

# Agenda

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## East Area Planning Committee

Date: **Wednesday 6 July 2016**

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Time: **6.00 pm**

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

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For any further information please contact:

**Jennifer Thompson, Committee and Member Services Officer**

Telephone: 01865 252275

Email: [democraticservices@oxford.gov.uk](mailto:democraticservices@oxford.gov.uk)

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

# East Area Planning Committee

## Membership

<b>Chair</b>	Councillor Van Coulter	Barton and Sandhills;
<b>Vice-Chair</b>	Councillor David Henwood	Cowley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Michele Paule	Rose Hill and Iffley;
	Councillor Sian Taylor	Northfield Brook;
	Councillor Dick Wolff	St. Mary's;
	Councillor Ruth Wilkinson	Headington;

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

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# AGENDA

	Pages	
1	<b>APOLOGIES FOR ABSENCE AND SUBSTITUTIONS</b>	
2	<b>DECLARATIONS OF INTEREST</b>	
3	<b>16/01320/CT3: NORTHWAY AND MARSTON FLOOD ALLEVIATION SCHEME PHASE 1 - NORTHWAY SPORTS GROUND , MALTFIELD ROAD</b>	11 - 26
	<b>Site Address:</b> Northway Sports Ground, Maltfield Road	
	<b>Proposal:</b> Phase 1 of the Northway and Marston Flood Alleviation Scheme including installation of landscape bunds at Northway Community Field to create flood storage area, road re-profiling at Westlands Drive and Saxon Way and flood resilience measures at Oxford Boxing Academy. (Amended plans)	
	<b>Officer recommendation:</b> that the East Area Planning Committee, subject to notification to the Secretary of State and the application not being called in, grants planning permission subject to the conditions listed.	
	<ol style="list-style-type: none"><li>1. Development begun within time limit.</li><li>2. Develop in accordance with approved plans.</li><li>3. SuDS drainage.</li><li>4. Details of outlet infrastructure.</li><li>5. Landscape plan required.</li><li>6. Landscape – carry out by completion.</li><li>7. Landscape hard surface design - tree roots.</li><li>8. Landscape underground services - tree roots..</li><li>9. Tree Protection Plan (TPP) 1.</li><li>10. Arboricultural Method Statement (AMS) 1.</li><li>11. Conservation of habitats and species.</li><li>12. Bird and bat boxes.</li><li>13. Removal of vegetation.</li><li>14. Table ramp details - new gradient.</li><li>15. Construction Travel Management Plan.</li><li>16. Materials management plan.</li><li>17. Watching brief – contamination.</li><li>18. Archaeology.</li></ol>	
4	<b>JOHN RADCLIFFE HOSPITAL, HEADLEY WAY: 16/00859/FUL</b>	27 - 46
	<b>Site Address:</b> John Radcliffe Hospital, Headley Way	
	<b>Proposal:</b> Application for Ronald McDonald House to provide 62 bedrooms including communal areas, admin facilities, plant and store rooms along with associated landscaping and drop off area.	

**Officer recommendation:** to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Material Samples.
4. Further design details of windows.
5. Landscape Plan.
6. Landscape Implementation.
7. Landscape Management Plan.
8. Hard Surface Design – Tree Roots.
9. Underground Services – Tree Roots.
10. Tree Protection Plan.
11. Arboricultural Method Statement.
12. Travel Plan
13. Cycle and Refuse Areas Provided.
14. Construction Traffic Management Plan.
15. Noise Levels as stated in Noise Assessment Report.
16. Air conditioning plant.
17. Drainage Strategy.
18. Biodiversity Measures / Enhancements.
19. Energy Strategy Implementation.
20. Contaminated Land Risk Assessment.

**5 JOHN RADCLIFFE HOSPITAL, HEADLEY WAY: 16/00860/ADV**

47 - 52

**Site Address:** John Radcliffe Hospital, Headley Way.

**Proposal:** Display of 3 x internally illuminated fascia sign on proposed building.

**Officer recommendation:** to approve the application subject to the following conditions:

1. Five year time limit.
2. Advert - Statutory conditions.
3. Fascia Signage Illumination levels.

**6 PLANNING APPEALS**

53 - 58

Summary information on planning appeals received and determined during May 2016.

The Committee is asked to note this information.

**7 MINUTES**

59 - 60

Minutes from the meeting of 8 June 2016

**Recommendation:** That the minutes of the meeting held on 8 June 2016 are approved as a true and accurate record.

## 8 FORTHCOMING APPLICATIONS

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting. This list is not complete and applications may be added or removed.

- 16/01394/B56: Nielsen House, London Road, OX3 9RX - an extra meeting may be required for this application.
- 2 Mortimer Drive: 16/00824/FUL
- Site Of Former Shelley Arms 114 Cricket Road: 16/00679/FUL
- 139 Oxford Road, Old Marston OX3 0RB: 16/01008/FUL
- Land West of 75 Town Furze, Oxford, OX3 7EW: 16/00968/FUL
- Land Rear of 3 Staunton Road, Oxford, OX3 7TJ: 16/00976/FUL
- 16 Clive Road: 15/03342/FUL
- Clinical Biomanufacturing Facility, Churchill Hospital, Old Road: 15/03466/FUL
- Royal Mail Sorting Office, 7000 Alec Issigonis Way, OX4 2ZY: 16/00177/FUL
- 39 - 41 Waynflete Road, Land To The Rear And Off Bayswater Farm Road: 16/00744/FUL
- William Morris Close, OX4 2JX: 16/00797/OUT
- 474 Cowley Road, OX4 2DP: 16/01049/FUL
- 16/01309/FUL: 5 Atkinson Close, OX3 9LW
- 16/00701/CT3: Barton Adventure Playground, Fettiplace Road, OX3 9LY
- 16/01402/FUL: St Lukes Hospital, Latimer Road, OX3 7PF
- 16/01357/FUL: Kassam Stadium And Land Adjacent Falcon Close, OX4 4XP
- 16/01226/FUL: Canterbury House, Rivera House, Adams House & Vacant Plot, Cowley Road, OX4 2BS
- 16/01309/FUL: Temple Cowley Pools, Temple Road, OX4 2EZ
- 16/01549/CT3 Phase 2 of the Northway and Marston Flood Alleviation Scheme - Recreation Ground, Court Place Farm, Marsh Lane
- 16/01388/FUL: 1 Grays Road, OX3 7QB
- 16/01373/FUL: Holy Trinity Church, Headington

- 16/01416/FUL: The Oxford Academy, Sandy Lane West, OX4 6JZ
- 16/01322/FUL: 31 Glebelands

## **9 DATES OF FUTURE MEETINGS**

The Committee will meet at 6.00pm on the following dates:

An extra meeting may be needed to consider application  
16/01394/B56

3 Aug 2016

7 Sep 2016

5 Oct 2016

2 Nov 2016

7 Dec 2016

11 Jan 2017

8 Feb 2017

8 Mar 2017

5 Apr 2017

10 May 2017

## **DECLARING INTERESTS**

### **General duty**

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

### **What is a disclosable pecuniary interest?**

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

### **Declaring an interest**

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

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

### **Members' Code of Conduct and public perception**

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

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

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

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

The following minimum standards of practice will be followed.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful.
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
  - (a) the Planning Officer will introduce it with a short presentation;
  - (b) any objectors may speak for up to 5 minutes in total;
  - (c) any supporters may speak for up to 5 minutes in total;
  - (d) speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;
  - (e) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officers and/or other speakers); and
  - (f) voting members will debate and determine the application.
4. Preparation of Planning Policy documents – Public Meetings

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

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

Members of the public and councillors can send the Committee and Member Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated by noon, two working days before the start of the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.
7. Exhibiting model and displays at the meeting

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



## 8. Recording meetings

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

The Council asks those recording the meeting:

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

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

## 9. Meeting Etiquette

All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.

## 10. 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; or
- (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

a)

b)

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**East Area Planning Committee**

**6th July 2016**

**Application Number:** 16/01320/CT3

**Decision Due by:** 11th August 2016

**Proposal:** Phase 1 of the Northway and Marston Flood Alleviation Scheme including installation of landscape bunds at Northway Community Field to create flood storage area, road re-profiling at Westlands Drive and Saxon Way and flood resilience measures at Oxford Boxing Academy. (Amended plans)

**Site Address:** Northway Sports Ground, Maltfield Road – see **Appendix 1**

**Ward:** Headington Hill And Northway Ward

**Agent:** Mrs Natalie Durney-Knight      **Applicant**      Oxford City Council  
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## **Recommendation:**

Officers recommend that the East Area Planning Committee, subject to notification to the Secretary of State and the application not being called in, grants planning permission subject to the conditions listed.

