

Agenda

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East Area Planning Committee

Date: **Wednesday 12 October 2016**

Time: **6.00 pm**

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

For any further information please contact the Democratic Services Officer:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@oxford.gov.uk

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

East Area Planning Committee

Membership

Chair	Councillor Van Coulter	Barton and Sandhills;
Vice-Chair	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 Ruth Wilkinson	Headington;
	Councillor Dick Wolff	St. Mary's;

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

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **16/01578/RES: PLOT 3130, JOHN SMITH DRIVE**

11 - 26

Site Address: Plot 3130 John Smith Drive, Oxford Business Park.

Proposal: Erection of a detached office building for business use (Class B1), with associated access, landscaping and services infrastructure. Approval of reserved matters approved under planning permission 12/01424/EXT for access, appearance, landscaping, layout and scale.

Officer recommendation: to grant planning permission with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Material Samples.
4. Landscape plan required.
5. Landscape carry out by completion.
6. Landscape survey before site works.
7. Tree Protection Plan (TPP) 1.
8. Arboricultural Method Statement (AMS) 1.
9. Construction Traffic Management Plan.
10. Parking Strategy.
11. Full Travel Plan.
12. Restriction on use of car parking area.
13. Parking and Access Layout Plan.
14. Drainage Strategy.
15. Recommendations of Ecological Assessment.
16. Bat and Bird Boxes.
17. Energy Strategy Recommendations.
18. Details of Photovoltaic Array.
19. Contaminated Land Risk Assessment.
20. Unexpected Contamination Watching Brief.
21. Details of cycle storage.

4 **15/03466/FUL: CLINICAL BIOMANUFACTURING FACILITY,
CHURCHILL HOSPITAL, OLD ROAD**

27 - 38

Site Address: Clinical Biomanufacturing Facility Churchill Hospital Old Road Headington

Proposal: Erection of two storey extension with basement to the Clinical Bio-Manufacturing Facility and provision of new substation (including additional information).

Officer recommendation: to grant planning permission with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Archaeology - Implementation of programme of investigation.
5. Staff travel to work and parking.
6. Construction Travel Plan.
7. Drainage scheme.

5 16/01726/FUL: UNIT 5, ASHVILLE WAY

39 - 44

Site Address: Unit 5, Ashville Way, Oxford

Proposal: Change of use from Storage and Distribution (Use Class B8) to Assemble and Leisure (Use Class D2) on ground floor and Offices (Use Class B1a) on first floor. Provision of additional car parking, bin and cycle store.

Officer recommendation: to refuse planning permission for the following reasons:

The proposed development would result in the loss of a key protected employment site, which would be harmful to the range of job opportunities in the city and contrary to Policy CS28 of the Oxford Core Strategy 2026.

6 16/01213/FUL: 8 JERSEY ROAD, OX4 4RT

45 - 60

Site Address: 8 Jersey Road, Oxford.

Proposal: The retention of 1No. 1-bedroom flat, and provision of 2No. 2-bedroom flat extending into the existing vacant extension, and provision of amenity space, vehicular and cycle parking, landscaping, and other associated works. (Amended Plans, Amended Description).

Officer recommendation: to grant planning permission with the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Submission of elevations to stores.
4. Car parking and vision splays.
5. Bin storage - hard surface access.
6. Sustainable drainage.

7	16/01472/FUL: INSTALLATION OF PUBLIC ARTWORK AND SEATING, LAND AT COWLEY ROAD AND NEWMAN ROAD, OX4 3TP Site Address: Land at the Junction of Cowley Road and Newman Road. Proposal: Installation of public artwork and seating. Officer recommendation: to approve the application, subject to conditions <ol style="list-style-type: none">1. Development begun within time limit.2. Develop in accordance with approved plans.3. Materials as proposed.4. Maintenance plan.	61 - 66
8	16/01739/CT3: FLORENCE PARK, RYMERS LANE Site Address: Florence Park, Rymers Lane. Proposal: Installation of floodlighting to tennis courts. Officer recommendation: to approve the application subject to the following conditions: <ol style="list-style-type: none">1. Development begun within time limit.2. Materials as specified - LED Floodlighting, 29.06.2016 (D A S).3. Develop in accordance with approved plans.	67 - 72
9	MINUTES Recommendation: That the minutes of the meeting held on 7 September 2016 are approved as a true and accurate record.	73 - 82
10	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. <ul style="list-style-type: none">• William Morris Close, OX4 2JX: 16/00797/OUT• Site Of Former Shelley Arms 114 Cricket Road: 16/00679/FUL• 16/01973/FUL: Canterbury House, 393 Cowley Road, OX4 2BS• 16/02230/FUL and 16/02231/LBC Land Adjacent St George's, 31 Cowley Road, Littlemore OX4 4LE• 16/02112/FUL: 16 Glebelands, Oxford, OX3 7EN (Fairview Inn)• 16/02017/FUL: 14 Holyoake Road, Oxford, OX3 8AE• 16/01564/FUL: 232 Marston Road, OX3 0EJ• 16/00824/FUL: 2 Mortimer Drive	

- 16/01752/FUL: Land At Swan Motor Centre And To The East Between Towns Road, Oxford
- 16/01785/OUT: 23 and 25 Spring Lane, Littlemore, OX4 6LE
- 16/01934/RES: Jack Russell, 21 Salford Road, OX3 0RX
- 16/02002/RES: Land West Of Barton North Of A40 And South Of Bayswater Brook, Northern By-Pass Road, Wolvercote, OX3 9SD
- 16/01498/FUL: 18 Gorse Leas
- 139 Oxford Road, Old Marston OX3 0RB: 16/01008/FUL
- 16 Clive Road: 15/03342/FUL
- 16/02184/FUL: 118-120 Bulan Road
- 16/02175/FUL and 16/02176/LBC: 26 Mill Lane, Iffley, OX4 4EJ
- 16/01945/FUL: Plot 12, Edmund Halley Road, Oxford
- 16/01225/FUL: Temple Cowley Pools, Temple Road, OX4 2EZ
- 16/01049/FUL: 474 Cowley Road, OX4 2DP
- Northway and Marston Flood Alleviation Scheme: 16/02224/VAR (and any further applications)

11 DATES OF FUTURE MEETINGS

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

2 Nov 2016
7 Dec 2016
11 Jan 2017
8 Feb 2017
8 Mar 2017
5 Apr 2017
10 May 2017

COUNCILLORS 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

At the meeting

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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.

Preparation of Planning Policy documents – Public Meetings

4. 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.

Public requests to speak

5. Members of the public wishing to speak must notify the Democratic 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 Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

Written statements from the public

6. Members of the public and councillors can send the Democratic Services Officer written statements and other material to circulate to committee members, and the

planning officer prior to the meeting. Statements and other material are accepted and circulated by noon, two working days before the start of the meeting.

7. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give 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. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

8. Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention by noon, two working days before the start of the meeting so that members can be notified.

Recording meetings

9. 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 place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
10. 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.

Meeting Etiquette

11. 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.
12. 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.

Code updated to reflect changes in the Constitution agreed at Council on 25 July 2016

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East Area Planning Committee

12th October 2016

Application Number: 16/01578/RES

Decision Due by: 26th September 2016

Proposal: Erection of a detached office building for business use (Class B1), with associated access, landscaping and services infrastructure. Approval of reserved matters approved under planning permission 12/01424/EXT for access, appearance, landscaping, layout and scale.

Site Address: Plot 3130 John Smith Drive, Oxford Business Park (**site plan: appendix 1**)

Ward: Cowley Ward

Agent: N/A

Applicant: Mr Robin Moxon

Recommendation:

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

Reasons for Approval

- 1 The proposed development has already been granted outline planning permission for business use (Class B1) under 91/01303/NO and 12/01424/EXT and the site already has an extant reserved matters permission for a three-storey (B1) office building, nevertheless it would make an appropriate and efficient use of an undeveloped site within the Oxford Business Park. In accordance with the reserved matters, the siting, layout, external appearance and landscaping of the proposed development would create an appropriate visual relationship with the surrounding area without having a significant impact upon adjoining properties. The proposed access and parking arrangements would accord with the relevant policies of the development plan and any impact upon the local highway could be mitigated by conditions seeking a parking strategy and travel plan for the site. The development would also not introduce any adverse impacts in terms of ecology, drainage, and energy efficiency. The proposal would therefore accord with the aims of the outline application and the relevant policies of the development plan.

- 2 In considering the application, officers have had specific regard to the comments of third parties and statutory bodies in relation to the application, however officers consider that these comments have not raised any material considerations that would warrant refusal of the applications, and any harm identified could be successfully mitigated by appropriately worded conditions
- 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 Landscape plan required
- 5 Landscape carry out by completion
- 6 Landscape survey before site works
- 7 Tree Protection Plan (TPP) 1
- 8 Arboricultural Method Statement (AMS) 1
- 9 Construction Traffic Management Plan
- 10 Parking Strategy
- 11 Full Travel Plan
- 12 Restriction on use of car parking area
- 13 Parking and Access Layout Plan
- 14 Drainage Strategy
- 15 Recommendations of Ecological Assessment
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- 19 Contaminated Land Risk Assessment
- 20 Unexpected Contamination Watching Brief
- 21 Details of cycle storage

Principal Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

CP13 - Accessibility

CP19 - Nuisance

CP20 - Lighting

CP21 - Noise

CP22 - Contaminated Land

TR1 - Transport Assessment
TR2 - Travel Plans
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
TR14 - Servicing Arrangements
NE14 - Water and Sewerage Infrastructure
TA4 – Tourist Accommodation

Core Strategy

CS2_ - Previously developed and greenfield land
CS9_ - Energy and natural resources
CS11_ - Flooding
CS12_ - Biodiversity
CS13_ - Supporting access to new development
CS18_ - Urban design, town character, historic environment
CS27_ - Sustainable economy
CS28_ - Employment sites

Sites and Housing Plan - Submission

SP42_ - Oxford Business Park

Other Planning Documents

National Planning Policy Framework
Planning Practice Guidance

Planning History

91/01303/NO - Demolition of all buildings. Construction of buildings for B1 business use (125,023 square metres) & a hotel (10,451 square metres) incl. new roads, car parking, infrastructure & landscaping (Amended Plans) (Oxford Business Park, Garsington Road): Approved

99/01351/VF - Variation of condition 1 on permission NO/1303/91 to allow submission of reserved matters application until 26.11.2004: Approved

