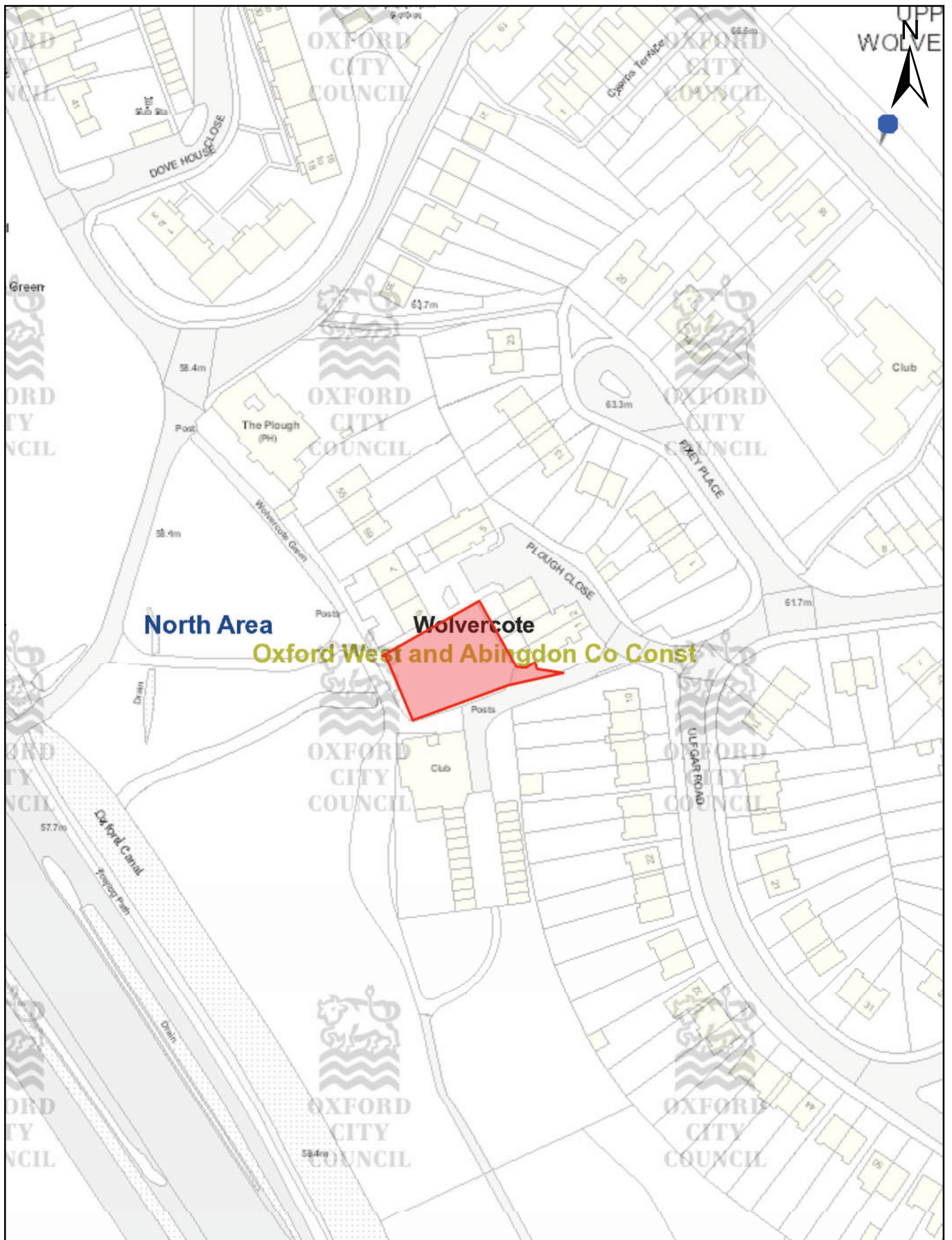
Background Papers:

Contact Officer: Mark Spragg

Extension: 2069

Date: 19th February 2014

Appendix 1 - 9 Plough Lane



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West Area Planning Committee

11th March 2014

Application Number: 13/03355/FUL

Decision Due by: 10th February 2014

Proposal: Erection of single storey side extension, extensions at basement level. (Additional Information)

Site Address: 5 Farndon Road and 19 Warnborough Road Site plan
Appendix 1

Ward: North

Agent: Berman GuedesStretton

Applicant: Mr Craig Burkinshaw

Application Called in – by Councillors – Fry, Pressel, Upton and Campbell for the following reasons – overdevelopment and to ensure that this sizable development involving two corner sites is heard before committee

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 2 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.
- 3 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Construction Traffic Management Plan
- 5 No weekend working/construction
- 6 Arch - Implementation of programme - Prehistoric and Roman remains,
- 7 Ground resurfacing - SUDS compliant
- 8 Landscape plan required
- 9 Landscape carried out after completion
- 10 Tree Protection Plan (TPP) 1
- 11 Arboricultural Method Statement (AMS) 1
- 12 Flat not to be used as separate unit

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- HE2** - Archaeology
- HE7** - Conservation Areas
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees
- CP19** - Nuisance
- CP21** - Noise

Core Strategy

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

Sites and Housing Plan

- HP9_** - Design, Character and Context
- HP14_** - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework (NPPF)

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.
- 11/02455/CND - Details submitted in compliance with conditions 3, 4, 6 and 7 of planning permission 11/02455/FUL. PCO.
- 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.
- 13/00180/CND - Details submitted in accordance with conditions 3 (exterior materials), 4 (archaeology) and 9 (trees) of planning permission 13/00180/FUL. PER 13th November 2013.

Representations Received:

4 Farndon Road, 3 Oxford, 21 Farndon Road, 2 Farndon Road, 93 Kingston Road (St Margarets Area Society), 22 Warnborough Road, 25 Farndon Road, 14 Farndon Road, 22 Farndon Road, 18 Farndon Road, 18d Warnborough Road, 23 Warnborough Road, 19 Farndon Road, 21 Warnborough Road, 6 Farndon Road, 13 Warnborough Road, 23 Farndon Road, 9 Abbey Road,

Summary of Comments

- Access/Effect on traffic
 - Traffic and parking difficulties
 - A prohibition on Saturday working would be more in keeping with the residential environment in which this work is to be carried out
 - Traffic management, does nothing at all to reassure us about the noise, dirt and inconvenience that we would have to endure should this project go ahead
 - The reassurances about work on Saturdays are entirely unconvincing
- Amount of development on site
 - Granting permission to this large project in an area where there is already over-development would set a worrying precedent.
 - Gross overdevelopment of an inappropriate scale, excessive and inappropriate
 - This amalgamation of two houses with the enormous basement extension represents gross overdevelopment on a relatively small footprint.
 - Loss of family dwelling by merging the two properties
 - Three new consultants' reports submitted by the applicants in response to previous comments do not address the fundamental questions of over-development and incongruity with the Victorian design of the two semi-detached houses
- Effect on adjoining properties
 - Would involve excavation onto our property, the temporary loss of walls, flowerbeds and our shed / bike store