## **Reasons for Approval**

- 1 The proposal is considered to bring significant public benefit by reducing vulnerability and increasing resilience to known flooding events in the Northway and Marston area. Overall, the landscape proposals are considered to make a positive contribution to the area and the loss of trees can be mitigated through replacement planting. The loss of one of the two football pitches is considered acceptable in view of the overall improvements to the pitch drainage, other pitch facilities available in the area and in view of the overall benefit of the flood alleviation scheme. As such, the proposal is considered to comply with the relevant local and national planning policies.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

## Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 SuDS drainage
- 4 Details of outlet infrastructure
- 5 Landscape plan required
- 6 Landscape – carry out by completion
- 7 Landscape hard surface design - tree roots
- 8 Landscape underground services - tree roots
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Conservation of habitats and species
- 12 Bird and bat boxes
- 13 Removal of vegetation
- 14 Table ramp details - new gradient
- 15 Construction Travel Management Plan
- 16 Materials management plan
- 17 Watching brief - contamination
- 18 Archaeology

## Principal Planning Policies

### Oxford Local Plan 2001-2016

**CP1** - Development Proposals

**CP6** - Efficient Use of Land & Density

**CP9** - Creating Successful New Places

**CP10** - Siting Development to Meet Functional Needs

**CP11** - Landscape Design

**CP13** - Accessibility

**CP22** - Contaminated Land

**SR2** - Protection of Open Air Sports Facilities

**SR5** - Protection of Public Open Space

**NE11** - Land Drainage & River Engineering Works

**NE15** - Loss of Trees and Hedgerows

**NE21** - Species Protection

**HE2** - Archaeology

### Core Strategy

**CS11\_** - Flooding

**CS12\_** - Biodiversity

**CS18\_** - Urban design, town character, historic environment

**CS19\_** - Community safety

**CS21\_** - Green spaces, leisure and sport

## Public Consultation

### Statutory Consultees

- Oxfordshire County Council (Transport)

No objection, subject to conditions

- Oxfordshire County Council (Ecology)

No objection, subject to conditions. Seek advice of Oxford City Council in-house ecologist.

- Oxfordshire County Council (Lead Local Flood Authority)

No objection

- Thames Water Utilities Limited

No objection

- Sport England

Objection due to the loss of one playing pitch. The application is therefore not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 74 of the NPPF.

At the time of publication of this report, it is understood that Sport England intends to withdraw this objection. This will be updated verbally at Committee.

- Natural England

Natural England does not consider that this application poses any likely or significant risk to those features of the natural environment for which we would otherwise provide a more detailed consultation response and so does not wish to make specific comment on the details of this consultation.

### **Pre-application consultations by applicant**

The applicant has held three exhibition events as well as some informal engagement. Key primary stakeholders who have been engaged with include:

- Local residents and business owners;
- Oxford Boxing Academy;
- Northway Community Playing Field users;
- Oxford City Council elected members;
- Oxford Local Enterprise Partnership;
- Oxfordshire County Council;
- Environment Agency;
- Natural England;
- Thames Water;
- Sport England; and
- Local Planning Authority officials (Ecology, Tree, Archaeology, and Planning)

officers).

Wider audiences have also been engaged in the design process including:

- General public;
- Resident groups including Northway Community Association, Northway Social Club and Old Marston Parish Council;
- Local community groups, including Thames Valley Environmental Records Centre, Oxfordshire Bat Group, OXRAD, Oxford City Football Club, Oxfordshire Netball Development Body, Oxford
- Green & Blue Space Network, Oxford Area Flood Partnership;
- Housing Associations (GreenSquare); and
- Principal Contractor for construction (Oxford Direct Services).

### Third parties

No comments received

### **Officers assessment:**

### **Background to proposals**

1. The application site includes Northway Community Field, Oxford Boxing Academy on Saxon Way, and the junction of Saxon Way and Westlands Drive. The Community Field is used as open recreation space and has two football pitches, a play area and a Multi-Use Games Area (MUGA).
2. The proposal is for a flood alleviation scheme (FAS) to manage the fluvial and surface water flooding that results from out-of-bank overland flows from the Headington Hill Tributary. It is an Oxford City Council scheme with funding from Oxfordshire Local Enterprise Partnership Local Growth Fund, from grants administered by the Environmental Agency and from Oxford City Council capital.
3. The scheme under consideration is Phase 1 of a two-phased development. Phase 2 will address flows originating from Peasmoor Brook. Together, the two phases of the FAS aim to reduce the flood risk for 110 properties as well as for infrastructure in the immediate area.
4. The scheme is made up of the following elements:
  - The remodelling of the ground within the playing field to allow for 8400m<sup>3</sup> of flood water storage, including the introduction of bunds (linear landscaped embankments) up to 1.7m above existing ground level;
  - Tree planting along the bund closest to Dora Carr Close and the introduction of a footpath along this bund;
  - Re-profiling a section of Westlands Drive and Saxon Way and the introduction of two table ramps on Westlands Drive;
  - Flood alleviation works at Oxford Boxing Academy, Saxon Way.

5. These measures would redirect out-of-bank flows from Headington Hill Tributary, store the flood water within the bunds enclosing the playing fields and finally discharge the excess water into the existing drainage network.
6. The north-west boundary of the site, closest to Dora Carr Close, is shared with that of the approved housing and community centre scheme for Northway – planning reference 12/03280/FUL. This development is now under construction by Green Square Group. Discussions have been held with Green Square Group and an agreement has been reached on the treatment of the shared boundary, should permission be granted for Phase 1 of the FAS.
7. The two main interdependencies between the two developments are:
  - the flood mitigation bund;
  - the landscaping proposal along the boundary, including ensuring Disability Discrimination Act (DDA) compliant access from the Dora Carr Close development site onto the field is achieved.
8. The Green Square permission includes a low bund along the site boundary and this will be installed as approved. This smaller bund will then be incorporated into the FAS development's larger bund at this boundary, should permission be granted. It has been agreed that the smaller bund will be constructed in a way that can be effectively incorporated into the larger bund.
9. If permission for the FAS is granted, and subject to the approval of an appropriate variation approval to the Green Square scheme, 12/03280/FUL, the DDA-compliant access onto the field would not be provided by Green Square, but through the FAS development.
10. Amended plans that incorporate the recommendations of the Arboricultural Impact Assessment and that clarify the treatment of the silver birch trees on Westlands Drive were received during the course of this planning application.

Officers consider the principal determining issues to be:

- Principle of development
- Flooding and drainage
- Visual impact of development
- Trees and landscaping
- Impact on public space and recreational facilities
- Biodiversity
- Highways and transport
- Other matters

### **Principle of development**

11. The National Planning Policy Framework (NPPF) requires planning authorities to help meet the challenge of climate change and flooding. Minimising

vulnerability and providing resilience are central to sustainable development. Policy CS11 of the Oxford Core Strategy 2026 seeks to increase resilience to flooding in the city and reduce flood risk.

12. The development seeks to alleviate a known flooding problem in the Northway and Marston area. This principle is consistent with the aims of the NPPF and policy CS11.

### **Flooding and drainage**

13. A Flood Risk Assessment has been submitted with the application as well as a Drainage Technical Note.
14. The site is located in Environment Agency (EA) Flood Zone 1 and is therefore at low risk from fluvial flooding. However, both Oxford City Council's Strategic Flood Risk Assessment and the Environment Agency's flood maps show different areas of the playing field to be at risk of surface water flooding. The proposal is for flood control infrastructure which is considered water-compatible development, and this is suitable development in all EA Flood Zones.
15. There is a known history of flash flooding in Northway and Marston after periods of heavy rainfall, with records indicating notable events occurring in 2005, 2007 and 2012. The areas surrounding Stockleys Road, Maltfield Road and Westlands Drive have experienced the greatest impact.
16. Various options for the FAS were considered. The option for which planning permission is hereby sought is the EA's preferred option and was granted technical approval by the EA in 2015.
17. The proposed scheme would redirect out-of-bank flows from Headington Hill Tributary, by directing the water flow through the hard surfaced area below the Boxing Academy, which would be protected by flood alleviation works to the building. The flow would then be directed down Saxon Way and north-east along Westlands Drive by the higher kerbs and two table ramps. The water would pass through a spillway opening into the playing field from Westlands Drive. The water would be held within the remodelled playing field, enclosed by the bunds around the field, until there is capacity to drain the water through the culvert in the north-eastern corner of the field and into the existing drainage network.
18. The very nature of the development means that it will introduce a risk of the storage area overtopping (overspilling). This risk of overtopping is considered to be low and would be managed through the incorporation of a controlled spillway away from property in the western corner of the site which would direct flows into the historic watercourse, Peasmoor Piece.
19. Officers and the Lead Local Flood Authority are satisfied with the details provided with the application and consider that the scheme will achieve its objective of attenuating flood risk in accordance with policy CS11 of the



Oxford Core Strategy 2011-2016. There are a few final design details yet to be provided in relation to flood risk and drainage and it is recommended that these are required by condition.