04/00215/VAR - Variation of condition 1 on permission 99/01351/VF to allow submission of reserved matters application until 30.11.2012: Approved

04/00360/RES - Extension of estate road. Erection of four 3 storey buildings (13,338 sq m) for business use (Class B1). Provision of 444 parking spaces, 208 cycle stands (112 covered, 96 uncovered), landscaping, Two substations (Approval of reserved matters approved under planning permission 91/1303/NO for siting, design, external appearance, means of access and landscaping. (Amended plans): Approved

12/01424/EXT - Extension to the outline planning permission 91/01303/NO for Class B1 business use, hotel, associated roads, car parking, infrastructure and landscaping: Approved

Public Consultation

Statutory Consultees

Oxfordshire County Council: No objection subject to conditions

Environment Agency Thames Region: No comment to make on the application

Natural England: No comment to make on the application

Third Parties

12 St Amand Drive, Abingdon; 41 Overmead, Abingdon; 34 Priory Road, Littlemore; Leigh cottage, Lacey Green; 2x Jubilee House, Oxford Business Park; Oxfordshire Clinical Commissioning Group, Oxford Business Park

Individual Comments:

The main points raised were:

- A new entrance / exit to the business park south is required otherwise it will be impossible to leave work in the afternoon.
- There is too much traffic using the access road on the park
- At 5pm it can take an hour to get from Jubilee House to Garsington Road
- Another building on this road will create additional traffic making this worse
- The traffic flow on the park needs to be resolved as there are already unacceptable levels of congestion
- Traffic lights on each exist to the roundabout would help
- The park is not a good place to work if you need a car
- The retention of staff on the park is already difficult and because of the nature of the work many people travel in cars from far afield
- There is not enough parking on the park for the existing businesses - employees and visitors are forced to park on the road and be fined as there are no other provisions for parking.
- Emergency Vehicle access is also restricted due to these access problems

Officers Assessment:

Background to the Proposal

1. The application site comprises an area of undeveloped land approximately 0.69ha within the south-eastern corner of Oxford Business Park. The park is bordered by the vacant parts of plot 3100 to the north-east; the slip road of the Eastern Bypass (A4142) to the south-east; residential properties of Kersington Crescent and Amory Close to the south-west; and 3140 Rowan Place to the north-west (**appendix 1**)
2. The site has vehicular access from western spur of the roundabout on John Smith Drive, and there is a combined footpath and cycleway on this road, and also running along the south-eastern boundary.
3. In November 1992 outline planning permission was granted for the development

of the Oxford Business Park and the construction of buildings for B1 Business Use (125,023m² floorspace); a hotel (10,451 m² floorspace); new roads; car parking; infrastructure and landscaping under reference 91/01303/NO. At the time outline permission was granted a number of matters were reserved for approval such as scale, layout, access, appearance and landscaping. The timeframe for these matters to be agreed has been extended to the 13th December 2022 under application 12/01424/EXT.

4. The site has already been partially developed with Rowan Place (Building 3140) completed in 2005, and the remainder of the plot, including the application site, having an extant reserved matters permission (04/00360/RES) for the development of three detached office buildings, associated car parking, and landscaping. This could be implemented at any time without the requirement for any further permission, and is a material consideration in the determination of this application.
5. The application is seeking approval of all the matters (scale, layout, access, appearance and landscaping) reserved under the original outline planning permission and extended under 12/01242/EXT for the erection of a detached office building for business use (Class B1) with associated access, landscaping and services infrastructure.
6. The office building will provide accommodation for A.C.Neilsen who are currently located in offices on the edge of the city in Risinghurst.
7. Officers consider the principal determining issues to be:
 - principle of development;
 - site layout and built forms;
 - transport;
 - landscaping
 - flood risk and drainage;
 - biodiversity;
 - sustainability
 - contaminated land

Principle of Development

8. The National Planning Policy Framework (NPPF) and Oxford Core Strategy Policy CS2 encourages development proposals to make an efficient and appropriate use of previously developed land in a manner that suits the sites capacity.
9. The NPPF also seeks to promote sustainable development and identifies three roles for the planning system to achieve this; economic, social, and environmental. The economic role is defined as ‘contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation’.
10. The Oxford Core Strategy sets out Oxford's employment strategy to promote a

policy of 'managed economic growth'. This seeks to secure the long-term future of its key sectors, whilst taking account of land supply constraints, and the need to improve the balance between jobs and housing supply. Policy CS27 therefore promotes the support of Oxford's key employment sectors and clusters, whilst maintaining the necessary infrastructure in order to establish a sustainable economy. It requires proposals to show how they maintain, strengthen, modernise or diversify Oxford's economy. The existing supply of employment sites is safeguarded through the application of Policy CS28, which aims to resist the loss of key protected employment sites, such as the Oxford Business Park.

11. The undeveloped plots within Oxford Business Park are also specifically allocated for development within Sites and Housing Plan Policy SP42 which states that permission will only be granted for B1 and B2 employment uses.
12. Notwithstanding the clear policy support for the provision of a B1 employment use on the site within the above-mentioned policies, the principle of developing the Oxford Business Park for B1 business use (125,023m²) has already been established through original outline planning permission 93/01303/NO and the remaining undeveloped plots under 12/01242/EXT. To date the Oxford Business Park has developed approximately 98,875m² of B1 development within the park, leaving approximately 26,148m² on 6.35ha of land still available for development. There is also an extant reserved matters approval for approximately 10,487m² on the remaining parts of this plot (3100).
13. The proposed office building would provide approximately 5,050m² of floorspace on 0.69ha which would leave 21,098m² on 5.66ha of land. This would fall within the unfulfilled commitment of the outline planning permission (93/01303/NO & 12/01242/EXT)
14. Therefore this reserved matters application would fall within the scope of the outline planning permission and there would be no reason to object to the general principle of providing the office floorspace.

Site Layout and Built Forms

15. 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.
16. The Oxford Local Plan 2001-2016 requires development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP6 emphasises the need to make an efficient use of land, in a manner where the built form and site layout suits the sites capacity and surrounding area. This is supported through Policy CP8, which states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area.
17. The proposal would provide a detached three-storey building measuring approximately 52.5m (l) x 48.5m (w) x 17m (h) and have compact footprint which

has been designed to reflect the previously approved scheme for the site.

18. Layout: The building is centrally located within the plot in a similar position to the building that has already been approved for the site. The central location allows a good separation distance to the adjoining plot (Unit 3140) and also for the development of the other plots to the north-east. The central location allows for an entrance from the roundabout with suitable separation of the visitor and staff parking and also to provide soft planting around the site.
19. Size and Scale: The proposed building would be consistent with other similar sized office buildings within the business park, which are predominately three-storey albeit with varying footprints.
20. Appearance: The building would have a contemporary form and appearance. It would be clad in brickwork, with 'punched hole' windows. The windows are arranged in a non-symmetrical arrangement in order to provide some visual interest to the building. The other materials would be rainscreen cladding and glazed elements recessed from the face of the brick work in order to provide some detailing to the elevations.
21. Officers consider that the overall size, scale, design and siting of the proposed development would suit the sites capacity and the character and appearance of the Business Park in accordance with the above-mentioned policies.

Impact on Adjoining Properties

22. Policy CP10 of the Local Plan requires development proposals to be sited in a manner which meets functional need, but also in a manner that safeguards the amenities of other properties.
23. The proposed office building would be unlikely to create any adverse impact upon the other adjoining units within the park such as Unit 3140 Rowan Place.
24. Although there are residential properties to the north-west east of the application site they are sited a considerable distance from the site and are separated by a significant tree belt. The properties are three storey flats and are also angled away from the site. Therefore having regards to the separation distance the proposal would not give rise to any significant neighbour issues.

Landscaping

25. A Tree Survey has been submitted with the application. It sets out that the proposal requires the removal of trees and other vegetation from the southern corner of the site. These trees are low quality trees, and new tree and hedge planting along the boundary of the site with the cycle track on the eastern by-pass will adequately mitigate their loss.
26. The tree survey identifies a group of poplar and cypress trees along the boundary with the adjacent residential properties as being retained. The development will require construction activities within the Root Protection Areas of these trees and

appropriate care will need to be taken to ensure that the trees are adequately protected during the construction phase of development. This could be secured by appropriately worded conditions.

27. Overall officers consider that the landscaping proposals are broadly appropriate, but some minor amendments to the proposed species within the landscaping plan would ensure a more robust planting scheme and also make it complementary to existing landscape in the area. These would include including replacing the alder, with a silver birch and/or field maple. This is because locally, Alder is vulnerable to infection with disease and silver birch and field maple are native species that are already growing along the cycle track and have been used in the landscaping of the recent development north east of this site. In addition it is recommended that some (say 3 out of the 9) of the wild cherry trees along the north eastern boundary with the footpath are replaced with oak trees; oak is included in the landscaping of the boundary of the recent development of the other side of the footpath and this will provide an informal avenue of large growing long lived trees along the footpath adding to a sense of place. This could be secured by the submission of a revised landscape plan.
28. Subject to these amendments and conditions, officers consider that the proposed landscaping would make a positive contribution to the visual amenity of the site and the wider area, in accordance with Policy CP11 of the Oxford Local Plan 2001-2016.

Transport

29. A Transport Statement and Framework Travel Plan have been submitted with the application which considers the highway impacts of the development. The proposed building will be accessed from a new spur on the roundabout at the end of John Smith Drive. There will be a new cycle way and footpath on the perimeter of the site, and 143 parking spaces (including 7 disabled spaces) and 56 covered and 6 uncovered parking spaces.
30. Traffic Impact: During the consultation process concerns have been raised regarding traffic generation from this proposal and how it impacts upon the existing road network within the park. In considering these points it is important to consider a number of factors. Firstly, the Business Park has outline planning permission for a set quantum of employment uses including the parts of the site that are undeveloped. In granting permission for the recent extension to the outline application, the assumed highway impacts from the undeveloped quantum of development were considered and works to mitigate this impact have already been implemented. Secondly, the application site benefits from an extant permission for an employment use on the site and in granting reserved matters approval for that application the highway impacts would also have been considered.
31. Notwithstanding this, additional vehicles generated by this proposal, will in reality, put further pressure on the surrounding highway network which officers are aware is heavily congested, and sensitive to any increase in vehicle trips, particularly at peak times of the day. With this in mind the Local Highways Authority have made

clear in their consultation response that they would not agree with Paragraph 2.1.3 in the Transport Statement which states that the development 'will not have a detrimental impact on the local highway'. As the measures to mitigate the potential impact on the highway network from the development of the undeveloped plots were agreed at outline stage, it would not be appropriate to object to the application on this basis however, it is important that all opportunities to maximise transport sustainability for the site are taken and that they are appropriately ambitious given existing and future opportunities and constraints of the site.