- Development being structurally dangerous in a street of houses with shallow foundations, and built on a gravel base
- The development is un-neighbourly projected to last for 15 months
- The drainage system in the current proposed plans seems undefined but is vitally important to surrounding properties
- Noise and disturbance
 - Works would cause a great deal of disturbance and inconvenience over a long period.
 - A detailed survey of potential noise pollution in the long-term be carried out as a requirement of planning permission
 - No tight controls have so far been put in place for not allowing any, never mind noisy, building works on Saturday mornings
 - The noise report clearly accepts that attenuation of the noise that would otherwise be produced by the equipment for venting the swimming pool will be required
- Effect on character of area
 - The proposed modern bay window on ground floor extension jars with Victorian gothic and should be redesigned to fit in with the character of the house and street
 - Permanent loss of two mature trees
 - The removal of several trees whose maintenance was a condition of the previous application seems unnecessary
 - The proposed landscaping project is horticulturally questionable because the basement guest suite extends almost to the perimeter of this side of the property leaving a root space where natural root growth may undermine the integrity - over time - of the proposed guest suite basement structure and indeed may not grow to maturity.
 - Extension is out of keeping with the architecture and spirit of the conservation area
 - Previously approved extension preferable
 - The proposed extension is designed to be a firm modern architectural statement.
- General dislike or support for proposal
 - No aesthetic objections to the plans
 - Removal of existing garage welcomed
- Effect on pollution
 - Concerned about the noise and chemical pollution resulting from the subterranean swimming pool
- Other
 - Local plan policies
 - Effect on existing community facilities
 - Flooding risk
 - Not enough info given on application
 - Local ecology, biodiversity
 - Architects and contractors experience in this scale and type of

- development should be investigated.
- The applicants be required to indemnify the council against potential damage directly as a result of the proposed works to public amenities in the street
- No part of the property, including gym/swimming pool be used commercially
- One bedroom in the proposed plans has no natural light will the council take view whether this is against building regulations
- May be simply the precursor to the creation of a small hotel, or other commercial property

Statutory and Internal Consultees:

Oxford Civic Society: Combining the two dwellings creates a single dwelling of enormous proportions in comparison with its neighbours; granting consent would set a precedent for such developments and the consequent changes in the character of the area; basement extension constitutes overdevelopment and would contribute to a change in the character of the property; basement would necessitates the removal of mature trees of varieties which would be irreplaceable; limited soil depth compromises the landscaping; no assessment on the impact on below ground hydrology; large number of traffic movements associated with the development; potential damage to residential streets; air pollution; the development has the effect of reducing the availability of residential accommodation.

Oxfordshire County Council Environmental Services: The extension is to be drained using SuDs methods so that the discharge from the development is not more than green field run off. Additional hardstanding or driveway is to be constructed of porous materials.

Oxford Architectural and Historic Society Victorian Group: We are aware that the principle of creating one house out of these two has been accepted, but we greatly regret it, as it is entirely out of character with the North Oxford Conservation Area, and sets a most unfortunate precedent; replacement of the windows on the western section of the north elevation is an unjustifiable alteration to the existing house; design of extension is unacceptable; loss of trees; this application cannot conceivably be said to enhance the Conservation Area. Rather, it shows a sad contempt for its character.

Oxford Preservation Trust: What is presented is on a scale not previously envisaged in the North Oxford Conservation Area around Farndon and Warnborough Roads and suggests a misunderstanding of what constitutes the character of the neighbourhood. In its disregard for the size and setting of the other houses in the area; inappropriate treatment of boundaries; out of proportion to its surroundings;

Highways Authority: This application should be granted but the suitable conditions

Determining Issues:

- Design
- Residential Amenity
- Trees

- Archaeology
- Contaminated Land
- Highway Issues
- Sustainability/Drainage
- Other
- Community Infrastructure Levy

Officers Assessment:

Site Description

1. The application site lies on the corner of Farndon Road and Warnborough Road and comprises two houses which have been converted into a single dwelling house (this in itself does not require planning permission). They were originally a pair of three storey Victorian semi's. To the front is a low red brick wall with mature planting behind.

Proposal

2. The application is seeking permission for a single storey side extension and a basement extension. The basement wraps around three sides of the dwelling and extends up to the southern boundary and will include light wells.
3. The property is to be re-modelled internally along with the reconfiguration of some of the windows. Both these operations do not require planning permission. The existing single garage will be removed. The existing porches are to be removed and re-instated once works have been completed.
4. The proposed materials are a palate of Oxford yellow brick, zinc and glazing and a condition can be added to seek samples to ensure quality and acceptability.
5. The main access to the property is off Farndon Road where a drive way currently exists. The proposals retain the same width access opening and location onto Farndon Road.
6. As part of the landscape works a small structure constructed from brick, timber and zinc is to be built to house the wheelie bins and a covered space for 3 bicycles.

Background

7. Planning permission was granted in 2011 (ref. 11/02455/FUL) for a side extension and for a basement under the frontage. At the time of this permission no.19 Warnborough Road was not in the same ownership so the proposals only related to no. 5 Farndon Road. The basement extension was 195m² gross internal area.

8. Subsequently planning permission was granted on 21st March 2013 (ref. 13/00180/FUL) for a single storey side extension and creation of basement extension. The basement was 235m² gross internal area. This permission related to the combined property and remains extant.

Assessment

Design

9. Policy CS18 of the Core Strategy (CS) states planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 of the OLP and HP9 of the SHP.
10. Policy CP1 states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy HP 9 states planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features and the form, layout and density of the scheme make efficient use of land whilst respecting the site context and heritage assets and the development exploits opportunities to sustain and enhance the significance of heritage assets, and makes a positive contribution to local character and distinctiveness
11. The proposal also lies within the North Oxford Victorian Suburb Conservation Area. Policy HE7 of the OLP states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their settings
12. 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.
13. Farndon Road is still dominated by its original large Victorian houses and has an open and spacious character, to which the gaps between the buildings make a significant contribution. Much of the gap between 5 Farndon Road and 4 Farndon Road to the east is occupied by a single storey flat roofed garage attached to the side of No. 5 by a screen wall.
14. The proposed extension would be single storey and would preserve the gap between no's 4 and 5 Farndon Road, allowing for views through to the rear gardens which is a key characteristic and defining feature of the North Oxford Victorian Suburb conservation area.
15. The proposed extension is contemporary in style rather than a pastiche style as previously approved under 13/00180/FUL. It is simple in form but continues the horizontal emphasis of the existing property and retains a bay window. A significant difference to the approved scheme is the roof which is

sloping and “saw toothed” in form. However it is predominantly hidden inside views due to its location between no. 4 and 5 Farndon Road. The proposed extension would be viewed as a new addition and part of the evolution of the property rather than as an imitation of the existing dwelling.