### **Visual impact of development**

20. The proposal includes remodelling of the land form within and around the perimeter of the playing field. This will result in the land being inclined towards Westlands Drive so that the land immediately inside the Westlands Drive edge of the playing fields will be lower than at present. There will be low bunding along the Maltfield Road boundary of the field to a maximum height of 300mm. These changes are not considered to have a significant or harmful effect on the street scene or on views into the playing fields.
21. The bunding along the boundary with the Dora Carr Close development will have a maximum height of 1.7m above existing ground level. Lower bunds have been approved as part of the Dora Carr Close scheme, and the higher bunds in this location are clearly a necessary part of the flood storage area of the FAS. A new footpath along the bunding between the field and the Dora Carr Close is proposed as well as tree and wildflower planting; these measures are considered to mitigate the new landform by providing visual interest and additional facilities for users of the site. This will integrate with the landscaping approved under the Dora Carr Close scheme and will not have a detrimental effect on future users of the development. Taking this into account, officers consider that the higher bunding and associated landscaping, subject to some revisions discussed in the 'Trees and landscaping' section below, is acceptable in terms of its visual impact in the street scene and for neighbouring properties.
22. The experience of users of the playing fields will alter, by being surrounded by bunds. However, the low height of the bunds along the majority of the boundary and the general open nature of the field, means that this is not considered to be a harmful change.
23. The highway alterations to Westlands Drive will have the appearance of traffic calming measures and as such are not considered to be incongruous additions.
24. Overall, officers consider that the proposed remodelling of the ground is an appropriate response to the site and surroundings and the particular challenges of creating an effective FAS.

### **Trees and landscaping**

25. Wildflower planting is proposed along the bunds as well as a new footpath along the bund forming the north-west edge of the flood storage area. This is considered to soften and make a positive contribution to the landscape.
26. The proposal includes new tree planting along the higher bund adjoining Dora Carr Close. While planting of new trees is welcome for the amenity benefits

that will accrue from the additional canopy cover, the planting of extra heavy standard sized nursery stock on top of the bund might draw attention to the unnatural landform rather than help integrate it into the wider surroundings as intended. Also, the advanced sized nursery stock will have significant after-care requirements to ensure successful establishment. Using multi-stemmed or half standard form trees of smaller nursery stock might be more successful in landscape design and plant establishment terms. A condition is therefore recommended to require a revised landscape proposal to be submitted incorporating such revisions.

27. The proposals include the removal of two existing silver birch trees, with two additional silver birch trees potentially needing to be removed to accommodate the table ramps along Westlands Drive. These trees form part of an avenue of trees outside the parade of shops on Westlands Drive and make a positive contribution to the street scene. The significant crown reduction pruning of a large Aspen is also proposed on Westlands Drive. The removal and pruning of these visually prominent roadside and street trees would have a detrimental impact on public visual amenity in public views along Westlands Drive, but replacement planting is proposed for the four silver birch trees.
28. The originally submitted proposal included construction activity within the Root Protection Areas of several retained trees along Maltfield Road, Westfield Road and in the western corner of the site. Amended plans have been submitted to remove the need for this in order to protect the trees.
29. Notwithstanding the loss of trees, officers consider that the overall landscape proposal will integrate well with the character of the area and make a positive contribution in terms of landscape treatment. The loss of the trees along Westlands Drive is regrettable, but this is considered to be outweighed by the overall public benefits of the FAS. The harm caused by the loss of the trees can be mitigated by replacement planting, to be secured by condition, and so the scheme is considered supportable in arboricultural terms. The proposal is therefore considered to comply with policies CP11 and NE15 of the Oxford Local Plan 2001-2016.

### **Impact on public space and recreational facilities**

30. The playing fields and open space within the site are protected under policies SR2 and SR5 of the Oxford Local Plan 2001-2016, and CS20 and CS21 of the Core Strategy 2026. Paragraph 74 of the National Planning Policy Framework states that:

*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a*

*suitable location; or*

- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

31. The area of playing fields would be retained and so there will be no loss of open space. However, the two existing football pitches (60 x 90m and 50 x 90m) would be replaced with a single, Football Association (FA) compliant football pitch (100 x 64m). There would be improvements made to the efficiency of the drainage to the pitch, which would increase drying times after a flood event and improve the overall quality of the pitch.
32. Sport England has objected to the proposal due to the loss of one pitch. Oxford City Council's Leisure and Parks officers have confirmed that, although there are two pitches available, they are very rarely both used at one time. In fact, on only two occasions in the last three years has Northway Sports Ground had two games taking place at the same time, and the second pitch has not been used at all in the last season.
33. Oxford City Council's Playing Pitch and Outdoor Strategy 2012-2026 indicates that there is spare capacity within the city and particularly in the north-east area with adult football pitch provision. The adjacent playing pitch provision at nearby Court Place Farm has two adult, one 9v9 and two 7v7 pitches as well as a full size artificial pitch. It is recognised that the proposed pitch could be marked out for junior games to give flexibility, which in turn would mitigate the loss of the smaller pitch.
34. Officers do not consider that the change from two pitches to one pitch will reduce opportunities for pitch sports on the site given current usage and the possibility of junior markings, and consider the proposal for an FA-compliant pitch with improved drainage to be better quality provision.
35. Officers recognise the objection from Sport England but do not feel this is sufficient to warrant refusal of a proposal that will bring significant public benefit. Pitch provision in the areas indicates that the second pitch, which is proposed to be removed, would be surplus to requirements, in line with the NPPF.
36. Both the MUGA and children's playing area are to be retained with some of the children's play equipment being relocated within the play area.
37. There is an obvious impact on the recreation facilities in that the field will, during flood events, become a flood storage area. The whole pitch will only be under water for the most extreme flood events, while during less extreme events, only the south-east side of the field, away from the proposed pitch, will flood. It is anticipated that flood water stored on the playing fields would drain away within 12 hours, even during the highest impact events when the pitch is unlikely to be in use. The occasional use of the site for flood storage is therefore not considered to impact use of the playing field.
38. The proposals, overall, are considered to improve the public open space and

the quality of recreational facilities, while the loss of one pitch is considered acceptable in view of the available facilities in the area and the wider benefits of the FAS.

39. If the Committee wishes to approve this application, due to the objection raised by Sport England, the local planning authority must notify the Secretary of State who may or may not call the application in.
40. At the time of publication of this report, it is understood that Sport England intends to withdraw their objection. This will be updated verbally at Committee.

### **Biodiversity**

41. The Dora Carr Close development currently under construction includes a pond and wetland area providing a habitat for newts. Great Crested Newts are unlikely to be permanently present on this application's site, however, there is potential that they use the site for commuting. Vegetation clearance is due to be undertaken and so a condition is recommended for measures to avoid the killing/injury of individuals.
42. Bats are likely to be using the area for foraging and commuting and so the development, if permitted, should be carried out in accordance with the submitted Ecological Impact Assessment, and this would be secured by condition.
43. The proposals for the site include a number of suggested enhancement measures, including wildflower planting and provision of bat and bird boxes. Scrub and trees on site offer suitable habitat for nesting birds and so removal of vegetation shall be undertaken outside of bird nesting season. Again, these measures would be secured by condition.
44. The construction phase of the development will result in short-term impact on mainly improved amenity grassland and result in the loss of a short section of species-poor hedgerow. Considering the landscaping proposals submitted with the application, it is considered that any short-term impacts on habitats will be suitability mitigated for.
45. Natural England and Oxfordshire County Council have raised no objections and Officers are satisfied that the proposal will not have a negative impact on protected species or habitats and would therefore comply with policy CS12 of the Oxford Core Strategy, subject to conditions being applied to an approval.

### **Highways and transport**

46. The existing access onto the playing fields from Copse Lane is proposed to be relocated. It will still allow access for vehicles for maintenance of the ponds in the west of the site which cannot be accessed from Dora Carr Close, as well as for emergency vehicles. Emergency vehicles will also be able to access the playing fields from the proposed spillway off Westlands Drive.

47. Although the installation of the road humps on Westlands Drive is primarily intended for flood protection purposes, the installation of such humps would also have a positive impact as a traffic calming measure.
48. The height of the raised tables is greater than the 100mm maximum height outlined in the Road Humps Regulations. This is required for the purpose of channelling flood water into the playing field storage area. However, due to the height required being greater than that permissible under the Regulations, special authorisation from the Secretary of State must be obtained for the road humps before the scheme is commenced.
49. The Highways Authority (Oxfordshire County Council) notes that the table ramps could be used as informal crossing points but there is no continuous surface due to the trees and grass verges. Officers recognise this could be a useful adaptation but do not consider it reasonable to request such changes to the scheme, particularly considering that there could be a harmful impact on the trees as a result of creating such a formal crossing point.
50. The Highways Authority has also recommended that the smaller raised table be set back a minimum of 5m from the junction, although they do not consider this necessary for road safety. This move cannot be accommodated because the location of the table ramp is critical to the intended flow of the flood water and the protection of adjacent properties.
51. The proposed gradients for the raised tables are 1 in 20. The Highways Authority has requested that the gradient of the larger table ramp on Westlands Drive be decreased to a gentler incline to give a more comfortable journey for bus passengers. In response, the applicant has agreed to alter the table ramp gradient to 1 in 25 by lengthening the ramps as far as possible without compromising the water-channelling effect of the table ramp, and details of this will be required by condition.
52. Officers consider that the proposal is acceptable in highway and transport terms and would comply with policy CP1 of the Oxford Local Plan 2001-2016.

## **Other matters**

### **Land quality**

53. The application includes a Land Contamination Assessment and Asbestos Survey and Risk Assessment. Officers are satisfied with the conclusions of the reports and recommend two conditions – requiring a materials management plan and a watching brief – in order to safeguard workers and the public, and to ensure the development is suitable for use in compliance with policy CP22 of the Oxford Local Plan 2001-2016.