32. Car Parking: The proposal would seek to provide 143 parking spaces. This would accord with the maximum car parking standards (1 space per 35m²) for B1 Use set out within the Oxford Local Plan and would fall below the historical parking provision of 1 space per 30m².
33. The Local Highways Authority has recommended that a lower level of parking could be provided for the scheme. They consider that although the site is not as accessible as other locations in the city, there are a number of bus services which are in reasonable walking distance, including high frequency services on Barns Road / Between Towns Road, and means the Business Park is already connected to the city centre, Cowley and Headington; areas where a significant proportion of staff are likely to travel from. Redbridge Park & Ride is also within a reasonable cycle distance and is connected by a good standard of cycle route provision along most of the connecting route providing for a lower level of car parking is therefore realistic and would go some way to reducing the traffic impact of the development. If it is not possible to reduce the parking provision then a commitment to reducing the availability of on-site car parking over time should be included as a measure within the Travel Plan and parking strategy. This could be linked to improvements in the sustainable travel behaviour of staff and future improvements to further improve the accessibility of the wider area..
34. Officers understand this viewpoint however the fact that the parking standards do not exceed the maximum standards would make it difficult to object to the proposed level of parking. Both the Transport Statement and Framework Travel Plan include a "Proposed Parking Strategy". This sets out how car parking will be allocated across the site, although no details are given at this stage on the number of car sharing and visitor spaces. The parking strategy confirms that "the management of car usage will be a key element of the Travel Plan considering both on and possible off site provision" but very little detail is provided on how this will be achieved except to say that "this management will also include other measures such as a car sharing scheme, with the objective of reducing the development's car driver mode share". Given the issues already described within the local highway a robust parking strategy will be important in reducing this development's traffic impact and this will need to be implemented from the outset, not in the "medium term" as suggested by the Framework Travel Plan.
35. The Local Highways Authority has indicated that travel habits can be positively affected when people are changing their job or moving location, but if travel habits are allowed to become more established overtime then they become harder to influence. It is not clear what the Travel Plan means by 'possible off-site car parking provision' however this should not be seen as a solution towards meeting the

targets for reducing car travel as set out in the travel plan. There is considerable evidence to show that even a very modest 5% change in car driver mode share requires significant effort and there is concern that the current range of measures contained within the interim Travel Plan are unlikely to have much effect. It is well known that managing the demand and access to car parking is the most effective tool in changing travel behaviour and given the occupier is already known there appears no reason why a more detailed parking strategy cannot be scoped and agreed, and that this should contain a commitment to more effectively managing car parking (beyond just providing some car share spaces). It is therefore strongly recommended that the parking strategy is made more robust. In particular, consideration should be given to allocating parking based on how easily staff are able to access the site including an exclusion zone whereby those living nearby, say 4km of the site, or live on a bus route, are ineligible for a parking space. Other measures such as implementing charges for renting parking spaces should be considered which could be used to fund or subsidise sustainable transport measures identified in the Travel Plan. No detail on the amount or location of car share spaces is provided. Consideration should be given to saving a number of conveniently located car park spaces for employees who car share. The car parking strategy will also need to show how the car park and car parking in general will be effectively managed to ensure that overspill parking in surrounding areas is avoided.

36. Therefore officers would raise no objection to the level of parking shown within the scheme subject to a condition which requires a more detailed parking strategy for the scheme that clearly sets out how car parking will be managed on and off-site in order to mitigate the impact of the development.
37. Cycle Parking: The proposal will provide 56 covered and 6 uncovered cycle parking spaces. The 6 uncovered cycle parking spaces will be available for visitors and positioned near the main entrance, albeit not directly outside the building, unlike some of the proposed car parking spaces. Visitor cycle parking should be positioned right outside the main building entrance so they are much more prominent and convenient.
38. Officers would support the Local Highways Authority's comments that the position of visitor cycle parking spaces should be reviewed, and that covered storage is provided. In addition, as part of on-going monitoring linked to the Travel Plan demand should be regularly reviewed and a commitment to provide additional spaces, if necessary, included within the Travel Plan.
39. In terms of covered cycle parking for staff, the level proposed meets the minimum standard set out in the City's parking standards. Without any specific details on the likely number of employees that could be working on site at any one time it is not known if this is going to be sufficient assuming a 10% cycle mode share and whether it allows for any increase in cycling as a result of implementing travel plan measures and future cycle improvements discussed above. In addition, the location of the covered cycle parking spaces is not in the most convenient location and is further away from the building and rear staff entrance compared to some car parking. Again, the position of the covered cycle parking spaces needs to be reconsidered. Again, the Travel Plan should commit to increasing spaces over time as necessary. The details of the cycle provision incorporating these suggestions should be secured by condition.

40. Travel Plan: A Framework Travel Plan has been submitted with the application. As already set out above, because this proposal is located within an area that already experiences traffic congestion, the Local Highways Authority has stated that the Framework Travel Plan, does not go far enough or take advantage of the opportunities that exist to influence travel to and from the site, particularly in the early stages of occupation.
41. Officers would support this view, and are aware that as part of the extension to the outline planning application for the undeveloped plots (12/01424/EXT) a site wide Framework Travel Plan has been approved. The management company for the park has implemented this site wide travel plan which has a number of key objectives such as – increasing the awareness of employees of all available travel options; enhancing public transport accessibility to the park; minimising single occupancy private car use arising from future development; maximising the use of non-car modes to / from the proposed development plots; improving travel safety for cyclists. It is disappointing that the Framework Travel Plan for this site does not make any reference to these initiatives and the site wide travel plan.
42. It is clear that any travel plan for this site needs to be developed to reflect the current transport situation on the park, and provides opportunities to influence travel and deliver the key objectives of the site wide travel plan. A condition should therefore be imposed which seeks the approval of a full travel plan before the development is first occupied and which will remain in place until the first baseline survey takes place. Once this survey has been completed the Travel Plan will then need to be reviewed and updated accordingly. The Local Highways Authority has recommended that the following points are also taken into consideration as part of the travel plan, and these should be added as an informative to the condition.
- The travel plan should not develop its own car sharing scheme, but instead promote the use of the Oxford liftshare scheme in accordance with the site wide travel plan
 - The Framework Travel Plan seeks to reduce occupancy trips by 1% a year. This would be a minimum and should be more challenging (i.e. closer to 10%)
 - The targets specified in the Full Travel Plan should not seek only a reduction in the number of single occupancy vehicle trips but also a subsequent increase in other modes.
 - Most of the work to ensure that travel to and from this new site does not have a detrimental effect on the wider road network can be done before occupation. After occupation travel patterns will be set and more difficult to change. So a focus at key stages before occupation such as the recruitment stage will be very important
 - The Framework Travel Plan includes little information on the number of employees that will be based at the site and their likely location in the surrounding area. Given the occupier is already known we query why this information cannot be used at this stage.
 - The section that includes travel plan measures contains the following “Investigate the possibility of providing a Centrica shuttle bus service within the local vicinity”. It is not clear whether this is relevant and highlights the need for a travel plan that is more site specific, taking into account both the opportunities and constraints of the site and surrounding area, and not just the standard ‘off the shelf’ measures.
43. Overall officers recognise that the highway impacts of redeveloping the undeveloped parts of the park were considered at outline stage and therefore it would be difficult

to object to the application on highway grounds. However, it is considered that the overall parking strategy and Travel Plan measures should be more site specific to reflect the existing situation within the park and therefore subject to appropriately worded conditions to deliver a more robust parking strategy and travel plan for the site, officers consider that the development would accord with the overall aims of Oxford Local Plan Policy CP1.

Flood Risk / Drainage

44. The Flood Risk Assessment submitted with the application states that the site is not within the functional floodplain or at risk from fluvial flooding. It states that the scheme will develop a drainage scheme that controls the overall flow of water to existing greenfield rates through flow attenuation and sustainable urban drainage techniques (permeable paving and attenuation ponds)
45. The County Council Drainage Authority have raised no objection to the proposal subject to a condition requiring a detailed 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
46. Officers consider that subject to this condition the proposal would accord with the aims of Oxford Core Strategy Policy CS11.

Land Contamination

47. A phase 1 desk top study and phase 2 ground investigation in accordance with the Environment Agency Guidance Model Procedures for the Management of Land Contamination (CLR11) has been submitted with the application.
48. The investigation identified several potential sources of contamination, including former above ground storage tanks and an electrical substation, related to the former use as part of the Rover Motor Works. Five soil samples were taken across the site which was tested for heavy metals, total petroleum hydrocarbons, polycyclic aromatic hydrocarbons and asbestos. One groundwater sample was analysed for heavy metals, hardness, dissolved organic carbon and polycyclic aromatic hydrocarbons. Ground gas was monitored in three locations. Made ground was also found across the site, underlain by the Beckley Sand Member. No exceedances in any of the contaminants of concern were identified in the soils or groundwater for a commercial end use. Asbestos was identified in soils across the site. The ground gas was assessed as characteristic situation 2, meaning that basic gas protection measures would be required.
49. The report recommends that further assessment is undertaken with respect to the risk from asbestos in soils to construction workers. The assessment in this report deemed the risk to future site users as low based on the absence of a pathway, as the report was written under the knowledge that there was no proposed soft landscaping. However, the proposal clearly involves soft landscaping, and therefore the risk of asbestos to future site users cannot be discounted based on absence of pathway. As further asbestos assessment include the risks to future site users as a receptor, and proposes mitigation measures, if necessary, based on the presence of soft landscaping is required. The report also recommends

that basic gas protection measures are installed, including a gas resistant membrane and sub-floor void.

50. In summary officers would agree with the overall assessment and recommendations in the reports, and would recommend that conditions are imposed on any grant of permission to secure the further assessments, gas protection details and verification report.

Sustainability:

51. A Natural Resource Impact Analysis (NRIA) and Energy Strategy has been submitted as required by Oxford Core Strategy Policy CS9.