16. The basement by its very nature would not be visible within either the public or private domains once it is completed, and would not therefore have an impact on the setting of the conservation area. The only visible signs will be the light wells. At 363sq m the basement as now proposed is some 128sq m larger than that previously approved.
17. The main above ground elements of the proposal are the side extension and the bike/bin store which when compared to the plot as a whole are relatively small..

Residential Amenity

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 would not project out further 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 are no other affected windows on the side elevation. In this respect the proposal is considered to comply with policy HS14 of the SHP.
20. There is a flat proposed within the basement. This is to be for guests only and has access to the rest of the property both internally and externally. A condition can be added to ensure it is not used as a separate unit of accommodation and is not rented or sold.

Trees

21. The proposal includes creation of a large basement level broadly similar in scale to that of the previous scheme. It is acknowledged that all the trees on the site, except the copper beech (T9) would be lost as a direct impact of the proposal. These and other trees and vegetation on the site cumulatively have a positive visual impact upon the existing street scene and to the character of the conservation area. However the general condition of the tree stock is not high. This is due to their advanced age, and their useful future life potential is therefore generally quite low, (e.g. the purple leaf plum with characteristic crown rot associated with old age).

22. Nevertheless the proposal represents a significant impact to existing landscape features and street scene in the short term. Acceptability of the scheme therefore relies upon the design and practical implementation of proposed landscape re-modeling providing adequate mitigation for this impact over the medium to long term. In response to previous concerns regarding the adequacy of soil volumes for replacement planting within proposed raised planters, the applicants have carried out significant additional research and have increased the total soil volume available. Similarly the applicants have followed officers' advice by researching the species selections, so as to be more appropriate for the vernacular of the North Oxford Conservation Area, and this detail is now considered to be acceptable.
23. The copper beech (T9) is obviously at potential risk from indirect (inadvertent) development impacts related to the constricted nature of the property as a construction site. The proposal now includes a Tree Protection Plan (TPP) demonstrating how T9 could be successfully retained during construction; and a services plan showing utility runs avoiding the tree's root protection area. This information provides evidence of a realistic prospect for adequate tree protection during construction, which can be secured through conditions if permission is granted.
24. The proposal involves the removal of most of the site's vegetation and this will have an immediate harmful effect on the appearance of the street scene. However the replacement planting proposed would be sufficient mitigation for this harm and offers potential net gains to the street scene in the medium to long term. Officers are therefore able to support the proposal in reference to tree and landscape policies within the Local Plan.

Archaeology

25. This site is of interest because of its location on the Oxford gravel terrace (Upper Thames second gravel terrace). Aerial photographs and evidence from archaeological excavations have demonstrated the presence of an extensive prehistoric ritual and agricultural landscape across the terrace, involving Neolithic/Bronze Age ritual and funerary monuments and Iron Age /Roman agricultural field systems and settlement. Evidence for burials of Neolithic and Roman date have been identified within a 250m radius of the application site.
26. The National Planning Policy Framework states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment is required having regard to the scale of any harm or loss and the significance of the heritage asset. Where appropriate local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
27. In this case, bearing in mind the scale of the proposed works, officers would

request that, in line with the advice in the NPPF, any consent granted for this development should be subject to a condition securing the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority as the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Prehistoric and Roman remains. A condition is suggested accordingly.

Contaminated Land

28. Environmental Development officers have reviewed the application and have no comments or objections to the proposal on contamination grounds.

Highway Issues

29. After careful evaluation of the proposals and the noting the subsequent comments made by the local residents, the Highway Authority has recommended a Construction Traffic Management Plan (CTMP) as it is likely the proposal will result in a number of works vehicles attending the site including various other construction matters which the CTMP will cover.
30. A condition can be added to ensure no work/construction takes place at the weekends to protect the amenity of the neighbouring properties and this can also include time restrictions during the week.

Sustainability/Drainage

31. The property would be thermally upgraded and boilers replaced by more energy efficient units while under-floor heating utilising low temperature hot water would also be incorporated wherever practicable.
32. In addition the warm air within the pool hall would go through a heat recovery process, which recovers 95% of the heat. Heat exchange takes place between the warm moist out-going air and the cooler incoming fresh air as part of the integrated air handling system. There would be no odour to the exhaust air which would dissipate warm clean fresh air (i.e. non-toxic) into the atmosphere.
33. There is a requirement for a SUDS type drainage system to the car parking area and because this element is located on the roof of the basement the proposal is to collect rainwater in gullies but to then discharge it to the ground via a linear soakaway that runs along the perimeter of the basement construction. The rainwater system has been designed to collect in a rainwater collection tank that feeds the garden irrigation system.

Other Matters

34. Many of the issues raised by concerned neighbours fall within the remit of other legislation, in particular Building Control, such as the structure itself (a

consultant structural engineer would be employed for this type of development); excavations; fires safety; means of escape; resistance to moisture, tanking, membranes; acoustic separation; ventilation/plant; drainage; and boiler extraction.

35. The swimming pool water would primarily be cleaned using ultra violet light and filtration, in conjunction with a non-chlorine disinfectant to balance PH levels, creating an environment similar to swimming in a fresh water pool. The water would be circulated and would be odourless with no chemical smells.
36. Excavation into/on adjoining properties is a matter for resolution through the Part Wall Act.
37. Any noise, disturbance etc during the construction phase would be exercised via Environmental Development controls. It is recommended however that a condition be imposed prohibiting work on site at weekends and Bank Holidays. An informative can also be added to encourage compliance with the Considerate Contractors Scheme.

Community Infrastructure Levy

38. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. CIL applies to developments of 100 square meters or more, or to new dwellings of any size. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities. CIL is being brought in by councils across the country, although each local council has the ability to set the actual charges according to local circumstances.
39. The latest CIL regulations came into force on 24th February 2014 and now include exemptions including those building their own homes, extending existing ones or building residential annexes. Any householder who wishes to benefit from these new exemptions will need to submit a claim form to the City Council before commencing development, and we will have to grant the exemption if certain criteria are met.