### **Archaeology**

54. This application would involve groundworks in an area that has general

potential for prehistoric remains and more specific interest regarding the extent of the 1st-4th century Roman field system identified at Barton Park (to the north) and also the character and date of the historic routeway that crossed through Peasemoor Piece (as shown on the circa 1830s 2" Surveyor's Map).

55. As the proposed works to the football pitches appear to be limited and the geotechnical data shows around 600mm of modern made ground over much of football pitch site, the main area of impact would be the storage area adjacent to Court Place Farm Nature Reserve. Given the small scale and localised character of the proposed works, the limited data on the Historic Environmental Record and the extent of modern made ground, a condition for archaeological monitoring during groundworks would be applied to any permission in compliance with policy HE2 of the Oxford Local Plan 2001-2016.

### **Conclusion:**

56. The proposal is considered to bring significant public benefits by reducing vulnerability and increasing resilience to known flooding events in the Northway and Marston area. Overall, the landscape proposals are considered to make a positive contribution to the area and the loss of trees can be mitigated through replacement planting. The loss of one of the two football pitches is considered acceptable in view of the overall improvements to the pitch drainage, other pitch facilities available in the area and in view of the overall benefits of the flood alleviation scheme.

57. Officers recommend that the East Area Planning Committee, subject to notification to the Secretary of State and the application not being called in, grants planning permission 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Contact Officer:** Nadia Robinson

**Extension:** 2697

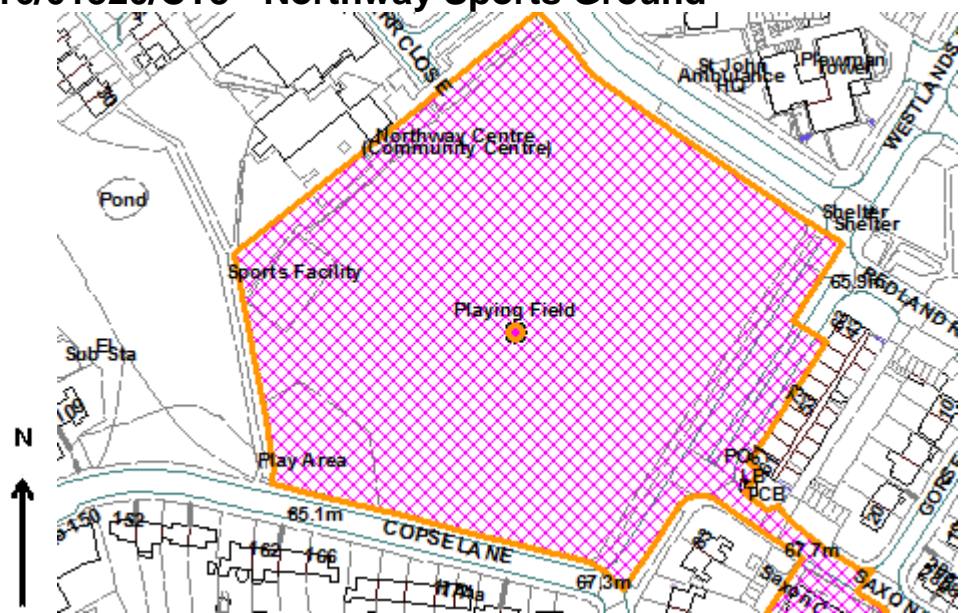
**Date:** 27th June 2016

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# Appendix 1

## 16/01320/CT3 - Northway Sports Ground



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Ordnance Survey 100019348

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**East Area Planning Committee**

6<sup>th</sup> July 2016

**Application Number:** 16/00859/FUL

**Decision Due by:** 30th June 2016

**Proposal:** Application for Ronald McDonald House to provide 62 bedrooms including communal areas, admin facilities, plant and store rooms along with associated landscaping and drop off area.

**Site Address:** John Radcliffe Hospital, Headley Way (**site plan: appendix 1**)

**Ward:** Headington Ward

**Agent:** Mr Brendan O'Donovan

**Applicant:** Ronald McDonald House Charities

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## **Recommendation:**

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

- 1 That the principle of redeveloping this part of the hospital grounds for short-stay 'home from home' accommodation would make an efficient use of previously developed land on an allocated site. The provision of the short-stay accommodation would be a suitable complimentary use for the Hospital consistent with the site allocation policy. The overall size, scale and design of the proposed building would not have an adverse impact on the parkland setting of this part of the hospital grounds, nor would it have a significant impact upon the residential amenities of the adjoining properties given the separation distance that exists and the existing and proposed screening on the boundaries. The development would also be acceptable in terms of highway considerations, sustainable design, archaeology, noise and environmental health considerations subject to appropriately worded conditions.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officer's 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.

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

### **Conditions**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Further design details of windows
- 5 Landscape Plan
- 6 Landscape Implementation
- 7 Landscape Management Plan
- 8 Hard Surface Design – Tree Roots
- 9 Underground Services – Tree Roots
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Travel Plan
- 13 Cycle and Refuse Areas Provided
- 14 Construction Traffic Management Plan
- 15 Noise Levels as stated in Noise Assessment Report
- 16 Air conditioning plant
- 17 Drainage Strategy
- 18 Biodiversity Measures / Enhancements
- 19 Energy Strategy Implementation
- 20 Contaminated Land Risk Assessment

### **Principal Planning Policies:**

#### Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP19** - Nuisance
- CP21** - Noise
- CP13** - Accessibility
- TR1** - Transport Assessment
- NE15** - Loss of Trees and Hedgerows

#### Core Strategy

- CS2\_** - Previously developed and greenfield land
- CS9\_** - Energy and natural resources
- CS12\_** - Biodiversity
- CS15\_** - Primary healthcare
- CS18\_** - Urban design, town character, historic environment

### Sites and Housing Plan

**HP9\_** - Design, Character and Context

**HP14\_** - Privacy and Daylight

**HP15\_** - Residential cycle parking

**HP16\_** - Residential car parking

**SP23\_** - John Radcliffe Hospital Site

### Other Planning Documents

National Planning Policy Framework

## **Public Consultation**

### Statutory Consultees

- Oxfordshire County Council
  - Highways Authority: No objection subject to conditions requiring drainage details, construction traffic management plan, and a swept path analysis
  - Property: No objection. The development may impact on various County Council related infrastructure which may require CIL contributions. A condition should also be attached requiring details of fire hydrants
- Thames Water Utilities Limited: No objection subject to conditions requiring a piling method statement to be submitted for approval
- Natural England: No comment

### Third Parties

4, 23, 25, and 27 Sandfield Road

### Individual Comments:

The main points raised were:

- The concept of the proposal is an excellent idea which is not objected to in principle, but there are concerns with the proposal as submitted
- The scale of development seems out of keeping with the immediate area
- A four-storey 13.68m high building will loom over the Sandfield Road houses and be visible from Sandfield Road itself
- The building is too high when compared to other buildings in the surrounding area
- The hospital grounds are approximately 2m higher than the Sandfield Road properties
- The adjacent buildings in the hospital grounds are less than 10m in height and the larger hospital buildings are more distant from adjoining properties
- The original proposal was for a 3 storey building with larger footprint and this should be revisited so the charity can get the full number of rooms
- The increased footprint would result in the loss of the sessile oak tree on site but its loss would be compensated by the reduced size of the building
- The parkland setting of the hospital grounds will be compromised by such a dominant large building
- The proposal will impact on the woodland nature of the site
- The number of bedrooms is unnecessary

- The design appearance of the new build would not relate to the other domestic sized buildings in the grounds
- The building will dominate the dwellinghouses in Sandfield Road even though they have long gardens
- They will overlook or have blank walls overbearing the gardens and the boundary screening will take time to mature
- The floor to ceiling heights are higher (3.3m) than standard residential properties and tower to five storeys
- The open amenity space to the rear will overlook adjoining gardens resulting in a loss of privacy and intrusiveness for the Sandfield Road properties
- The boundary screening will need to be of a significant height to screen the building and the type of species will need to be properly considered
- There would be concerns about the impact of noise from the construction period and how traffic management will occur during this time
- The proposal will put pressure on existing hospital parking as most families stay in guest houses and walk to the hospital.
- The proposal should consider other sites on the hospital for this type of facility especially around the children's hospital

### **Pre-Application Discussions / Oxford Design Review Panel**

The applicant has undertaken extensive pre-application discussions with Council Officers and public consultation events through updates at community events such as Headington Forward; resident information letter and open house event on the 16<sup>th</sup> January 2016; and residents meeting on 17<sup>th</sup> February 2016.

The scheme has been reviewed by the Oxford Design Review Panel on the 21<sup>st</sup> December 2015. Copies of their response is included within **appendix 2** of this report

### **Officers Assessment:**

### **Background to Proposals**

1. The application site is situated in the south-western corner of the John Radcliffe Hospital campus (**appendix 1**). The application site is bounded to the north by car parking associated with the hospital. To the east is an access road and beyond this a nurses' accommodation building. To the west are rear gardens of properties along Sandfield Road. The site comprises the existing tennis courts and a grassed amenity landscape area to the south with a number of large specimen trees. A contiguous tree belt runs along the western boundary providing screening and enclosure to the rear gardens of the adjacent properties. The site also lies adjacent to the Old Headington Conservation Area.
2. The proposal is seeking permission to erect a four-storey 62 bedroom Ronald McDonald House with ancillary communal living space, dining, office, plant facilities and landscaping on the site of the existing disused tennis courts.
3. Ronald McDonald House Charities is an independent charity which provides free 'home away from home' accommodation at hospitals across the UK. The

accommodation enables seriously ill children to have their families close by when they are undergoing treatment at the hospital.