52. The NRIA scores 7/11 and focuses on the energy efficiency measures that would be provided rather than the renewable energy. It scores a maximum for energy efficiency achieving a 25% reduction in energy efficiency. The Energy Statement states that the building has been designed to incorporate passive and active measures for energy reduction as well as low and zero carbon technologies to achieve compliance with Part L of the Building Regulations and BREAMM. In terms of renewable technologies the strategy has identified photovoltaics as the most suitable option. The size of the array to be used has not been identified at this stage, but a condition should be imposed which requires the recommendations of the NRIA and Energy Strategy to be carried out. Therefore officers would raise no objection to this aspect of the proposal.

Ecology

53. An Ecological Assessment has been submitted with the application. Having reviewed this document, officers consider that the habitats present within the study area are considered to have limited potential to support reptiles and only very small areas of suitable habitat have been identified. Therefore it is unlikely that reptiles are present on site in great numbers. However in order to avoid any potential impact a condition should be attached which requires these habitats to be removed under the supervision of an ecologist.

54. The proposal will involve the removal of some trees from the boundary of the site, which would offer suitable habitat for nesting birds. This removal should be carried out outside the bird nesting season and an informative should be added to any decision to this effect.

55. The proposed development offers opportunities to provide biodiversity enhancements in the form of bat and bird boxes which could be installed on trees within the site. Therefore a condition should be attached to secure this.

Conclusion

56. The proposal is considered to be in accordance with the relevant policies of the Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore Members of the East Area Planning Committee are recommended to grant planning permission for the proposed development.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

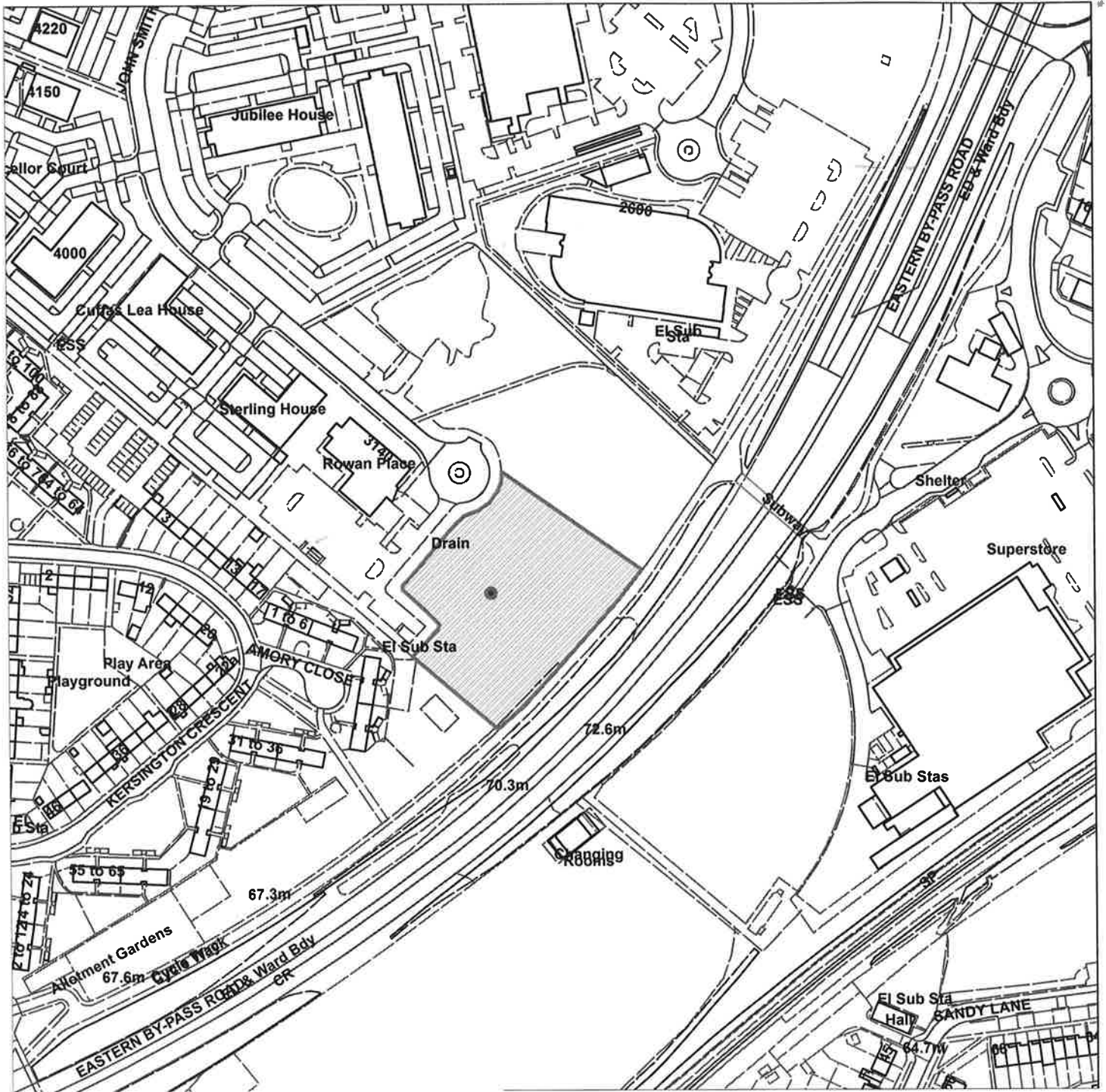
Contact Officer: Andrew Murdoch

Extension: 2228

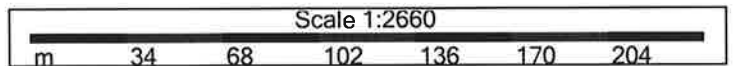
Date: 22nd September 2016

Appendix 1

16/01578/RES Plot 3130 John Smith Drive



1:2660



Organisation	Oxford City Council
Department	City Development
Comments	Not Set
Date	03 October 2016
SLA Number	100019348

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East Area Planning Committee

12th October 2016

Application Number: 15/03466/FUL

Decision Due by: 15th March 2016

Proposal: Erection of two storey extension with basement to the Clinical Bio-Manufacturing Facility and provision of new substation(additional information)

Site Address: Clinical Biomanufacturing Facility Churchill Hospital Old Road Headington (**site plan: appendix 1**)

Ward: Churchill Ward

Agent: Mr Robert Linnell

Applicant: Chancellor, Masters And Scholars Of University Of Oxford

Recommendation:

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

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

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Archaeology - Implementation of programme of investigation
- 5 Staff travel to work and parking

5 Construction Travel Plan

6 Drainage scheme

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

TR3 - Car Parking Standards

TR4 - Pedestrian & Cycle Facilities

Core Strategy

CS2_ - Previously developed and greenfield land

CS9_ - Energy and natural resources

CS12_ - Biodiversity

CS17_ - Infrastructure and developer contributions

CS18_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework (NPPF)

Planning Practice Guidance

Relevant Site History:

09/02805/FUL - Erection of single storey clean room laboratory with plant room below (Amended plans). PER 20th April 2010

14/00272/FUL - Installation of flue to south roof slope. PER 21st March 2014

Representations Received:

29 Glebelands: concerns over noise; currently there already very loud low frequency noises that disturb us from the Churchill Hospital site, to the point of making it difficult to sleep in the summer.

Statutory Consultees:

Thames Water: no objections

Environment Agency: have assessed the application as having a low environmental risk therefore have no comments to make.

Oxfordshire County Council (Transport): no objection subject to conditions

Issues:

Contributions
Principle of Development/Need
Design
Sustainability
Highway Issues
Biodiversity/Impact on Lye Valley
Archaeology

Officers Assessment:

Site Description

1. The site lies to the east of the Clinical Bio-Manufacturing Facility which is located within the south eastern quadrant of the Churchill Hospital Site. The Facility is occupied by the Nuffield Department of Clinical Medicine, as part of the University of Oxford. The land upon which the extension is proposed is currently vacant and consists of a combination of grassland and compacted hardcore with a small area of tarmac.
2. The Facility provides a key interface between basic research and clinical medicine through the manufacturing of Investigational Medicinal Products to 'Good Manufacturing Practice' standards for early phase clinical trials.

Proposal

3. The application is seeking permission for a two storey extension to the eastern side of the existing building which will consist of a basement area, ground floor and a first floor partially within the roof space. The application is also for the provision of a new substation, adjacent to the existing substation location that lies to the north east of the Clinical Bio-Manufacturing Facility.
4. This application is similar to an earlier planning application (09/02805/FUL) which proposed a separate stand-alone modular building. This current proposal is for a more integrated building extension than the detached modular building previously approved.
5. The basement of the proposed extension will contain the plant required to support the enhanced Facility. The ground floor will provide a greater volume of fully compliant grade B clean room bio-manufacturing space, together with all lower grade support areas, and associated entrance areas and service corridors to provide up to date facilities and increase the capacity of the Facility. A mezzanine plant deck will be provided directly above the clean rooms within the roof space of the new extension. The roof space will also contain an accessible plant deck.

6. The new substation is proposed to be located to the north east of the Clinical Bio-Manufacturing Facility, adjacent to the existing transformers in this location. Its approximate dimensions will be 3m X 3m x 2.4m.

Officers Assessment

Contributions

7. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. CIL applies to developments of 100 square metres or more, or to new houses of any size. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities. CIL is being brought in by councils across the country, although each local council has the ability to set the actual charges according to local circumstances. This proposal is liable to CIL contributions accordingly.

Principle of Development/Need

8. The proposal meets the requirements of Policy CS30 of the Oxford Core Strategy and SP8 of the Sites and Housing Plan in that these policies require hospital related activities to be retained on the existing site. The development will also make the best use of previously developed land which is encouraged by the National Planning Policy Framework and Oxford Core Strategy Policy CS2.
9. The Clinical Bio-Manufacturing Facility requires additional floor space to meet their expansion requirements and to provide up to date facilities for the operation of the Facility. It will enable more space for clean rooms for production purposes with support/ancillary areas. The new substation is required to supply power to the new extension.

Design

10. The existing building was constructed in 1997 specifically to house the Nuffield Department of Clinical Medicine. It is a two storey building, but due to the slope of the site the building is presented as single storey on its north elevation, with a basement floor at its southern end. The existing building is finished in a mid-brown brick with contrasting horizontal brick bands at floor and ceiling levels. The roof is constructed of profiled insulated cladding panels, with standing seams. Dormer type vents are provided within the roof detail to provide ventilation for existing plant. A fume extract duct is present on the southern end of the building.
11. The design of the proposed extension is to be similar to that of the existing and the height will be equivalent to the existing building. The proposed extension aims to complement and broadly replicate the existing building. The external walls are to comprise an external leaf of facing bricks to match the

existing building in colour and texture, with a horizontal string band at window head height. The roof will match the existing building, with the use of pre-insulated profiled cladding standing seam sheets with appropriate accessories to create an equivalent eaves detail and guttering arrangement. It is currently anticipated that there will be minimal amounts of external plant outside the footprint of the building. There will be a requirement for a chiller plant at roof level to provide cooling to the building and will be installed within a roof mounted enclosure. The proposed substation will be of a similar design and scale to the existing substation development in this location.