Conclusion:

40. Whilst it is recognised that the application is both unusual and ambitious in its vision, upon its completion its impact on the immediate environment and on the conservation area is not such as to warrant refusal of planning permission. Moreover controls can be put in place to control any un-neighbourly impacts from construction work. Committee is recommended to approve the application accordingly, subject to the conditions listed.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

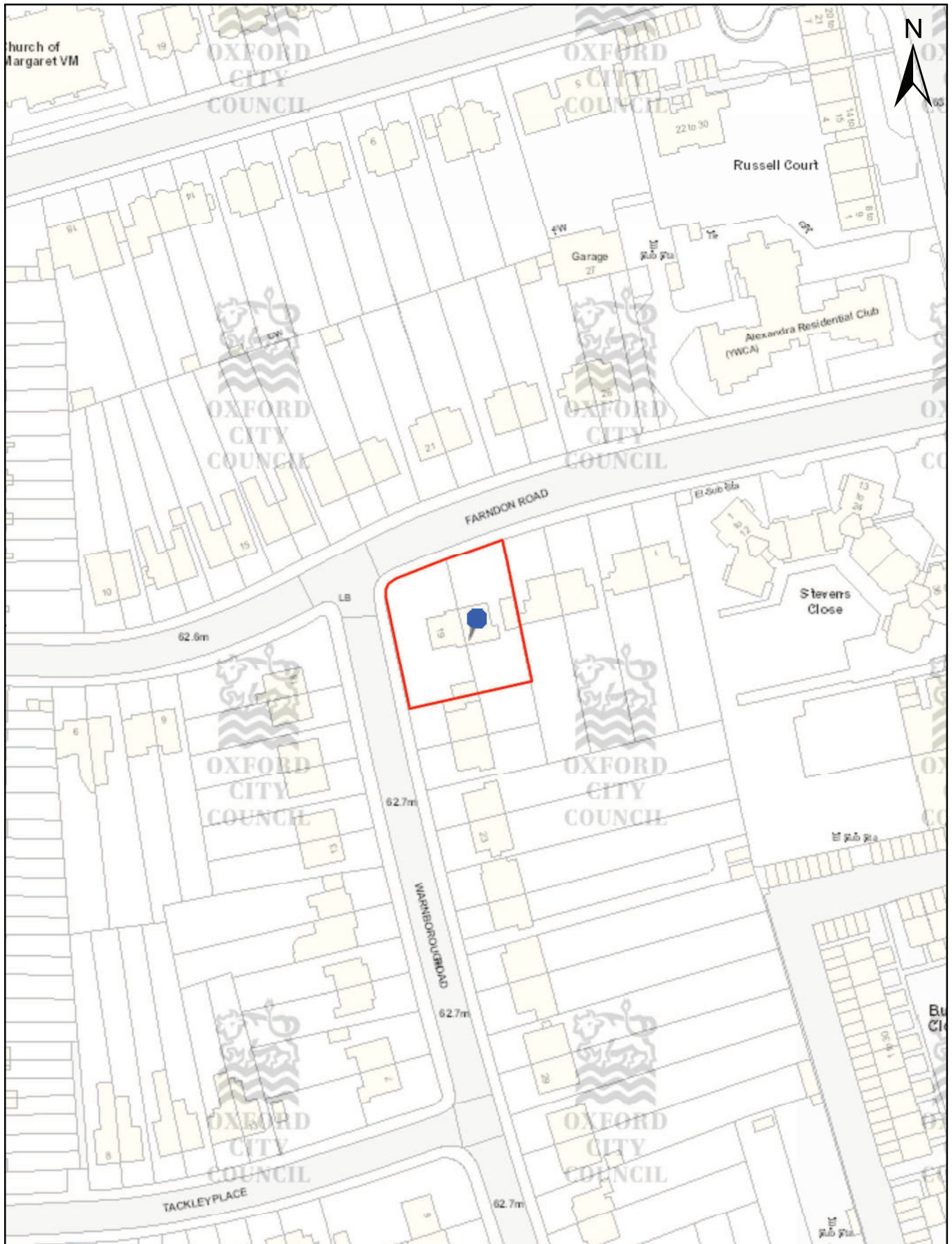
Background Papers:

Contact Officer: Lisa Green

Extension: 2614

Date: 6th March 2014

Appendix 1 13/03355/FUL 5 Farndon Road



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Metres

Date: 07/03/2014

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Planning Services Improvement Action Plan

Recommendation: Committee is asked to note the Action Plan attached.

1. At the WAPC meeting on 11th February 2014 officers promised to bring to Committee an Action Plan flowing from Roger Dudman Way Review Independent report from Vincent Goodstadt.
2. Attached to this report is the Action Plan. This has been titled the “Planning Services Improvement Action Plan” because the actions are pertinent to the whole of the Planning Service. For the same reason it is considered necessary to present this Action Plan to both Area Committees.
3. Officers have promised that a small Steering Group would be established to oversee the implementation of the Action Plan and to hold the Head of City Development to account for its progress. In agreement with Councillor Colin Cook, the City Development Executive Board Member, it is agreed that the steering group will be made up of himself with David Edwards the Executive Director for City Regeneration and Housing and Vincent Goodstadt.
4. The Action Plan lists each of the 6 principle recommendations from the Independent Report. Each recommendation is expanded in the Action/Programme column to identify the specific actions necessary to implement the main recommendation. Information is also provided in the Plan on the action owner and proposed timescale for implementation.
5. The Action Plan also includes a number of extra actions not listed in the Independent Report but which are considered to be important to include as they enable the principle recommendations to be fully implemented and so are also included within the Plan.

Appendices

- Planning Services Improvements Action Plan.

Background Papers: none

Contact Officer: Michael Crofton Briggs

Extension: 2360

Date: 28th February 2014

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Planning Services Improvement Action Plan

Flowing from Roger Dudman Way Review, but includes extra actions

Small Steering Group

Councillor Colin Cook Panel: Colin Cook, David Edwards and Vincent Goodstadt.

In attendance: Michael Crofton Briggs, Niko Grigoropoulos

The independent review confirms that the City Council met its statutory obligations in handling the planning application. However, there are recommendations on embedding best practise. There are six principal sets of recommendations:

43

Recommendation	Action / Programme *	Owner	Milestone	Progress/Achievement
1. Planning Procedures				
Improving the clarity of the informal and formal liaison arrangements and the documentation of the pre-application process;	<p>Para 56. SLA with University to strengthen – clear documentation what material presented and what comments made. Improving clarity of the informal and formal liaison arrangements and the documentation of the pre-application process.</p> <p><i>Set up a meeting to create an action plan</i></p> <p><i>Review of current service level agreement with the University of Oxford.</i></p> <p><i>Review of current internal procedure guidance, to confirm documentation of the pre-application process.</i></p>	MHancock CGolden & AMurdoch	30 April 14	

* In Action / programme column normal text extracted from V Goodstadt report and italic text represents extra actions.1

	<p><i>Include in internal guidance the process to secure Design Review by the Oxford Design Review Panel.</i></p> <p><i>Consider a triage stage: with each pre-application request, allocate a category or type which determines level or amount of resource, audit, clarity, processes.</i></p> <p><i>Implement the BPI pre-application procedure. CG and AM have started working on templates. Need to update these and start using them. CG and AM to assist MH.</i></p>			
Providing a clearer auditing regime of the submitted documents against the requirements in the published guidance in the registration process on major applications;	<p>Para 58. Clear audit at validation of documents submitted for major applications against requirements.</p> <p><i>New Internal procedure guidance, training and implementation.</i></p> <p><i>Take what is done already and document this, so it can be in idox to be seen. If a discretionary document explain this. Also process to go back and keep audit up to date as other information is submitted.</i></p> <p><i>Carry out a review as to whether any further minor changes are required.</i></p>	NGrigoropoulos	30 April 14	