4. The Oxford Children's Hospital currently offers regional and supra-regional specialists services and is home to only four paediatric craniofacial services in the UK. This means that children and their families travel from all over the UK to receive care. There is a Ronald McDonald House located on the top floor of the Children's hospital building which has approximately 17 rooms. The demand for accommodation exceeds the available spaces and there is limited room to expand this accommodation. The provision of a purpose-built facility within the grounds would be able to meet the future and current demand for accommodation and could be expanded to accommodate parents of babies within the Newborn Intensive Care Unit.
5. Officers consider the principal determining issues to be:
  - principle of development;
  - site layout and built forms;
  - impact on adjoining properties;
  - transport;
  - landscaping;
  - drainage;
  - biodiversity;
  - sustainability
  - community Infrastructure Levy
  - other matters

### **Principle of Development**

6. The National Planning Policy Framework (NPPF) encourages the effective use of land by reusing land which has been previously developed. This is supported by Oxford Core Strategy Policy CS2 and Oxford Local Plan Policy CP6 which require development proposals to make an efficient and appropriate use of previously developed land in a manner that suits the sites capacity, and that larger scale proposals are encouraged in appropriate locations.
7. The John Radcliffe Hospital site is allocated for development within Sites and Housing Plan Policy SP23. This states that permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities for the hospital. The policy goes on to state that other suitable uses which have an operational link to the hospital could include amongst others the provision of a patient hotel.
8. The proposal would therefore be consistent with the aims and objectives of the policy requirements to make an efficient use of previously developed land and to make better use of the existing hospital site to provide a patient hotel which would have a clear operational link to the hospital and meet an identified need for families with children who are receiving long term care at the Children's Hospital.

### **Site Layout and Built Form**

9. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design responding appropriately to the site and surroundings; creating a strong sense of place; contributing to an attractive public realm; and providing high quality architecture. The Local Plan requires new development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP8 requires development to relate to its context with the siting, massing and design creating an appropriate visual relationship with the form, grain and scale of the surrounding area.
10. The proposed building has been developed following pre-application discussions with officers, Oxford Design Review Panel, and public consultation. The comments of the Oxford Design Review Panel can be found in **appendix 2** of this report. The panel commended the ambition to provide these types of facilities within the hospital grounds, but concluded that the scheme could be further developed in terms of its siting, external appearance, and internal layout in order to enhance the building and its relationship with the existing and proposed landscape.
11. Layout: The building is located at the northern end of the site, and has an 'L' shaped footprint following the north and eastern boundaries of the site. The building has been positioned in order to allow the retention of the two Sessile Oak Trees in the site which contribute to the parkland setting of this part of the hospital. The building has been positioned as far from the western boundary of the site in order to reduce the impact upon the adjoining Sandfield Road properties and allow the creation of an enclosed garden area adjacent to the private gardens of these properties. The southern part of the site with the Sessile Oaks would be left as parkland in order to help integrate the building into its setting. The building would have its main entrance located at the corner of the building opposite the existing pedestrian links to the hospital.
12. The layout of the building has responded to the comments of officers and the Oxford Design Review Panel. The building addresses the northern and eastern boundaries so as to provide a good edge to Woodland Road and a generous entrance at street level. The shortening of the building footprint has allowed the two Sessile Oaks to be retained and the building and landscape area to the south to be well integrated into the parkland setting.
13. Size, Scale, and Massing: The building would have four-storeys albeit with the upper floor of the building set within a roof-storey which has a smaller floor plate to the rest of the floors in order for it to be set back from the edge. The building would be larger than some of the other buildings located in this part of the hospital grounds such as the three-storey nurses' accommodation (Arthur Sanctuary House) which have a more residential scale to the main hospital buildings but it is important to recognise the need to ensure that development proposals on the hospital site make the best and most efficient use of the available land to enable it to be comprehensively developed. Although the site would be located within the part of the site that is characterised by its parkland setting, it is clear that the site could accommodate a larger scale building. The overall height is not considered excessive despite being larger than the



surrounding buildings and the roof storey reduces the sense of the buildings massing. Moreover the retention of the two Sessile Oaks and landscaped area to the south helps to integrate the building into the setting.

14. **Appearance:** The proposed building would have a contemporary appearance but has been designed to ensure that it would have a consistent form across all of the elevations in order to achieve a clear identity for the building and integrate it into its setting. The proportionate window openings and reveals help achieve an ordered appearance and visual interest. The choice of a brick across all of the elevations rather than the use of a mixture of brick and rendered panels as originally proposed is also considered to be appropriate. The overall detailing of the fenestration and choice of materials would be important to ensure that the building relates to its setting. This should be secured by a condition which would allow for more detailed drawings of these elements to be provided and approval of the materials for the building.
15. Overall officers consider that the size, scale and massing of the development would be appropriate for the site and would not harm the significance of the adjacent Old Headington Central Conservation Area. This would accord with the aims of the NPPF and also the above-mentioned policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2026.

### **Impact on Adjoining Properties**

16. The site is located alongside the western boundary of the hospital grounds that abut the rear gardens of the residential properties on the eastern side of Sandfield Road. Therefore it is necessary to consider the potential impact that the development would have upon the residential amenities of these properties.
17. The properties on Sandfield Road are detached dwellings set within large plots which have long north-eastern facing private gardens that generally exceed 30m in length adjacent to the site. The gardens contain significant mature planting, and there is a mature tree belt along the western boundary. The land within the hospital grounds would appear to be set higher than the rear gardens. The rear gardens are also set at an oblique angle to the hospital grounds as Sandfield Road moves away from this boundary as it moves northwards.
18. The building has been sited in a manner that considers the impact upon these adjoining properties. The building would be set approximately 10m from the western boundary at its closest point at the northern end and the eastern element approximately 22m from the boundary with these properties. Although officers recognise that the building would be larger than other buildings within this part of the hospital site, it is considered that the height of the building and its proximity to the boundary would not cause significant overshadowing or sense of enclosure to the rear gardens of these properties given this separation distance. Moreover the building would be approximately 47m-56m from the rear of the dwellinghouses and so would not result in a loss of light to any habitable rooms in the rear of the properties.
19. The impact of the building upon the rear of these properties would also be

softened by the existing mature planting that exists within the rear gardens and also in the tree belt along the western boundary. The landscaping proposals include new deciduous and evergreen tree planting along this boundary in order to enhance and sustain its appearance, and function in affording separation and screening between the site and the rear gardens on Sandfield Road.

20. In terms of overlooking between the proposed building and the adjoining properties, the flank wall of the northern element would not have any windows as this is where the building is closest to the western boundary at 10m. The windows in the eastern range would be 22m from the rear boundary which would be a considerable distance to the boundary and given the overall distance to the rear of the dwellinghouses on this part of Sandfield Road would range from 47m-56m then it is not considered that the windows would give rise to significant levels of overlooking.
21. Therefore officers consider that the proposed extension has been designed in a manner that would seek to minimise the impact upon the adjoining properties in terms of loss of light, outlook, and privacy in accordance with Oxford Local Plan Policy CP10.

## **Transport**

22. A Transport Statement has been submitted with the application which considers the highways impacts of the proposed development.
23. Access: The hospital site is considered to be highly accessible through sustainable modes of transport such as public transport, and the development will maintain suitable pedestrian and cycle links to the existing infrastructure within the hospital and surrounding area.
24. The site itself will be accessed from the existing internal access roads serving the Hospital from both Headley Way and Woodlands Road. Woodlands Road is the closest access to the site and currently serves the nursery, nurses accommodation (Arthur Sanctuary House) and its designated parking area. The development does not propose any alterations to these existing roads other than improvements to the existing footways in order to enable pedestrian movement through to the hospital and the provision of a drop off area near to the main entrance of the accommodation building.
25. The proposal would result in refuse collections and servicing being undertaken from the Woodlands Road access and using a dedicated layby to the east of the building. The Local Highways Authority have indicated that the existing carriageway of Woodlands Road within the hospital grounds would narrow to 4 metres in places, which would be insufficient to allow a refuse vehicle or HGV to pass a standard car. However, the width of the carriageway varies in places, with passing areas available throughout the stretch that should enable vehicles to pass. The Highways Authority has therefore recommended that a condition be imposed requiring a swept path analysis to be provided to demonstrate how a refuse vehicle could safely enter, turn, and exit the site in a forward gear.