12. The proposed extension has been designed to respond to the characteristics of the existing building and will be of similar scale, height and materials. The external materials and design will reflect the design of the existing building and accommodate broadly equivalent features and details. The proposal is therefore considered acceptable in terms of policy CS18 of the Core Strategy 2026 and CP1, CP6, CP8 and CP10 of the Oxford Local Plan 2001-2016.

Residential Amenity

13. The proposed extension is approximately 130m away from the nearest residential properties which are located in Heath Close to the north east and approximately 260m to the properties beyond Boundary Brook to the east. The proposed extension will be partly surrounded by other hospital related buildings. The proposed substation is located approximately 35m away from the nearest residential properties in Heath Close. It is adjacent to the existing substation and will largely be screened from these properties by the building adjacent to the east and the vegetation on the eastern boundary of the Churchill Hospital Site. It is therefore considered the proposals will not be any adverse impact on the amenity of these properties.
14. Oxford City Council Environmental Health Officers have raised no objections on noise impact grounds. Any current noise issues with the Churchill site in general would need to be addressed to Environmental Development directly for investigation.

Sustainability

15. Policy CS9 of the OCS sets out a commitment to optimising energy efficiency through a series of measures including the utilisation of technologies that achieve Zero Carbon developments. A key strategic objective in the Core Strategy seeks to maximise Oxford's contribution to tackling the causes of climate change and minimise the use of non-renewable resources.
16. Due to the nature of the building and its use here is limited scope for such measures however greater levels of insulation will be provided to the walls and roof covering to meet current requirements or where necessary exceed them to achieve better performance in sustainability terms along with a photovoltaic system. The drawings indicate an area for this on its southern roof slope. The final area is yet to be confirmed, but will be to suit the requirements of the Building Regulation Approved Documents.

Highway Issues

17. The increase in the number of FTE staff is predicted to rise from 15 to 41 as a result of this proposal. The Design and Access Statement confirms no additional car parking will be provided with the development, over and above the existing 6 car parking spaces already provided, however cycle parking spaces will be increased from 18 to 24 which meets adopted cycle parking standards.
18. The Highway Authority initially raised objections and requested additional information on demonstrating the use of alternative modes of transport to the site by existing employees in the context of existing parking issues on the Churchill hospital site which the applicant responded to.
19. The scale of the development does not warrant a Travel Plan however it was suggested by the county council that a number of measures could be implemented to encourage walking, cycling and the use of public transport to address the concerns raised in the context of existing parking and access issues on the wider Churchill site.
20. The submitted information shows that of the existing 15 FTE staff, 7 currently drive (six using the on-site parking spaces and one parking on nearby residential streets). Clearly, the latter practice ought not to be encouraged and should be discouraged with the proposed CPZ at Lye Valley. The remaining eight staff travel by sustainable modes of transport, which is welcomed.
21. The transport note sets out the University's parking policy which in summary seeks to only provide parking permits to those staff that have mobility issues or exceptional circumstances and the provision of a permit is subject to a charge which is a proportion of the member of staff's salary.
22. The note also discusses other measures to encourage sustainable travel amongst staff:
 - 10% discount with local bus operators;
 - Interest free loan for purchase of travel tickets;
 - Encourage use of Park & Ride and cycling from Thornhill Park & Ride;
 - Car sharing;
 - Increasing cycle parking, provision of showers, cycle loan, discounts at local cycle stores, etc. to encourage cycling; and
 - Information provision on sustainable travel.
23. The above measures are considered sufficient to address the concerns raised by the county council. However, the county council would recommend that the travel behaviour of staff is monitored and therefore a suitably worded condition has been recommended.

24. These measures comply with Sites and Housing Plan Policy SP8 which requires development to minimise car parking spaces on site. The applicant has demonstrated how the development mitigates against traffic impacts and maximises access by alternative means of transport and mitigation measures required to ensure that proposals do not lead to increased parking pressure on nearby residential streets

Biodiversity/Impact on Lye Valley

25. The application site is in close proximity to the Lye Valley which includes the Lye Valley Site of Special Scientific Interest (SSSI) noted for its rare valley fen habitats that are dependent on special local hydrological conditions. The application site lies within the hydrological catchment area of the Lye Valley. Local hydrology is a key component for the preservation of the notified features of the site and it is important that new developments do not compromise hydrological function.
26. The development proposes the use of soakaways which will filter to the Lye Valley. The Ecology Report (Applied Ecology Ltd, Nov 2015) states: "The Lye Valley SSSI occurs 105m to the east of the site and, as highlighted previously, the SSSI would not be directly impacted by the development, but there is theoretical potential for the new building to contribute to small-scale increases in surface water run-off which in turn could result in small-scale increases in erosion to the SSSI stream channel if unmitigated. It is understood that the development has been designed such that there will be no net increase in surface water run-off from the site, and therefore indirect adverse impacts on the SSSI are not anticipated."
27. The Oxford City Council Flood Mitigation Officer highlighted the need for further information to demonstrate the feasibility of the proposed drainage scheme and to demonstrate that there will be no detriment to the ground water catchment that supports the Lye Valley SSSI environment. As such the Flood Mitigation Officer was satisfied with the following:
- The plant room is internal therefore any connection from any equipment would be directed into the foul system and there is no risk to the surface water system. There is no service yard; there is only a tarmac footpath around the building which will drain into the soft landscaping therefore no risk of pollution.
 - Although only 1 soakage test was carried out as part of the site investigation, the design of the surface water system has been carried out with a safety factor of 2 which halves the infiltration rate in the design. The system has been modelled for no flooding for all storm events from 15mins to 1 week and for all return periods up to and including the 100 year + 30% climate change, therefore the design of the drainage system has taken into consideration for saturated soils and complies with current guidance.
28. The Ecology Report has not highlighted any protected species or sites within the site boundary which are likely to be impacted by the proposal. Officers are

satisfied the conclusion of the survey are correct and would recommend that an informative in regard to nesting birds.

29. There are no trees on this site, and the scale of the proposed building footprint relative to the 'red line' area of development precludes any opportunities for new landscaping.

Archaeology

30. This site is of interest because an archaeological excavation in 1971 identified evidence for 3rd and 4th century pottery manufacturing in the near vicinity, including, kilns, drying area, workshops and enclosures. The projected extent of a Roman ditch runs close the footprint of the proposed building and four Roman kilns were recorded 20m to the east. A field evaluation undertaken in 2015 did not locate any in-situ features and only a single Roman sherd was recovered, however given the scale of the proposed development and the proximity of recorded pottery kilns a watching brief would be warranted in this instance.
31. In this case, bearing in mind the results of the archaeological evaluation and the proximity of recorded Roman kilns, officers would request that, in line with the advice in the NPPF, any consent granted for this development should be subject to a condition requesting a written scheme of investigation as the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Roman remains.

Conclusion:

32. Members are recommended to approve the application subject to the conditions listed.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in

accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Lisa Green

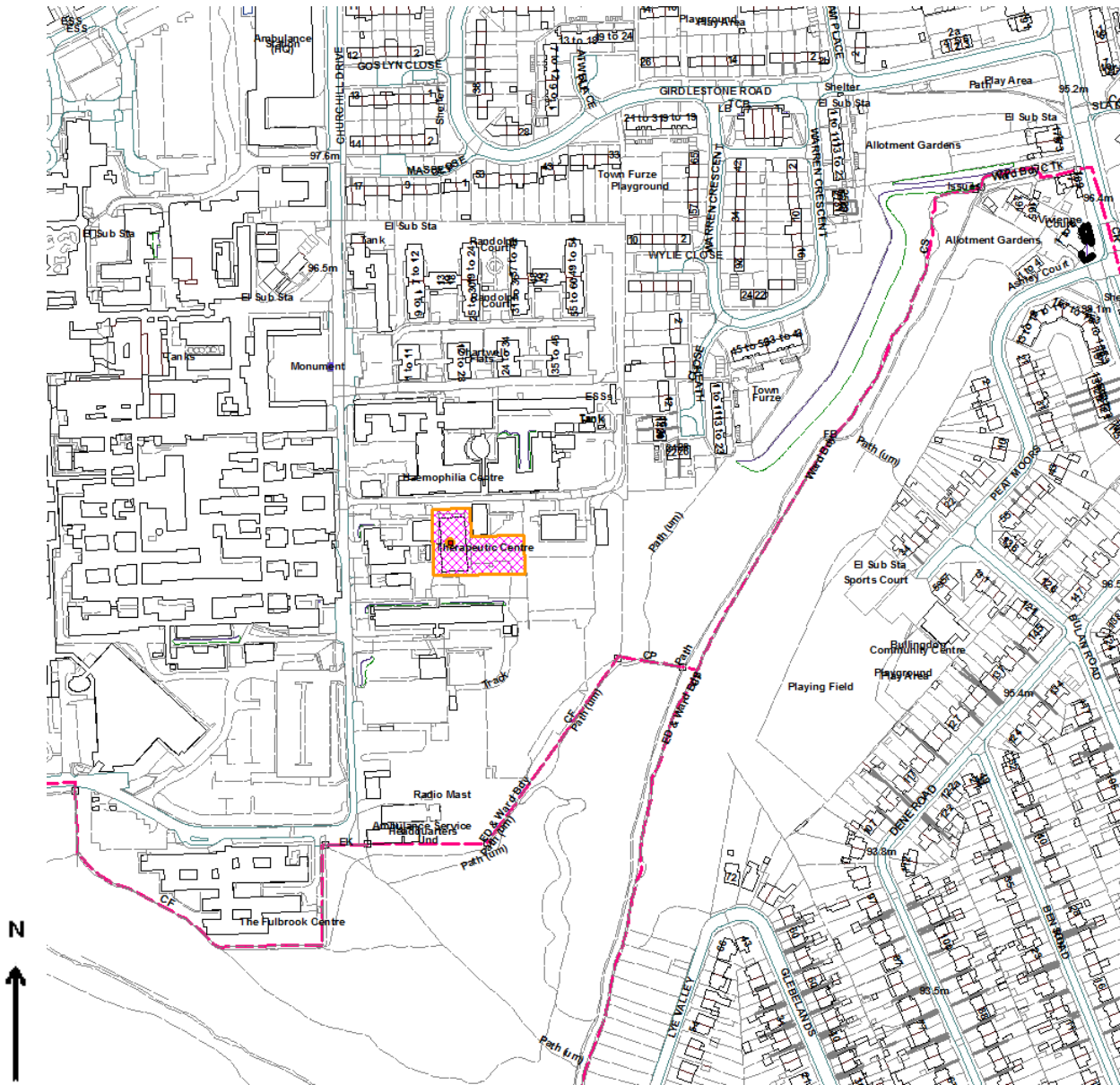
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Appendix 1

15/03466/FUL - Clinical Biomanufacturing Facility



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Ordnance Survey 100019348

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East Area Planning Committee

12th October 2016

Application Number: 16/01726/FUL

Decision Due by: 2nd September 2016

Proposal: Change of use from Storage and Distribution (Use Class B8) to Assemble and Leisure (Use Class D2) on ground floor and Offices (Use Class B1a) on first floor. Provision of additional car parking, bin and cycle store.