A review the EIA-related procedures	<p>Para 66. Review EIA procedure i. advice in pre-application, ii. Quality of forms and documentation used, iii. Training and briefing of officers in respect of Screening process.</p> <p><i>Fresh review, update of guidance and officer training.</i></p> <p>Plain English training here. The Friends of the Earth 2005 campaigners' guide is helpful in this respect (see attached):</p> <p>http://www.foe.co.uk/resource/guides/environmental_impact_asses1.pdf</p>	MMorgan	30 June 14	Initial improvements made autumn 2013
EXTRA: external accreditation	<p><i>Investigate which planning authorities have done this and what advice is available from national organisations such as PAS..</i></p> <p><i>Initial analysis of 'what it out there' from V Goodstadt.</i></p> <p><i>Scope out project, what help needed</i></p> <ul style="list-style-type: none"> • <i>Project plan</i> • <i>Action Plan</i> 	NGrigoropoulos/LGodin	30 Sept 14	
EXTRA: Review of how we organise the electronic application file. Data management	<p><i>Devise guidance on data management, initially for application files. To aid audit, retrieval and clarity.</i></p> <p><i>Proposal could be to put data in sub-sections that relate to the stages in the process in IDOX (pre-app; submission, consultation, negotiation, changes, committee report, decision, compliance with conditions.).</i></p>	MArmstrong/CGolden Support from LGodin	30 Sept 14	

	<p><i>Label each piece of data better.</i></p> <p><i>Potential for external advice and help needed.</i></p> <p><i>To include all sections including Heritage, photos, etc.</i></p>			
2.Consultation Processes.				
Further development of pre-application guidelines:	<p>Para 91. Best practice – resource intensive, so most appropriate for majors.</p> <p>Para 98.</p> <ol style="list-style-type: none"> 1.Allow more time between project inception and the proposed commencement date 2.Engage other appropriate parties (including members) in pre-application discussions, and not just officers; 3.Provide opportunities for presentations and briefings to members; 4.Encourage a two-stage consultation on major applications ; and 5. Set down clearer guidelines on the desired documentation. <p><i>Workshop or brainstorm to explore options and best approach.</i></p> <p><i>Prepare internal procedure guidance</i></p> <p><i>Consider how best to persuade prospective applicant the value of initial consultation while scheme is still at option or conceptual stage and capable of change in response to consultation.</i></p> <p>A protocol / guidance for developers on the consultation they</p>	MHancock	30 April 14	

	<p>need to do for different sized developments.</p> <p><i>Work with Members on greater participation at this stage</i></p> <p><i>Work joined up with point 1.1 above and also design panel action</i></p>			
EXTRA: Review of Statement of Community Involvement	<p><i>Current SCI was adopted in 2006 and does not reflect the most up to date regulations in relation to policy documents so there was a case for review in any event but RDW adds to this.</i></p> <p><i>SCI review would cover pre-application consultation.</i></p>	LGodin	30 June 14	
Post-application guidance on planning processes.	<p>Para 99</p> <ol style="list-style-type: none"> 1. A more structured approach to the weekly lists to enable the ready identification of major developments; 2. A more effective provision of Site Notices; 3. Additional means for communicating the scale and massing of major developments; 4. Consultation on revised drawings; 5. The provision of feedback to respondents on planning decisions; and 6. The planning processes to be more integrated with other regulatory processes. <p><i>Ensure all actions documented in internal procedure guidance</i></p> <p><i>Provision of post-application guidance notes for applicants/page on our website.</i></p> <p><i>Clarification about what is/isn't a Non Material Amendment /Minor Material Amendment.</i></p>	NGrigoropoulos	Some 30 April 14, some 30 June 14	<ol style="list-style-type: none"> 1. Already there 2. Already acted upon

	<p>3. See also Section 3.</p> <p>4. Need to confirm.</p> <p>5. Statutory consultees, - through committee report, or use of conditions.</p> <p>6. Use pre-commencement conditions less, where they are important sort out before the decision is made. Already in place re. contamination.</p>			
<p>EXTRA: Application of project management procedures to applications.</p>	<p><i>Consider merit of treating a major application as a 'project' with associated, but proportionate, project management? e.g. (as a minimum) set up a project plan with key stages and milestones that covers pre-and post-app. stages.</i></p>	<p>NGrigoropoulos</p>	<p>30 June 14</p>	
<p>3. Visual Impacts & Quality of Design It is recommended that existing initiatives to improve the design capacity of the Council should be complemented by action to enhance the use of in-house expertise and to provide members with greater support in their considerations of design issues and visual impacts by:</p>	<p>Para 145 - expanded below</p>			
<p>Developing greater technical capacity (IT and skills) to take advantage of the rapidly evolving potential for interpreting design and integration with established GIS systems;</p>	<p><i>Contact Professor Gaskin at Brookes a specialist in area of 3D virtual models who already has a partial model of the City.</i></p> <p><i>Some important questions – does the City own and run the model and 'plug' in emerging schemes and then produce 'visualisations'?</i></p>	<p>LGodin</p> <p>Support from MCrofton Briggs</p>	<p>30 Sept 14</p>	

	<p><i>Feasibility study to understand what is possible.</i></p> <p><i>Scope out project, what help is needed</i></p> <ul style="list-style-type: none"> • <i>Business case</i> • <i>Project plan</i> • <i>Action Plan</i> <p><i>Officers already exploring more immediate and site specific options, such as the use of Google Sketch Up with a view to trial it to see how helpful it could be. It could help us in our understanding of light issues as well as scale and massing.</i></p>			
Improving the advice on the design evidence used to support application, in particular in the preparation of Design and Access Statements	<p><i>Review of our current advice and assessment of Design and Access Statements, to include understanding of latest Government guidance.</i></p> <p><i>Internal procedure guidance</i></p> <p><i>To check latest Government Guidance and our Validation Checklist.</i></p> <p><i>Potential to have a Design section on the planning pages of our website. This could include guidance on how to complete a good Design and Access statement as well as information on latest schemes and the Oxford Design Review Panel.</i></p>	MArmstrong/CGolden	30 April 14	
Enhancing member 'training' on design and planning;	<p><i>Explore with Members how they would like to achieve this.</i></p> <p><i>Potential role of Oxford Design Review Panel members</i></p> <p><i>Continue and expand post development site visits to help Members review decisions – good examples and also where</i></p>	NGrigoropoulos	30 June 14	