26. Traffic Generation: During the consultation process concerns have been raised that the proposed accommodation would increase the pressures on the existing highway network and parking provision at the hospital. As set out within the Transport Statement, the trips to the development need to be considered as shared trips to the Children's Hospital which would already be made by families regardless of the development. The provision of family accommodation on the hospital would in actual fact be reduced on the basis that those families who have previously been unable to stay on-site could now stay, thereby reducing the number of trips to and from the hospital. This would be of benefit to the local highway network.
27. Notwithstanding this, the Transport Assessment has offered some analysis of the potential traffic generation associated with the site using a combination of trip data from uses such as 'privately rented flats' and 'student accommodation' to model when the traffic generation will occur. Officers consider that this provides a robust assessment of the potential impact from the development and suggests that between 2 and 18 additional two way trips during the weekday morning peak hour and between 2 and 22 additional two way trips during the weekday PM peak hour could be generated. This assessment does not take into consideration the fact that these would be shared trips which are already made to and from the hospital and as such the figures outlined in this assessment are considered to be an overestimate.
28. The facility will have a small number of staff (up to a maximum of 10 and any one time) who are likely to transfer from the existing facility within the Children's Hospital. Cycle parking for these staff will be accommodated on-site and the use of sustainable transport by staff members is to be encouraged. The John Radcliffe Hospital has a Travel Plan in place and measures put in place under that Travel Plan would apply to users of the proposed facility.
29. The Transport Statement acknowledges that although the development will not generate additional trips on the general highway network, there is potential that the development will create a modest increase in vehicles accessing the site from Woodlands Road due to the proposed drop off area along Woodlands Road near to the proposed entrance. The proximity of the site to the existing car parks within the hospital would mean that the use of this drop off area would be limited and used mainly for service and delivery vehicles. The Transport Assessment sets out that site is expected to generate approximately 5 deliveries a week and one or two refuse collection trips per week. As such, the potential increase in vehicles using the Woodlands Road access would have a limited impact on the operation of the local highway network.
30. Parking: The proposal will not provide any dedicated parking provision for the accommodation. This is because the visitors staying in the accommodation would already be using the hospital's car parks when visiting the Children's Hospital. This arrangement may have a modest impact on the parking provision within the hospital since those visitors who would not have previously been able to stay at the existing Ronald McDonald House could now occupy parking spaces for a longer duration. However, the neighbouring areas around the hospital site fall within Controlled Parking Zones (CPZs) and so the potential for overspill

parking associated with the development upon the surrounding street area would be contained.

31. Cycle Parking: A secure and covered cycle parking area for up to 6 bicycles is to be provided on the ground floor of the development which would accord with the minimum space standards set out within the Oxford Local Plan. The cycle store is easily accessible via the footway along Woodlands Road.
32. Construction Traffic: A framework Construction Traffic Management Plan (CTMP) has been submitted within the application. The document would be acceptable in principle, but a final version would be needed which include details of the access arrangements and routes; details of the contractor and project manager; a site plan showing the details of the site compounds; details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions and the erection and maintenance of security hoarding / scaffolding, if required. This should be secured by condition.
33. Overall the proposed development is considered acceptable in highway terms, subject to the above conditions in accordance with the aims of Oxford Local Plan Policies CP1, CP10, TR1 and TR4 and Sites and Housing Plan Policies HP15.

## **Landscaping**

34. The proposed building occupies the area currently covered by the tennis courts and projects further to the south so as to occupy an area where there currently stands a large mature copper beech and a larch. The tree stock on the site can be divided conceptually between those, which constitute the western boundary tree belt, and individual specimen trees standing in the grassed landscape area to the east of this tree belt; these include the following principal trees, a copper beech (T.5), a larch (T.6) and 2 mature oaks (T7 and T 9), as referenced in the Arboricultural Report.
35. The most significant arboricultural implication is the loss of the copper beech (T.5). The Copper beech has been assigned a 'B' (Moderate) category for landscape quality. The trees along the western boundary have been assessed as 4 separate groups and assessed as 'B' category features with the exception of G2 which is assigned a 'C' (Low) category rating. The proposal would result in the removal of 3 smaller trees within the tree belt due to their poor condition (T5 and T6), and a silver birch (T10) within the amenity grassed area. The landscape proposal details also include reference to the removal of scrubby hollies and hawthorns because of unsuitability for inclusion within children's play areas.
36. The planning application includes a detailed landscape plan and strategy. The landscape proposals are underpinned by a strong design concept and its individual elements show a high standard of quality. The proposals therefore should be successful in achieving the stated aims and objectives of the landscape strategy; proposals for the boundary tree belt include new deciduous and evergreen tree planting to enhance and sustain its appearance, and function in affording separation and screening between the site and the rear gardens on

Sandfield Road; the grassed amenity area is also enhanced and integrated into the landscape of the proposed scheme by features such as spring bulb drifts, wooded walkways and a circular bench around one of the retained oaks.

37. The loss of the copper beech tree is the only significant arboricultural impact of the proposed scheme, but this harm is mitigated by the retention of other adjacent mature trees, and by new tree planting proposals included in the landscape details.
38. The application is considered acceptable in relation to Oxford Local Plan Policies CS18, CP1, CP11 and NE15 relating to trees and good landscape design, subject to conditions for tree protection measures and landscaping proposals.

### **Drainage**

39. The site allocation policy (SP23) recognises that the hospital site is an area where development could exacerbate surface water and/or foul water flooding and therefore should provide a drainage strategy to establish incorporate appropriate drainage mitigation measures into the design of the development.
40. A condition should be imposed which requires a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme should include details of discharge rates and volumes; maintenance and management of Sustainable Urban Drainage features; infiltration in accordance with BRE365; detailed drainage layout; and network drainage calculations.

### **Biodiversity**

41. An Ecological Assessment has been submitted with the application. The assessment identifies that the development would be unlikely to have an impact upon protected species or habitats. It recommends that any tree clearance takes place outside the bird nesting season (March – August) and an ecological watching brief be undertaken for any clearance that does occur within this season. It also recommends that precautionary measures should be taken during the vegetation clearance to avoid Hedgehog breeding season and to check for sheltering animals within the woodland.
42. Having reviewed the information submitted with the application, officers would be satisfied that the proposal is unlikely to have an impact on protected species and habitats providing the recommendations set out in the ecological assessment are followed.
43. Oxford Core Policy CS12 states that opportunities should be taken to include features beneficial to biodiversity within new developments. In terms of enhancements the appraisal recommends that all shrub planting could include native species or species that are attractive to wildlife, use flowering plant species within the planting scheme that would benefit invertebrate species, and include

bat and bird boxes into the soffits of the new building. Officers recommend that these measures be secured by condition.

## **Sustainability**

44. Oxford Core Strategy Policy CS9 requires development proposals to optimise energy efficiency through a series of measures including the utilisation of technologies that achieve zero carbon developments. The Sites and Housing Plan Policy HP11 then goes on to state that a development of this size will need to include at least 20% of its total energy needs from on-site renewables or low carbon technologies.
45. A Natural Resource Impact Analysis and Energy Statement have been submitted with the application. The NRIA scores 6/11 which would meet the minimum requirements. The Energy Statement states that the building has been designed using passive design principals such as using solar gain; minimising thermal loss through the use of insulation and air tightness. Energy consumption would be minimised by the use of low energy and LED lighting; mechanical ventilation being occupancy controlled; efficient heating and cooling systems; the use of a CHP to generate hot water for the residential scheme and generate on-site electricity; and installing PV panels to the grid. The scheme will also be designed to BREEAM very good requirements for carbon emissions and reduction from renewable technology
46. Having reviewed these documents, officers consider that they would incorporate measures to optimise energy efficiency within the building in accordance with the requirements of these policies. A condition should be imposed to ensure that the recommendations of the Energy Strategy are carried out.

## **Community Infrastructure Levy**

47. 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 and applies to developments of 100 square metres or more. The proposed development will be liable for a CIL payment although officers would make the committee aware that charities are able to apply for relief from such a charge.
48. The Oxfordshire County Council has suggested that the proposed development may impact upon County Council related infrastructure and services. It has therefore requested that CIL revenue for this development be spent on the following non-transport infrastructure priorities such as extensions to the existing primary, secondary, and 6<sup>th</sup> form schools; special needs accommodation; and improvements to the capacity of the Westgate library, early intervention centres, children's centres and elderly day centres.
49. Having regards to this request, officers would not understand how the proposal for short-stay hostel type accommodation for families with children in the hospital would put pressure on these types of County Council services. However, there are no longer any direct allocations towards specific infrastructure projects from

applications. The CIL contribution from this application will go into a central fund and the Council will decide the spending priorities in consultation with the County Council through the infrastructure planning and budget setting process.

## **Other Matters**

50. Contaminated land: The “RMH Oxford Phase 1 Geo-Environmental Desk Study” (Ref: CS070788-GA-15-164-R Issue 1) report concludes that there is a low to moderate risk of contamination from potential made ground below the site, and recommends a Phase 2 intrusive investigation to establish the ground conditions at the site. Officers would recommend that this be secured by condition.
51. Noise: The Noise Survey (February 2016) has been submitted which identifies that the existing noise sources at the site include road traffic from local roads with some plant noise from the hospital to the north and the children’s nursery in Woodlands Road. The survey recommends that the new building is designed with acoustically acceptable glazing and ventilation to specific requirements, and sets levels for the mechanical plant and ventilation to ensure that this does not have an adverse impact upon the nearest noise sensitive receptors.
52. Having reviewed this document, officers would recommend a condition be imposed to ensure that the recommendations of the survey are carried out and that the noise from plant does not rise above the recommended levels in the report.
53. Archaeology: Having regards to the location of the site and after reviewing the Historic Environment Record, officers consider that the scheme would not have significant archaeological implications

## **Conclusion**

54. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, Sites and Housing Plan 2011-2026, and Oxford Local Plan 2001-2016 and therefore officer’s recommendation to the committee is to approve the development subject to the conditions listed above.