Site Address: Unit 5 Ashville Way Oxford Oxfordshire
(Site Plan – Appendix 1)

Ward: Blackbird Leys Ward

Agent: Mr Michael Crofton-Briggs

Applicant: Mrs Hazel Walsh

Application Called in by Councillors Hollingsworth, Price, Clarkson and Smith. for the following reason: To allow full consideration of the relevant planning issues by Councillors.

Recommendation:

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

- 1 The proposed development would result in the loss of a key protected employment site, which would be harmful to the range of job opportunities in the city and contrary to Policy CS28 of the Oxford Core Strategy 2026.

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS21 - Green spaces, leisure and sport

CS27 - Sustainable economy

CS28 - Employment sites

CS13 - Supporting access to new development

CS14 - Supporting city-wide movement

Sites and Housing Plan (SHP)

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

None relevant

Representations Received:

Letters of support have been received from the following:

British Gymnastics
British Gymnastics (South Region)
Oxfordshire Sport and Physical activity
Oxfordshire Sports Partnership
No address given
Councillor L Smith

These comments can be summarised as follows:

Cherwell Gymnastics Club is the only provider of gymnastics in the city and has no proper permanent home. The proposed use would widen access to sporting opportunities. No net loss of jobs.

Statutory Consultees:

Local Highway Authority: No objection

Officers Assessment:

Site description

1. The building is an industrial warehouse last used for storage and distribution (use Class B8) with an open yard to the front, situated on a small estate of similar properties (**appendix 1**).
2. The unit forms part of a key protected employment site, as described in the Core Strategy. These sites ensure a sustainable distribution of business premises to maintain a range of job opportunities and contribute to Oxford's economy. Smaller employment sites, such as this one may support the functioning of the local economy and the efficient operation of larger employment sites, as well as being suitable for start-up light industrial units.

Proposal

3. Permission is sought for a change of use to class D2 on the ground floor and B1a on the first floor to allow the building to be used as a by Cherwell Gymnastics Club as a gymnastics club, with the upper floor being sub-let for use as offices.
4. The Planning Statement and business plan included with the application contains substantial information relating to the merits of the proposed use, the lack of existing gymnastics provision in Oxford and the suitability of the building to Cherwell Gymnastic Club. These matters are accepted by officers, who consider that the proposed use as a gymnasium would make a valuable contribution to the provision of leisure and sports facilities in the city.
5. Cherwell gymnastics club is the only gymnastics club within the city with over 200 gymnasts across all age groups and over 1000 currently on a waiting list due to lack of space and availability of facilities.
6. Officers are aware that the gymnastics club has spent several years searching for a suitable venue within the city to help sustain and grow participation within the club and the sport as a whole but have been unable to find any suitable venues within the city to fulfil the ever growing demand.

Loss of a key protected employment site

7. Policy CS28 of the Core Strategy states that permission will not be granted for development that results in the loss of key protected employment sites and the accompanying text makes it clear that for the purposes of this policy, the term “employment sites” refers only to Class B or closely related Sui Generis uses.
8. The proposal would involve the change of use of the building from a B8 use class to a D2 and B1a use. This would result in the loss of a key protected employment site which would be contrary to Policy CS8.
9. Officers accept that the change of use may not result in a net loss in the number of jobs provided on the site, but as the Core Strategy makes clear, smaller employment sites such as this one may offer low skilled jobs and skilled manual work which are important to particular sectors of the population.
10. Officers would make Members aware that Policy CS28 does allow for the loss of some employment sites which are not key protected sites where substantial evidence is produced to demonstrate significant nuisance or environmental problems or to show that despite marketing, no employment generating (use class B) occupier can be found for the site. However this part of CS28 does not apply to this site because it is a key protected employment site and whilst the accompanying documents indicate that the unit has been advertised to rent since January 2016 with no other viable interest, officers do not consider that substantial evidence has been provided to demonstrate either of the

situations described above if this did apply.

Transport

11. The Local Highway Authority has indicated that it has no objection to the proposals with regard to parking provision and layout, cycle parking or impact on highways and transport, but would recommend that the cycle parking be provided closer to the building's access point.
12. Officers note that the block plan appears to show a disabled parking space and cycle stands, in addition to 8 car parking spaces. However the plan is lacking in detail and certainty and if members were minded to approve the application, officers would suggest that any permission should be conditional on a more detailed plan being agreed before the start of work on site.

Conclusion:

13. The proposal is considered to be unacceptable in terms of the relevant policies of the Oxford Core Strategy 2026 and therefore officer's recommendation to the committee is to refuse the development.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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

Background Papers: 16/01726/FUL

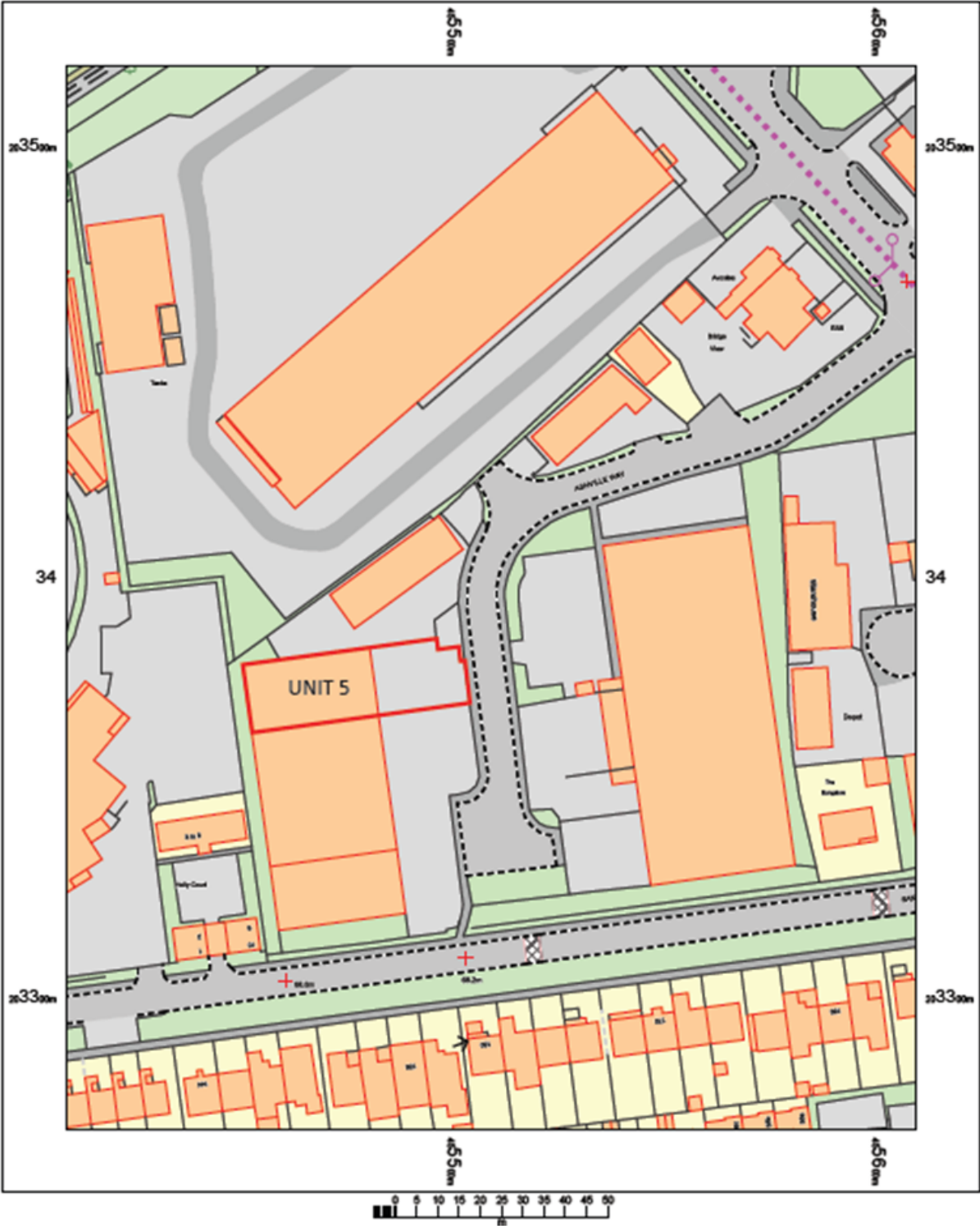
Contact Officer: Tim Hunter

Extension: 2154

Date: 28th September 2016

Appendix 1

Unit 5, Ashville Way



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East Area Planning Committee

12th October 2016

Application Number: 16/01213/FUL

Decision Due by: 8th July 2016

Proposal: The retention of 1No. 1bedroom flat, and provision of 2No. 2bedroom flat extending into the existing vacant extension, and provision of amenity space, vehicular and cycle parking, landscaping, and other associated works. (Amended Plans, Amended Description).

Site Address: 8 Jersey Road Oxford
(Site Plan – Appendix 1)

Ward: Rose Hill And Iffley Ward

Agent: Mr Geoffrey Huntingford

Applicant: Ms H Kamal

Application Called in by Councillors Turner, Price, Fry and Rowley for the following reasons – long-running site history and in concern about the volume of development on the site and the impact upon the neighbouring property.