	<i>improvements could have been made.</i>			
Investigating and adopting the best new field-based approaches to assessing the visual impact of new development	<p><i>This is reference to poles, balloons or scaffolding.</i></p> <p><i>Run a pilot on a Council owned scheme.</i></p> <p><i>Evaluate pilot</i></p> <p><i>Options paper for future scope and operation, with opportunities and risks.</i></p> <p><i>Importance of verified views on major schemes. Importance of plans showing the context of a proposal, i.e. neighbouring properties, for smaller applications.</i></p>	NGrigoropoulos	30 Sept 14	“Swiss poles” pilot carried out and an evaluation to be included with Elsfield Hall report
EXTRA: Design Review	<p><i>In partnership with CABA establish the Oxford Design Review Panel.</i></p> <p><i>Work with case officers to introduce the appropriate proposals to Design Review and how to make best use of the Panel’s report.</i></p> <p><i>Templates for use with each project</i></p> <p><i>Leaflet to explain to developers and to inform the public</i></p>	MCrofton Briggs	30 April 14	
EXTRA: Improve internal design expertise	<p><i>Skills audit and schedule</i></p> <p><i>Learning & Development opportunities</i></p> <p><i>Internal design charettes - design workshops for the DC teams to focus on more daily design issues.</i></p> <p><i>Options paper to ‘fill’ gaps to include possibility of employing an urban designer.</i></p>	CGolden	30 June 14	
4. Committee Reporting It recommended that the				

<p>presentation of the planning issues of major applications to committee should be strengthened by</p>				
<p>A systematic documentation of the policy evaluation including clarification of the extent and nature of any departure from policy</p>	<p>Para 167 systematic record of evaluation against all policies that seen as material</p> <p>Internal meeting to explore and scope out</p> <p><i>Internal procedure guidance to explain how officers should record evaluation</i></p> <p>Understand issue of Departure and greater level of explanation necessary.</p> <p><i>Advice note prepared.</i></p>	<p>MArmstrong/CGolden</p> <p>Policy Team.</p>	<p>30 April 14</p>	
<p>A more evidenced-based approach to the presentation of the choices before committee, and the impact of mitigation through conditions in reports</p>	<p>Para 187 report could have been clearer in evaluation and analysis of the choices that were put before committee.</p> <p>E.g. report asserted need for student accommodation but could have gone further to explain why and give current achievement against 3,000 policy,</p> <p>Review of report writing guidelines, to provide extra guidance to authors on such matters as evaluation, analysis of choices and weight.</p> <p><i>Workshop to explore options and best approach.</i></p> <p><i>Internal procedure guidance based on review of existing report template. Augment to include advisory notes to report writers.</i></p>	<p>NGrigoropoulos</p>	<p>30 June 14</p>	

	<i>Lead policy officer assigned to majors in an advisory capacity; to flag up other sources of information; to be sounding board for discussions about choices and weight to be attached to different policy objectives</i>			
The use of alternative means of addressing design considerations (e.g. in terms of visualisations and where necessary site visits).	<p>Relates to section 3 above, and how illustrate and communicate design considerations to Members. Augment power point with other means such as models and exhibition boards (favoured method of the Design Panel)</p> <p>Importance of Verified views. Encourage applicants to produce models Have hard copies of the plans on boards from applicants for Members to view before the committee meeting.</p> <p><i>Discuss with Members Pilot some ideas and review</i></p> <p><i>Internal procedure guidance</i></p>	NGrigoropoulos	30 Sept 14	
5. Planning Conditions It is recommended that enforcement procedures and coordination (on conditions) should be strengthened through:				
An auditable process for determining the appropriate enforcement action	<p>Para 205 Review with legal of current process. E.g. Is there the discretion to take no action absolute?</p> <p>E.g. Need clear decision process to decide to take no action.</p> <p><i>Necessity to document the decision especially when no action,</i></p>	MMorgan	30 June 14	

	<p><i>and formally to secure sign off by a senior reviewer.</i></p> <p><i>Internal report template and procedure guidance</i></p>			
A review of the use of standard planning conditions, and updating of them where necessary	<p>New schedule of standard conditions,</p> <p><i>Structure decision notices to set out conditions in four categories</i> (no additional submission, pre-commencement, pre-occupation, post completion)</p>	MArmstrong/MHancock	30 June 14	Initial update 2013
Inter-agency co-ordination to address the issues set out in the main report	<p>Review how much is left to pre-commencement conditions and what is agreed before decision made.</p> <p>E.g. Assess importance of issue and when needs to be agreed before consent given</p> <p><i>Internal discussion to understand issue, explore options and agree guidance to officers.</i></p> <p><i>Confirm approach with agency partners</i></p>	NGrogoropoulos	30 June 14	
The use of a range of media should be considered to provide accurate and accessible information that addresses these concerns (to the general public)	<p>Planning involves complex issues. Consider how we explain and communicate these. Consider briefing notes or similar for the general public, e.g. distinction between contaminated land and land containing contaminates.</p> <p><i>Open a running list of 'complex' issues that might benefit from lay explanation.</i></p> <p><i>Use of section on Web for general planning guidance</i></p> <p><i>Check whether explanation is available somewhere else, we</i></p>	LGodin with help from CGolden	30 June 14	

	<i>can link to.</i>			
EXTRA: Monitoring of pre-commencement conditions	<p><i>Assess role for Approved Inspectors and Building Control to report on impending commencement.</i></p> <p><i>Correlation with needs for Community Infrastructure Levy monitoring?</i></p> <p><i>Also there is more to do to communicate to applicants their responsibility?</i></p> <p><i>See conditions above : Structure decision notices to set out conditions in four categories (no additional submission, pre-commencement, pre-occupation, post completion)</i></p>	NGrigoropoulos	30 June 14	
6. Wider Planning Issues				
Enhancing the planning service in terms of planning process, policy and strategy	<p>Para 214, 215, 216</p> <p>Improve clarity on 'departure' from the plan.</p> <p>Is the City full? Lack of space leads to pressure to build higher with impact on urban form and views.</p> <p>Consider when appropriate to review the capacity of the City to absorb growth. –associated to issue below.</p> <p><i>Would tie into 3D virtual model of the City in 3 above.</i></p> <p><i>Set out a provisional timetable for the review of the Core Strategy</i></p>	MJaggard	30 Sept 14	The Strategic Housing Land Availability Assessment review (commenced and for completion in March) will provide clarity on the capacity to absorb growth and the pressures on building higher.

	<p><i>Consideration relates to Strategic Housing Market Assessment, SHMA output, Universities dialogue, Strategic Economic Plan, Growth Fund and wider Oxford Growth Strategy matters.</i></p> <p><i>Work towards preparation of Project Initiation Document and timeline.</i></p> <p><i>The imminent publication of the SHMA and the work that flows from that under the duty to cooperate (including discussions that we are instigating with the Planning Inspectorate) will help to inform decisions on the timing of any review of our own Core Strategy.</i></p>			
Progressing and formalising a more strategic approach to the future development needs and engagement with the Universities and Colleges	<p>Para 219 Work with the Universities and colleges towards a 15 yr business plan. The future of the Universities depends on the City it is in as much as on global competitiveness.</p> <p>Help the Universities and Colleges take community engagement seriously.</p> <p><i>Hold a College and University workshop</i> <i>Prepare a brief to go out with invitation to same</i></p> <p><i>Proposition: Joint commissioning of consultants - Where next for Oxford, the University and Colleges over a 5 to 15 yr horizon? / Oxford Growth Strategy?</i></p>	MCrofton Briggs	30 Sept 14	Initial meeting with colleges and University 17 Mar

Name and contact details:-

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Monthly Planning Appeals Performance Update – January 2014

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

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

Best Value Performance Indicator BV204

2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 31 December 2014, while Table B does the same for the current business plan year, ie. 1 April 2013 to 31 January 2014.