## **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.

**Contact Officer:** Andrew Murdoch

**Extension:** 2228

**Date:** 21st June 2016



# Appendix 1

## John Radcliffe Hospital (16/00859/FUL)



1:2660

Scale 1:2660



<b>Organisation</b>	Oxford City Council
<b>Department</b>	City Development
<b>Comments</b>	Not Set
<b>Date</b>	27 June 2016
<b>SLA Number</b>	100019348

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**CONFIDENTIAL**

21 December 2015

Anne Ward  
Ronald McDonald House Charities UK  
11-59 High Road  
East Finchley  
London  
N2 8AW

Our reference: DCC/0735

**Oxford City Council: Ronald McDonald House**

Dear Anne Ward,

Thank you for attending the ODRP Design Review on 3 December 2015 and for delivering a clear and comprehensive presentation. The ambition to provide new facilities at the Ronald McDonald House in Oxford to support families with children in hospital is highly commendable. This site offers the opportunity to create an inclusive and supportive environment for the residents of the Ronald McDonald House in close proximity to the children's clinic and within the landscape setting of what was formerly the park of Headington Manor. In our view, the scheme could be further developed to create an inviting environment for the residents in terms of its siting, external appearance and internal layout. The building and its relationship to the existing and proposed landscape could be enhanced. The proposed garden design successfully provides a range of spaces for a variety of uses. We would recommend that an integrated approach be taken to developing the building and landscape design to create a warm and welcoming environment for families embodying the Mac Donald House Charities UK vision.

**Response to the context**

The new facilities for the Ronald McDonald House will provide much needed family support accommodation at the John Radcliffe Hospital site. The scheme is in accordance with the objectives set out in Oxford's 'Site and Housing Plan 2011-2026' (policy SP23) which include patient hotel uses.

Oxford University Hospital NHS Foundation Trust is currently in the process of producing a masterplan for the entire hospital site. This masterplan development exercise will underpin the Trust's vision, objectives and planned growth over the next years, assessing comprehensively future development opportunities to create an integrated user and patient focused environment across the entire hospital grounds. We suggest considering the site allocation for the Ronald McDonald House as part of the masterplan approach. Given the potential regeneration of the nursery site to the east of the scheme and opportunities to realign Woodlands Road, we suggest redefining the allocated land for the Ronald McDonald House. This would allow the existing mature trees which remain from the former parkland setting of the manor house to be retained.



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### Open space and landscape design

The proposed distinctive landscape areas, one private and protected, and one public and open have the potential to provide quiet contemplative and active and engaging spaces for the users. The opportunities for different kinds of experiences offered by the more interactive and playful design of the private garden are welcomed. The public space reflects the parkland setting with a lawn and trees. We would propose simplifying the design of this space to allow for more informal, flexible uses.

We suggest the project team consider the route from the children's hospital to Ronald McDonald House and routes across the site, to create safe and attractive pedestrian links within the site and the wider area. Woodlands Road and the landscape buffer along the road also require attention to provide a pleasant outlook for the residents in the west facing rooms, particularly on the ground floor.

The loss of the mature tree is regrettable and we urge the project team to revisit the building layout. Shortening the south wing and increasing its height to achieve a more compact plan arrangement would help retain this tree. Moving the building westwards would allow for a more generous entrance from the street and better position the scheme within the parkland. The height and proximity to the northern and eastern boundary is acceptable as there appear to be no significant overshadowing and limited overlooking issues given the houses on Sandfield Road have large gardens and the building fronts the hospital car park.

### Building design

In our view, the proposed approach to the façades of the building is not fully successful, and we suggest rethinking them to create a special place that provides a friendly home for families in difficult circumstances. The elevational treatment would benefit from a more composed appearance and a more ordered and proportional articulation of the window openings that relates more effectively to the internal layout. Designing all façades with a consistent architectural language would give the building more integrity and a clearer identity. The choice of brick is appropriate for this context. The quality of all the materials and the detailing will be important and will contribute to the development of a building which is both welcoming and which can be readily managed and maintained.

### Internal organisation

Reorganising the building layout would offer the opportunity to enhance the user experience by creating a series of more welcoming and well connected internal spaces, directly linked with the gardens. A more integrated internal layout with, for example, circulation spaces with widened areas which invite families to meet and interact could more readily reinforce the Ronald McDonald objective to create a warm and welcoming environment within which families can stay for as long as they need – be it a matter of days, months or even years. The entrance and staircase have a central location which could be enhanced to give people a stronger sense of arrival. Opening the lobby to the garden would create a physical and visual connection and provide a welcoming environment for people to use and we suggest redesigning the staircase to make it more generous and to allow daylight to come into the stair well

While the guest rooms are comfortable and large, their layout, and particularly the position of the window, could be improved. Currently, the position of windows is dictated by the façade treatment, placing the window centrally in the external wall in rooms would allow for better light distribution in rooms and enhance views out to the gardens. In the absence of balconies, we suggest exploring whether Juliette balconies could be introduced to provide a private space to enjoy the views of the garden from within rooms.

The day rooms and residential communal areas on the ground floor and laundry and store space on the upper floors enjoy the best south west orientation onto the park and are important spaces for residents to



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socialise. We again suggest improving the quality of these environments by providing larger windows and at ground floor better level access to the gardens.

### Next steps

The Ronald McDonald House offers the opportunity both in the design of the building and the landscape to create a high quality welcoming and nurturing environment to support families. One that, in line with the Mac Donald House Charities UK vision, puts the user at its centre. Given this opportunity we would recommend that before the scheme is considered for planning submission, the design issues raised in this letter be further explored with Oxford City Council and the Oxford University Hospital NHS Foundation Trust.

Thank you for consulting us and please keep us informed of the progress of the scheme. If there is any point that requires clarification, please telephone us.

Yours sincerely

### Review process

Following a site visit, discussions with the design team and local authority and a pre-application review, the scheme was reviewed on 3 December 2015 by Keith Bradley (Chair), Alan Berman, Noel Farrer, Mark Swenarton and Colin Haylock. These comments supersede any views we may have expressed previously.

### Confidentiality

Since the scheme is not yet the subject of a planning application, the advice contained in this letter is offered in confidence, on condition that we are kept informed of the progress of the project, including when it becomes the subject of a planning application. We reserve the right to make our views known should the views contained in this letter be made public in whole or in part (either accurately or inaccurately). If you do not require our views to be kept confidential, please write to [cabe@designcouncil.org.uk](mailto:cabe@designcouncil.org.uk).





**East Area Planning Committee**

6th June 2016

**Application Number:** 16/00860/ADV

**Decision Due by:** 30th June 2016

**Proposal:** Display of 3 x internally illuminated fascia sign on proposed building.

**Site Address:** John Radcliffe Hospital, Headley Way (**site plan: appendix 1**)

**Ward:** Headington Ward

**Agent:** Mr Brendan O'Donovan

**Applicant:** Ronald McDonald House Charities

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## **Recommendation:**

The East Area Planning Committee is recommended to grant advertisement consent for the following reasons:

- 1 The proposed advertisements suit their visual setting, forming an appropriate visual relationship with the proposed building whilst also not detracting from the character and appearance of the John Radcliffe Hospital grounds or creating any highway safety issues. The proposal complies with adopted policies contained in the Oxford Local Plan and the Oxford Core Strategy. No third party representations have been received
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

## **Conditions**

- 1 Five year time limit
- 2 Advert - Statutory conditions
- 3 Fascia Signage Illumination levels

## **Principal Planning Policies:**

Oxford Local Plan 2001-2016

**CP1** - Development Proposals

## **RC14 - Advertisements**

### Core Strategy

**CS18\_** - Urban design, town character, historic environment

### Other Planning Documents

National Planning Policy Framework

## **Public Consultation**

### Statutory Consultees

- Natural England: No comment

### Third Parties

No comment

## **Officers Assessment:**

### **Background to Proposals**

1. The application site is situated in the south-western corner of the John Radcliffe Hospital campus (**appendix 1**).
2. The application site is bounded to the north by car parking associated with the hospital. To the east is an access road and beyond this a nurses' accommodation building. To the west are rear gardens of properties along Sandfield Road. The site is comprised of an existing tennis court and a grassed amenity landscape area to the south with a number of large specimen trees. A contiguous tree belt runs along the western boundary providing screening and enclosure to the rear gardens of the adjacent properties. The site also lies adjacent to the Old Headington Conservation Area.
3. The application is seeking advertisement consent for the display of three x internally illuminated fascia signs on the four-storey 62 bedroom Ronald McDonald House proposed under 16/00859/FUL.
4. Officers consider the principal determining issues to be:
  - Visual impact of the advertisement
  - Highway Impacts

### **Visual Impact**

5. When considering proposals involving outdoor advertisements, Policy RC14 makes clear that consent will only be granted where they suit their visual setting in terms of scale, design, appearance, and materials; preserve or enhance the visual amenity of the building; and do not significantly prejudice highway safety or residential amenity.
6. The signage would include 2 fascia signs at high level on the north and eastern



elevations measuring 2.5m x 1.812m, and a smaller sign at the entrance measuring 1.25m x 0.906m. The signage would be plastic coated aluminium with black text on the grey cladding panel for the high level sign, and the brick background for the ground floor sign.