Recommendation:

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

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

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Submission of elevations to stores

- 4 Car parking and vision splays
- 6 Bin storage - hard surface access
- 7 Sustainable drainage

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP8** - Design Development to Relate to its Context
- CP10** - Siting Development to Meet Functional Needs
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- CS18_** - Urban design, town character, historic environment

Core Strategy

- CS23_** - Mix of housing

Sites and Housing Plan

- MP1** - Model Policy
- HP1 – Change of use from Existing Homes
- HP2_** - Accessible and Adaptable Homes
- HP4_** - Affordable Homes from Small Housing Sites
- HP12_** - Indoor Space
- HP13_** - Outdoor Space
- HP14_** - Privacy and Daylight
- HP15_** - Residential cycle parking
- HP16_** - Residential car parking

Other Material Considerations:

- National Planning Policy Framework
- Planning Practice Guidance
- Planning Appeal APP/G3110/A/13/2205805

Relevant Site History:

The following applications are contained in the Local Planning Authority's statutory register relating to the appeal site:

- 03/01677/FUL - Two storey side and rear extension. Granted planning permission 22nd October 2003.
- 03/02132/FUL - Erection of single storey rear extension. Granted planning permission 22nd December 2003.
- 12/00434/CEU - Application to certify that the conversion of a single family dwelling to 4 flats (4x1 bed) is lawful. Certificate issued 18th April 2012.
- 13/00757/FUL - Internal alterations to an existing, lawfully extended, building to provide enlarged flats (2 x 2-bed and 2 x 1-bed). Provision of vehicle parking,

bin/cycle storage, communal amenity space and landscaping. (Amended plans). Refused at Appeal 17th March 2014.

- 15/00192/FUL - Conversion of existing two storey side and single storey rear extension, to incorporate into the existing 4no. flats to create 2no. 1 bed flats and 2no. 2 bed flats. Provision of bin and cycle stores and additional landscaping (Retrospective) (Amended plans). REF 8th January 2016.

Representations Received:

Letters of comment have been received from the following addresses:

3, 6 and 7 Jersey Road
42 Thames View Road
70 Dashwood Road
26 and 40 Lambourn Road
27 Mortimer Road
104 Nowell Road
6 Radford Close
3 and 18 Rivermead Road
16 and 27 Alice and Margaret House

These comments can be summarised as follows:

Objection on the grounds of -Overdevelopment, overcrowding, over-intensive use, cluttered frontage, harmful to appearance of street and area, inadequate bin storage and car parking, inappropriate siting of cycle store, detrimental to Highway Safety. Risk that development would not be carried out in accordance with plans.

Statutory Consultees:

Local Highway Authority: No objection subject to condition

Rose Hill Tenants and Residents Association: Previous refusal reasons apply, site is overdeveloped with impractical rear access. Noise and disturbance due to large number of potential occupants. Cluttered frontage, inadequate parking, risk of fire.

Oxford Civic Society: "Please note that the document "Updated highway comments" has not been uploaded in PDF format, and is thus not viewable on the public-access computer terminals at St Aldates Chambers."

Officers Assessment:

Site description and proposal

1. The site is a semi-detached house on a residential road within the Rose Hill housing estate. The area is characterised by a mix of semi-detached and terraced housing originally built for Local Authority Housing (**appendix 1**).

2. Permission is sought to provide 1No. one bedroom flat, 2No. two bedroom flats along with internal access to the rear incorporating a cycle storage area and associated works. The current proposal varies from that originally submitted, notably with regard to the internal access and cycle store.
3. Officers consider that the principle determining issues are the suitability and capacity of the site, lack of contribution to affordable housing and the impact of appropriate car parking and other facilities on the frontage on visual amenity.

Background

4. Permission was granted in 2003 for a two storey side and rear extension under application 03/01677/FUL. This permission was conditional (Condition 5) on the extension being occupied as part of the family dwelling house. The permission was subsequently implemented and the extension built. The extension is currently unoccupied and the areas within it are indicated on the site plan as being within the red line and on the "Floor plans with existing occupation" as being outside the green lines. NB. The second of these plans has been amended to correct an error in the original submission.
5. The original house is now in use as four flats. Use as flats has been on-going since at least 2007, and a Certificate of Lawful Use was issued in April 2012 under application 12/00434/CEU because the change of use was by then immune from enforcement action by the Local Planning Authority. A single storey rear extension granted permission under application 03/02132/FUL was not conditional on its use being as part of the original family dwelling and that area also forms part of the existing flats. The plan submitted with application 12/00434/CEU is attached in Appendix 3. Officers note that the layout of the flats has changed from the layout at the time the Certificate was issued.
6. Due to the condition referred to above, the two storey side and rear extension can only be used as part of the original family dwelling, which no longer exists. The situation is therefore that the construction of the extension is lawful, and the use of the original house and ground floor extension as four flats is lawful, but it is not lawful to use the larger extension for any lawful use whilst the house remains as flats unless a further consent is granted by the Local Planning Authority.
7. A previous application (13/00757/FUL) sought to address the issue described above by seeking to convert the whole dwelling (including extension) as 4 flats. This application was not determined by the Council, and subject of an Appeal against non-determination. In defending this appeal, officers provided the Inspectorate with the following reasons for refusal:
 1. *The application fails to demonstrate that the site is capable of providing an appropriate provision of car parking, secure and covered storage of cycles and safe, discrete and conveniently accessible storage of refuse and recycling or an acceptable level of privacy for the occupants of the ground floor flats. The development would be likely to result in an unacceptable level of residential amenity for future occupants and*

provide a cluttered and cramped frontage with inadequately screened refuse and recycling storage, insecure and uncovered cycle storage and would be likely to result in vehicles parked on the site overhanging the footway to the detriment highway safety and visual amenity, contrary to Policies CP1, CP10 and CP8 of the adopted Oxford Local Plan 2001 -2016, CS18 of the Oxford Core Strategy and HP13, HP14, HP15 and HP16 of the Sites and Housing Plan.

2. *The proposal is to provide 4 dwellings and therefore falls within the ambit of sites that are expected to make a contribution towards offsetting the need for affordable housing and in the absence of such a contribution being agreed the need for affordable housing would not be met. The proposal is therefore contrary to Policies CS23 of the Core Strategy and HP4 of the Sites and Housing Plan 2011 - 2026.*

8. This appeal was dismissed, with the Inspector concluding: "... the proposal would be harmful to the character and appearance of the street scene and ... it would fail to make the necessary contributions to affordable housing needs within Oxford." The inspector's report makes it clear that the parking provision was acceptable in terms of number of spaces, but contributed to an unacceptable impact on visual amenity.

9. More recently, an amended application for four flats (15/00192/FUL) was refused by the Council for the following reasons:
 - 1 *Because of the cramped and cluttered provision of refuse and recycling storage, the three regimented and dominant car parking spaces and the limited amount of landscaping, the proposed development would result in a cluttered and chaotic site frontage, that would appear out of character with the surrounding area and visually jarring in the street scape, to the detriment of visual amenity and contrary to Policies CP1 and CP8 of the of the adopted Oxford Local Plan 2001 - 2016 and CS18 of the Core Strategy and Policy HP9 of the SHP Sites and Housing Plan.*

 - 2 *The continued provision of four flats, coupled with their increased size and number of bedrooms over the current flats, would lead to an intensification of activity and use that would be out of character with surrounding uses and in excess of the capacity of the site, resulting in an unacceptable level of activity, increase in noise and disturbance contrary to Policies CP6, CP8, CP9, CP10, CP19, HP12 CP21 of the Oxford Local Plan 2001 - 2016 and HP9 of the Sites and Housing Plan.*

 - 3 *The site has capacity for four dwellings and no contribution to affordable housing has been agreed. The proposal is therefore contrary to Policy HP4 of the Sites and Housing Plan.*

Site capacity and Intensity of use

10. Policy HP1 of the Sites and Housing Plan seeks to avoid development that

would result in the net loss of dwellings. Although the current proposals would result in a net loss of a dwelling from the site, this is a small studio unit and the overall improvement of the accommodation in terms of the increase in size of the flats across the whole site would in this instance outweigh concerns about the loss of such a unit.

11. The current scheme proposes three flats – 1 x 1 bed and 2 x 2bed flats. This increase in floorspace and bedspaces may result in an increase in the number of occupants and a resultant intensification of use that could take the form of more comings and goings, both pedestrian and vehicular movements of occupants and incidental activity such as deliveries and visitors. However it is also possible that the three proposed flats will be used less intensively than the existing four flats. On balance, the change from 4 to 3 units is likely to have little impact in terms of the level of use on the plot and it would therefore be difficult to resist the proposal on that basis.

Visual impact

12. Oxford City Council requires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. The Local Development Plan provides policies to support this aim and CP1, CP8, CS18 and HP9 are key in this regard.
13. There is no change proposed to the physical envelope of the building in terms of scale or overall appearance and the visual impact will be limited to ground floor openings and the use of the site. The front garden of the property will provide 2 parking spaces and refuse and recycling bin storage for all four flats, but this is a typical arrangement which can be found across the whole suburb though officers note that the immediately surrounding area has a relatively low level of car parking to front gardens.

Effect on adjacent occupiers

14. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1 and CP10 of the OLP and Policy HS14 of the SHP support this aim.
15. Policies CP19 and CP21 of the OLP states that permission will be refused for development that causes unacceptable nuisance and noise and that where such nuisance is controllable, appropriate conditions will be imposed.
16. There will be no material increase in overbearing, overlooking or overshadowing as a result of the development given the built form has already been approved.,

Internal environment

17. The proposed alterations to the flats will improve the overall quality of the accommodation on site. Although there would be a net loss of a dwelling from

site, this is a small 1 bedroom unit and as such the overall improvement of the accommodation in terms of the increase in size of the flats across the whole site would in this instance outweigh concerns about the loss of such a unit.

Outside space

18. Policy CP10 of the OLP states that permission will only be granted where developments are sited to ensure that outdoor needs are properly accommodated, including private amenity space, where buildings are orientated to provide satisfactory light, outlook and privacy, and where the amenity of other properties is adequately protected.
19. The areas of private open space proposed to the rear are considered adequate in size and can be easily accessed through the proposed building layout from the frontage. The issues of overlooking of primary living accommodation to the flats on the ground floor from the shared garden have been addressed somewhat by the provision of defensible space to the rear of the ground floor flat. Officers note the proposed provision of low level fencing, which will not eliminate overlooking, but will control proximity to the affected windows. This layout and boundary treatments should be secured by condition to prevent an unacceptable loss of residential amenity for the occupants of the ground floor flats and ensure the development complies with Policies CP10 and HP13.