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	3	38%	0	3 (38%)
Dismissed	5	62%	0	5 (62%)
Total BV204 appeals	8	100%	0	8 (100%)

Table A. BV204 Rolling annual performance to 31 January 2014

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	12	25%	3 (43%)	9 (22%)
Dismissed	36	75%	4 (57%)	32 (78%)
Total BV204 appeals	48	100%	7 (100%)	41 (100%)

Table B. BV204: Current business plan year performance (1 April 2013 to 31 January 2014)

All Appeal Types

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

	Appeals	Percentage performance
Allowed	3	38%
Dismissed	5	62%
All appeals decided	8	100%
Withdrawn		

Table C. All planning appeals (not just BV204 appeals): Rolling year to 31 January 2014

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

Table D

Appeals Decided Between 1/01/2014 And 31/01/2014

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

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
13/01428/FUL	13/00070/REFUSE	DEL	REF	ALC	06/01/2014	RHIFF	8 Mill Lane Iffley Oxford OX4 4EJ	Erection of two storey extension to side and addition of new first floor and room in the roof and changes to the fenestration
13/01015/VAR	13/00042/COND	DEL	SPL	ALC	15/01/2014	COWLYM	387 Cowley Road Oxford Oxfordshire OX4 2BS	Variation of conditions 1, 2 and 3 of planning permission 12/01835/FUL to allow installation of plywood roof and timber screening on pergolas, change of premises operating hours and change of extraction equipment operating hours, post commencement of development.
13/01202/FUL	13/00050/REFUSE	DEL	REF	DIS	15/01/2014	QUARIS	Land To The Rear Of 34 And 36 York Road Headington Oxford OX3 8NW	Erection of 1 x 2 bed single storey dwelling in the rear gardens of 34 and 36 York Road. (Amended information)
13/01928/FUL	13/00055/REFUSE	DEL	REF	ALC	21/01/2014	LYEVAL	68 Hollow Way Oxford Oxfordshire OX4 2NH	Change of use from Sui Generis Use Class (tattoo parlour) to Use Class A5 with a provision for the consumption of food and drink on the premises (retrospective).
13/00906/FUL	13/00049/REFUSE	DEL	REF	DIS	28/01/2014	CHURCH	184 And 186 Headington Road Oxford Oxfordshire OX3 0BS	Change of use from HMO properties (use class C4) into 2 x 3 bed maisonettes (use class C3) with provision for 1 x parking space each and private amenity space and 2 x 1 bed apartments (use class C3) with provision of cycle storage and a communal garden area.
13/02219/FUL	13/00073/REFUSE	DEL	REF	DIS	28/01/2014	BARTSD	279 London Road Headington Oxford Oxfordshire OX3 9EH	Erection single storey building to form 1-bed bungalow (use class C3) with associated car parking, bin and cycle storage and private amenity space.
13/01948/FUL	13/00061/REFUSE	DEL	REF	DIS	29/01/2014	WOLVER	14 Blandford Avenue Oxford OX2 8DY	Demolition of existing dwelling. Erection of 2 x 4-bed dwellings (use class C3).

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/03053/OUT	13/00039/REFUSE	DEL	REF	DIS	31/01/2014	QUARIS	Garages To The Rear Of 1 3 5 7 And 9 Coppock Close Oxford Oxfordshire	Demolition of eleven garages. Erection of 2 x single storey, one bedroom detached dwellings with provision of private amenity space, 2 parking spaces and cycle and bin storage.

Total Decided: 8

Enforcement Appeals Decided Between 01/01/2014 And 31/01/2014

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

EN CASE No.	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD	DESCRIPTION
13/00461/ENF	13/00056/ENFORC	DIS	21/01/2014	68 Hollow Way Oxford, OX4 2NH	LYEVAL	Alleged unauthorised change of use from tattoo parlour (sui generis) to hot food take away (A5)
13/00031/ENF	13/00047/ENFORC	DIS	31/01/2014	1 Valentia Road Oxford, OX3 7PN	CHURCH	Unauthorised Outbuilding

Total Decided: 2

Table E

Appeals Received Between 01/01/2014 And 31/01/2014

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

DC CASE	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
13/00302/FUL	14/00007/NONDET	COMM	REF	P	Oxford Stadium Sandy Lane Oxford Oxfordshire OX4 6LJ	BBLEYS	Demolition of existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.
13/00528/CND	14/00006/NONDET			P	Oxford Stadium Sandy Lane Oxford Oxfordshire OX4 6LJ	BBLEYS	Details submitted in compliance with the request for a demolition statement to accompany the prior approval for demolition application 13/00528/DEM
13/01872/FUL	14/00003/REFUSE	DEL	REF	W	Castle Mill House Rooftop Juxon Street Oxford OX2 6DR	JEROSN	Erection of single storey roof top extensions to provide 1 x 2 bed and 2 x 1 bed flats (use class C3) (Amended Description)
13/02078/FUL	14/00005/REFUSE	DEL	SPL	H	127 Rose Hill Oxford OX4 4HT	RHIFF	Erection of ground floor and first floor rear extensions. (Amended plans)
13/02182/FUL	14/00001/REFUSE	DEL	REF	W	Wolvercote Cemetery Lodge 447 Banbury Road Oxford Oxfordshire OX2 8EE	WOLVE	Creation of new vehicular access on to Banbury Road.
13/02792/CPU	14/00002/REFUSE	DEL	REF	W	73 Dene Road Oxford Oxfordshire OX3 7EQ	LYEVAL	Application to certify that proposed erection of gym and study room is lawful. (Amended Plans)
13/02945/VAR	14/00004/REFUSE	DEL	REF	H	23 Walton Street Oxford Oxfordshire OX1 2HQ	JEROSN	Variation of condition 5 (Details excluded submit revised plans) of planning permission 13/01265/FUL (Erection of rear extension, two storey outbuilding and associated alterations) to allow discharge of condition 5 post commencement of development.

Total Received: 7

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WEST AREA PLANNING COMMITTEE

Tuesday 11 February 2014

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Canning, Cook, Price, Tanner, Coulter and Goddard.

OFFICERS PRESENT: Murray Hancock (City Development), Michael Crofton-Briggs (Head of City Development), Nick Worledge (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

89. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Jones (substitute Councillor Goddard) and Councillor Clack (substitute Councillor Coulter).

Apologies for lateness were received from Councillor Canning.

90. DECLARATIONS OF INTEREST

There were no declarations of interest made.