7. In terms of visual amenity, officers consider that the advertisements would form an appropriate visual relationship with the proposed building and would not detract from the character and appearance of the hospital grounds in accordance with Policy RC14.

### **Highway Matters**

8. The proposed signage would only be visible from within the hospital grounds and would not compromise highway safety. The signage would provide suitable wayfinding information for the visitors to the hospital for all highway users such as pedestrians, cyclists, or those in vehicles.

### **Conclusion:**

9. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, and Oxford Local Plan 2001-2016 and therefore officer's recommendation to the committee is to approve the development subject to the conditions listed above.

### **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to advertisement consent, 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 advertisement consent, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Contact Officer:** Andrew Murdoch

**Extension:** 2228

**Date:** 27th June 2016

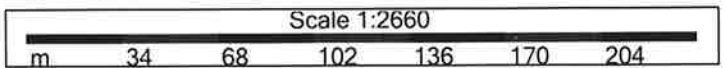
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# Appendix 1

## John Radcliffe Hospital (16/00860/ADV)



1:2660



<b>Organisation</b>	Oxford City Council
<b>Department</b>	City Development
<b>Comments</b>	Not Set
<b>Date</b>	27 June 2016
<b>SLA Number</b>	100019348

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## Monthly Planning Appeals Performance Update – May 2016

Contact: Head of Planning & Regulatory Services: Patsy Dell

Tel 01865 252356

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 30 April 2017, while Table B does the same for the current business plan year, ie. 1 April 2016 to 31 March 2017.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	20	41.67%	4	16
Dismissed	28	58.33%	5	23
Total BV204 appeals	48	100%	7	41

**Table A. BV204 Rolling annual performance  
(1 June 2015 to 31 May 2016)**

Table B	Council performance		Appeals arising from Committee against officer recommendation	Appeals arising from Committee with officer recommendation	Appeals arising from delegated refusal
	No	%	No.		No.
Allowed	5	41.67%	0	0	5
Dismissed	7	58.33%	0	0	7
Total BV204 appeals	12	100%	0	0	12

**Table B. BV204: Current business plan year performance  
(1 April 2016 to 31 March 2017)**

## All Appeal Types

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

Table C	Appeals	Performance
Allowed	28	45.16%
Dismissed	34	54.84%
All appeals decided	62	100%
Withdrawn	3	

**Table C. All planning appeals (not just BV204 appeals)  
Rolling year 1 June 2015 to 31 May 2016**

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 **May 2016**.
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 **May 2016**. 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 01/05/2016 And 31/05/2016

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
15/00978/FUL	15/00061/REFUSE	DEL	REF	DIS	09/05/2016	LYEVAL	90 Wilkins Road Oxford Oxfordshire OX4 2JB	New 1 Bedroom Dwelling With Disabled Access
15/03060/FUL	16/00006/NONDET	DEL	SPL	ALC	18/05/2016	SUMMTN	3C Chapel Row Squitchey Lane Oxford Oxfordshire OX2 7LB	Erection of one and a half storey side extension and conservatory at rear.
15/03062/FUL	16/00005/NONDET	DEL	REF	ALC	18/05/2016	SUMMTN	3D Chapel Row Squitchey Lane Oxford Oxfordshire OX2 7LB	Erection of one and a half storey side extension
15/03063/FUL	16/00007/NONDET	DEL	PER	ALC	18/05/2016	SUMMTN	3B Chapel Row Squitchey Lane Oxford Oxfordshire OX2 7LB	Erection of conservatory
15/02752/FUL	15/00068/REFUSE	DEL	REF	DIS	25/05/2016	LITTM	23 - 25 Spring Lane Littlemore Oxford OX4 6LE	Erection of 4 x 3-bed dwellings (Use Class C3). Provision of car parking and private amenity space.

**Total Decided: 5**

**Table E**

**Enforcement Appeals Decided Between 01/04/2016 And 30/04/2016**

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

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



## **Table F**

### **Appeals Received Between 01/05/2016 And 31/05/2016**

<b>DC CASE</b>	<b>AP CASE NO.</b>	<b>RECEIVE</b>	<b>TYPE</b>	<b>OFFICER</b>	<b>ADDRESS</b>	<b>DESCRIPTION</b>	<b>AGENT</b>
15/02793/VAR	16/00020/REFUSE	04/05/2016	W	Andrew Murdoch	29 Balfour Road Oxford Oxfordshire OX4 6AE	Variation of condition 2 (approved plans) of planning permission 13/00349/FUL (Erection of 1 x-2 - bed dwellinghouse) to allow a single storey rear extension to be added.	Mr Martin Crook
16/00431/CPU	16/00021/REFUSE	18/05/2016	W	Jo Cooper	2 Piper Street Oxford Oxfordshire OX3 7AR	Application to certify that proposed dormer extension to rear roofslope and insertion of 1No rooflight in association with loft conversion is lawful development.	Mr S Shakeshaft
16/00526/CPU	16/00022/REFUSE	19/05/2016	W	Jo Cooper	24 Mill Street Oxford Oxfordshire OX2 0AJ	Application to certify that proposed roof extension and formation of dormer window and insertion of rooflights in association with loft conversion is lawful development.	
15/02997/FUL	16/00023/REFUSE	26/05/2016	W	Nadia Robinson	23 Westlands Drive Oxford Oxfordshire OX3 9QR	Erection of a two storey side extension to create 1 x 2-bed and 1 x 1 bed flats (Use Class C3). Provision of private amenity space, bin and cycle store.	

**Total Received: 4**

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## MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 8 June 2016



**COUNCILLORS PRESENT:** Councillors Coulter (Chair), Henwood (Vice-Chair), Chapman, Clarkson, Lloyd-Shogbesan, Paule, Taylor, Wade and Wolff.

**OFFICERS PRESENT:** Patsy Dell (Head of Planning & Regulatory Services), Michael Morgan (Lawyer), Mehdi Rezaie (Planning Team Leader) and Jennifer Thompson (Committee and Members Services Officer)

### 1. ELECTION OF CHAIR FOR THE 2016/17 MUNICIPAL YEAR

Councillor Van Coulter was elected as Chair for the 2016/17 municipal year.

### 2. ELECTION OF VICE CHAIR FOR THE 2016/17 MUNICIPAL YEAR

Councillor David Henwood was elected as Vice Chair for the 2016/17 municipal year.

### 3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Wilkinson submitted apologies and Councillor Wade substituted for her.

### 4. DECLARATIONS OF INTEREST

There were no declarations.

### 5. 70 GLEBELANDS: 15/03432/FUL

The Committee considered an application for planning permission for the demolition of the existing house and erection of one 3-bed dwelling and one 1-bed dwelling (Use Class C3) with provision of private amenity space, car parking and bin and cycle storage (amended plans) at 70 Glebelands Oxford.

The Planning Officer reported:

- The requirements proposed as Condition 7 had been discharged by the applicant after the agenda was published. There was now no need for the condition and he recommended its removal.
- Councillors had received a late representation from a neighbour reiterating their previous objections which were covered in the report.
- The submitted hydrological report had satisfactorily addressed officers' concerns about the impact of this proposal on the SSSI.

Ifor Rhys and Kieran Lynch, the agent and the applicant, spoke in support of the application.

The Committee discussed the effect of the proposal on drainage from the site into the SSSI of Lye Valley. They noted the hydrological report and drainage assessment as applied to the specific proposal were but were concerned that further reductions in the permeable surface on the site may have an unintended impact on the drainage. They also noted that Natural England had not yet responded to the latest amendments or to the drainage strategy to confirm whether these had satisfactorily addressed their objections.

**The Committee resolved** to delegate to officers the grant planning permission for application 15/03432/FUL, subject to receiving a response from Natural England removing their objection, and subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Bike and bin stores.
5. Design - no additions to dwelling.
6. Part M(4)2.
7. No reduction in the area of permeable surface as shown on the approved plans and assumed in the hydrological assessment: neither from reductions under permitted development rights or from minor changes ancillary to the dwellings.

Informative: ensure that the highway remains unobstructed at all times to allow the regular bus service to operate.

## **6. PLANNING APPEALS**

The Committee noted the reports on planning appeals received and determined during March and April 2016.

## **7. MINUTES**

The Committee resolved to approve the minutes of the meeting held on 11 May 2016 as a true and accurate record.

## **8. FORTHCOMING APPLICATIONS**

The Committee noted the list of forthcoming applications.

## **9. DATES OF FUTURE MEETINGS**

The Committee noted the dates.

**The meeting started at 6.00 pm and ended at 7.20 pm**