91. CASTLE MILL, ROGER DUDMAN WAY: 11/02881/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed the progress made from the on-going negotiations with the University of Oxford and the list of measures agreed to ameliorate the size and impact of the Castle Mill development at Roger Dudman Way given planning permission under 11/02881/FUL.

The Committee noted that Sietske Boeles and Sushila Dhall spoke on the report.

The Committee resolved to NOTE the progress report and thanked officers for their work.

That Officers press Oxford University to finish the Environmental Impact Assessment as quickly as possible so that the development's outstanding conditions can be resolved.

92. AVIS RENT A CAR LTD, 1 ABBEY ROAD 13/01376/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing buildings. Erection of 9 x 3 storey, 4 bed dwelling houses (Use class C3).

In accordance with the criteria for public speaking, the Committee noted that Paul McCann and Patricia Jones spoke in favour of the application.

The Committee resolved to REFUSE the application for the following reasons:-

- 1 The site is of a size, layout and location close to the city centre such that it could reasonably accommodate residential development to a significantly greater density than that proposed through the provision of a greater mix of dwelling sizes and types. The site therefore has the capacity to provide at least 10 dwellings however the proposals fail to make provision for 50% of the dwellings on site to be affordable homes, or to robustly justify on viability grounds either a lesser proportion on site or a financial contribution towards off-site provision. Consequently the proposals fail to make sufficient provision towards affordable housing to the detriment of the mix and balance of dwellings within the City contrary to the requirements of policy HP3 of the Sites and Housing Plan 2011-2026 and policy CS24 of the Oxford Core Strategy 2026.
- 2 The development proposes nine very large houses that are equivalent to 5 bedroom units. The proposals therefore fail to provide an acceptable mix of dwellings within the site to the detriment of the range of housing stock provided for residents of the City as a whole as well as the local community. Consequently the proposals fail to accord with the requirements of policy CS23 of the Oxford Core Strategy 2026 through the associated requirements of the Balance of Dwellings SPD.

93. 9 GREEN STREET: 13/03213/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish existing buildings and erection of 2 x 4-bedroom semi-detached dwelling houses (Use Class C3) and new building with office (Use Class B1) on ground floor and 1 x 2-bedroom flat (Use Class C3) above. Provision of car parking, cycle parking and bin storage facilities.

In accordance with the criteria for public speaking, the Committee noted that Nik Lyzba spoke in favour of the application.

The Committee resolved to REFUSE the application for the following reasons:

- 1 That the proposed development would not constitute an appropriate modernisation of a key protected employment site, by reason that the amount of employment space retained within this mixed-use scheme along with the overall form and layout of the proposal would not be adequate to maintain its status as a key protected employment site and secure or create employment important to Oxford's local workforce, and maintain a sustainable distribution of business premises and employment land in Oxford. This would be considered contrary to Policy CS28 of the Oxford Core Strategy 2026
- 2 The proposed development has been designed in a manner that has the appearance of a residential development rather than a mixed-use scheme where the employment and residential uses contained within the buildings are clearly articulated in the built form. The employment use on site has a historical significance which reflects the historical development of the street and surrounding suburb and the site is designated as a Key

Protected Employment Site. The absence of any articulation of the employment use within the form, layout and appearance of Plot 3 would not reinforce the local distinctiveness and significance of the site, and create a sense of place for the Key Protected Employment Site within the street. Furthermore the applicant has failed to demonstrate that the form and layout of Plot 3 has been designed to enable the employment use to function properly over the lifetime of the development and assist in maintaining the sites status as a key protected employment site. As a result the proposed development would not meet the aims for good design as set out within the National Planning Policy Framework, Oxford Core Strategy Policy CS18, Sites and Housing Plan Policy HP9.

- 3 That the proposed development would fail to provide adequate outdoor space for the 2 bedroom flat in Plot 3, by reason that the commercial unit would have a full height window in the rear elevation which would directly overlook this space and also allow the commercial unit access to the private garden compromising the privacy and quality of this space to the detriment of the living conditions of the future occupants of this dwelling. This would be considered contrary to Sites and Housing Plan Policy HP13.

94. 23-25 BROAD STREET: 13/01376/FUL & 13/03338/CT3

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

- (i) 13/03339/CT3 – Internal alterations involving formation of new residential unit on second floor and enlargement of existing residential unit on the third floor involving removal of staircase from first to second floor. Removal of dumb waiter, insertion of new partitions, formation of new openings, new doors and new secondary glazing. External alterations to upgrade existing roof access and new door fronting Broad Street.
- (ii) 13/03338/CT3 – Use of basement, ground and first floor as retail unit (use of class A1). Formation of 1x2 bed flat on second floor and enlargement of existing residential unit on third floor.

The Committee resolved to GRANT planning permission (13/03338/CT3) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Implementation of programme of archaeological investigation
- 4 Details of refuse storage

And RAISE NO OBJECTIONS to the listed building consent (13/03339/CT3) subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days notice to LPA
- 4 LB notice of completion
- 5 Further works - fabric of LB - fire regulations
- 6 Arch - Implementation of programme + historic post-medieval remains,
- 7 Materials - samples
- 8 Internal features

- 9 Further details for windows, doors, fireplace and service run
- 10 Repair of damage after works
- 11 Historic recording of changes to be made and kept in County records.

95. COVERED MARKET: 13/02533/CT3 & 13/03226/CT3

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

- Planning application (13/03226/CT3): Alterations involving removal of panels and replacement with glazing at units 131-141, Avenue 4.
- Listed building consent (13/02533/CT3): for removal of panels and replacement with glazing at units 131-141, Avenue 4.

The Committee resolved to GRANT planning application (13/03226/CT3) subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area

And RAISE NO OBJECTIONS to listed building consent (13/02533/CT3) subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB consent - works as approved only
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Repair of damage after works
- 6 Glass not to be tinted in colour, further details to be submitted

96. WHITE HOUSE ROAD: 13/03320/PA11

The Head of City Development submitted a report (previously circulated now appended) which detailed an application seeking prior approval for development comprising demolition of existing and erection of replacement footbridge under Part 11 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

In accordance with the criteria for public speaking, the Committee noted that Deborah Glass-Woodin spoke against the application and Ian Wheaton spoke in favour of it.

The Committee felt that 'amenity' should include equality of access in considering permissions of this type.

The Committee resolved to WITHOLD prior approval of the application for the following reason:

The design of the proposed development would injure the amenity of the neighbourhood and of residents wishing to utilise the footbridge by failing to

provide fair and equal access for people with disabilities, contrary to policy CP.13 of the adopted Oxford Local Plan 2001 to 2016.

97. PLANNING APPEALS

Once a date is agreed in early June for the St Cross appeal, the Committee will be notified and asked to appoint a representative to attend the appeal.

The Committee resolved to NOTE the report on planning appeals received and determined during January 2014.

98. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on January 2014 as a true and accurate record.

99. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

100. DATE OF NEXT MEETING

The Committee noted that the next meeting would be held on 11 March 2014

The meeting started at 6.30 pm and ended at 8.25 pm

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