Bin stores

20. Policy HP13 of the SHP states that permission will not be granted for dwellings unless adequate provision is made for the safe, discrete and conveniently accessible storage of refuse and recycling.
21. Dedicated bin storage areas are shown on the proposed plans allowing decent level access out to the road, though some of the route to the highway appears to be over an area of grass.
22. If permission is granted, it is considered reasonable and appropriate to impose conditions to ensure that hard surface access from the bins to the street is provided and that the refuse storage is provided in an acceptable form in accordance with Policy HP13 of the SHP.

Cycle stores

23. Policy HP15 of the SHP states that permission will only be granted for dwellings of up to 2 bedrooms that provide at least 2 cycle parking spaces per dwelling and that this storage should be secure, undercover, preferably enclosed and provide level, unobstructed access to the street. This is particularly important in relation to the current case, as the new dwelling will not be provided with a car parking space.
24. A dedicated internal cycle storage area is shown on the proposed plans allowing level access out to the road. If permission is granted, it is considered

reasonable and appropriate to impose conditions to secure this provision to ensure the needs of future occupants as are successfully met and that the development complies with Policies HP15 of the SHP.

Parking

25. Policy CP1 of the OLP states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The Sites and Housing Plan makes it clear that different levels of parking will be suited to different areas and that the design of car parking spaces is vitally important to the success of development.
26. The current provision is no car parking spaces for four small dwellings and the proposed provision is three spaces for three larger units.
27. The current application has provided a parking survey which has been reviewed by the Local Highway Authority. This indicates that the local area does not experience a high degree of on street parking pressure.
28. Officers note the sustainable location of the site, the relatively low pressure on on-street parking and the finding of the inspector that three parking spaces were appropriate for four flats in this location. The provision of two spaces for three flats is therefore considered acceptable and meets the aims of Policy CP1 of the OLP and the HP16 of the Sites and Housing Plan.

Flooding

29. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk and expects all developments to incorporate sustainable drainage systems or techniques to limit or reduce surface water run-off.
30. The development of the site frontage could add to the level of non-porous surfaces on the site, resulting in an increased level of rain water run-off. However the increase is relatively modest and any grant of permission should be subject to a condition to ensure the development be carried out in accordance with the principles of Sustainable urban Drainage Systems, would not result in an unacceptable risk of flooding and would comply with Policy CS11 of the Core Strategy.

Conclusion

31. 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 implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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: Tim Hunter

Extension: 2154

Date: 25th August 2016

Appendix 1

8 Jersey Road:



Appendix 2

Appeal Decision

Site visit made on 7 March 2014

by **John D Allan BA(Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 March 2014

Appeal Ref: APP/G3110/A/13/2205805

8 Jersey Road, Oxford OX4 4RT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Ms H Kamal against Oxford City Council.
- The application Ref 13/00757/FUL, is dated 17 March 2013.
- The development proposed is described on the application form as '*Retention of existing 1 bedroom flat (flat 1). Retention of existing 1st floor rear and two storey side extensions & convert to extend flats 2, 3 & 4 to create:- Flat 2 – 2 bedroom flat, Flat 3 – 1 bedroom flat, Flat 4 – 2 bedroom flat. Car & cycle parking, means of enclosure, waste storage & landscaping*'.

Application for Costs

1. An application for costs was made by the appellant against the Council. This application is the subject of a separate decision.

Decision

2. The appeal is dismissed.

Preliminary Matters

3. The name that was given for the applicant on the application form differs from the name that was given for the appellant on the appeal form. It has since been confirmed that the appeal is to proceed in the name of the original applicant, which I have recorded above.

4. During the course of the application Drg No 1785/Existing was superseded with

a revision A, which I have relied upon. Nevertheless, during my visit it was clear that there were a number of discrepancies between the actual internal layout of the property and that depicted on this plan. These amounted principally to the position of some partition walls and door locations. There is also inconsistency between the proposed floorplans and elevations with regard to window positions in the side elevation facing 6 Jersey Road. In addition, the existing first floor includes, what appears to be, a 'flying freehold' over the ground floor attached premises at 10 Jersey Road. This is also shown on the proposed layouts. However, Drg No 1785/Location Plan has the appeal site outlined in red and shows a straight line along a conventional party wall

Appeal Decision APP/G3110/A/13/2205805

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boundary with No 10, effectively excluding this area of floorspace.

5. These inaccuracies have been noted although they have not been instrumental in my reasoning and overall conclusions.

Main Issues

6. The Council has indicated that had they determined the planning application then they would have refused permission. In light of their stated reasons, the main issues in this case are: - (i) the effect of the proposal on the character and appearance of the street scene; (ii) the effect of the proposal on highway safety; (iii) the effect of the proposal on the living conditions of future occupiers of the ground floor flats with regard to privacy; and (iv) whether the proposal should make contributions to affordable housing needs.

Reasons

Character and Appearance

7. The application showed a total of 3 parking spaces to the front of the site with a footway to the property's front entrance door and space for refuse bin storage and a cycle stand. The Oxfordshire County Council's original advice in relation to this arrangement, as the local highway authority (HA), was set out in their consultation response to the local planning authority dated 12 April 2013. This acknowledges that, despite these 3 spaces falling below the maximum parking standards that are set out within the Oxford Local Plan 2001-2016 (LP), in light of available parking spaces in the vicinity, the proposal to provide reduced parking provision would be satisfactory. In addition, the HA's advice stated that the proposed parking spaces would be practical and usable, a view I share having regard to measurements that were taken during my visit for the width and depth of the site's frontage, and which were agreed by both main parties.

8. Subsequent additional comments from the HA advised that six parking spaces would be required with only 2 capable of being provided and that, with pressure on on-street parking and the removal of some existing kerb-side parking in front of the site, there would be detriment to neighbouring properties. However, notwithstanding this revised advice, in the absence of any substantive evidence to demonstrate that there is insufficient parking capacity in the street to accommodate any additional demand, I find the provision of 3 parking spaces would not materially conflict with the Council's approach to residential car parking, as set out within their Sites and Housing Plan 2011-2026 (SHP), adopted in 2013.

9. Nevertheless, the minimum measured depth of the site, at around 5.96m, from the back edge of the pavement to the forwardmost part of the original house, is shorter than that measured from the appeal plans, the discrepancy varying from between 0.5m and 0.9m depending upon which plan the measurement is taken from. In light of this, I am not satisfied that the communal wheelie bins, which in any event would sit unreasonably close to windows to the ground floor Flat 1, would comfortably fit in tandem with any parked car. Any alternative position for the bins, which although feasible, would be likely to erode the already limited amount of landscaping that is proposed adjacent to the boundary with No 10. When this is also considered with the necessary cycle
Appeal Decision APP/G3110/A/13/2205805

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stand and the regimented parking of cars, which would be dominant, I find that the site's frontage would be cramped and cluttered, appearing out of step with and unsympathetic to the majority of other properties along Jersey Road, which largely display traditional enclosures to their front boundaries and reasonable balance between utilitarian features and soft landscaped gardens.

10. As such, although 3 cars could be parked, I find that the proposal would display an unacceptable standard of design by failing to respect the character and appearance of the area as it would neither maintain nor enhance the street frontage or streetscape along Jersey Road. This would be contrary to part a. of LP Policy CP.1 and part d. of LP Policy CP.10.

Highway Safety

11. Despite the apparent difficulty that would be had in attempting to accommodate a parked car and refuse storage facilities into the depth of the

site's frontage, I am satisfied that there would be sufficient space overall for cars to be parked clear of the pavement. There would therefore be no impact upon highway safety or conflict with the development plan in this regard.

Privacy of Future Occupiers

12. The Council are concerned that use of the rear garden, to which all the occupiers of the flats would have direct access, could impact upon the privacy of the ground floor occupiers through direct looking into their bedroom windows. I accept that this could be harmful to these occupiers' living conditions. However, the appellant has demonstrated that the garden could be reasonably sub-divided in a manner that would provide private amenity space immediately adjacent to these windows and for the benefit only of those respective occupiers and I am satisfied that it could have been secured by condition had I been minded to allow the appeal.

Affordable Housing

13. SHP Policy HP4 requires development for 4 to 9 dwellings to make a financial contribution towards delivering affordable housing elsewhere in Oxford. The appellant argues that the lawful use of the original dwelling at No 8, as 4 self-contained

flats confirmed with the grant of a Certificate of Lawful Use or Development (CLUD) in April 2012 (Ref 12/00434/CEU), means that no such contribution is required given that, according to the original Design and Access Statement, one of the flats would remain unaltered, and that there would be no net increase in homes on the site as a result of the proposal.

14. However, I have compared the floorplans that formed part of the CLUD with those submitted with the planning application, as for both existing and proposed. They do not indicate any consistency between the layouts for any of the flats. The appeal proposal is therefore for a fundamentally different form of development compared to that considered under the CLUD application. It is entirely dependent upon extensions that, according to both main parties, have been lawfully added to the original dwelling (planning permission refs 03/01677/FUL and 03/02132/FUL), but a significant proportion of which, at both ground and first floor levels, is unoccupied at the present time as occupancy is specifically restricted by a planning condition to use as part of a family dwelling at No 8.

Appeal Decision APP/G3110/A/13/2205805

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15. In addition, as a result of the extensions, I saw that the layout that was considered as part of the CLUD application does not currently exist, with original external walls, a door to studio flat 2, and windows to some of the former main living spaces subsumed into the internal core of the existing building. It would therefore not be possible to occupy the existing building in accordance with the plan that was attached to the CLUD.

16. In light of all of this it is my assessment overall that, regardless of any lawful use of the original dwelling or the substandard nature of any such living accommodation, based on the proposal that is before me the site fulfils the test within Policy HP4, and its supporting text, by clearly having the gross development capacity to provide 4 dwellings.

17. The appellant has not challenged the housing needs that have been identified by the Council within Oxford and has provided no evidence to demonstrate that any financial contribution would make the development unviable. I therefore find that the absence of any contribution towards affordable housing would fail to achieve the balanced community and mix of housing that is required by

Policy HP4 and by Policy CS23 of the Council's Core Strategy 2026, adopted in 2011.

Other Matters

18. I have carefully considered further points raised by a number of other interested parties. The lawful nature, or otherwise, of the extensions that have been constructed is not a matter for me to determine as part of this S78 application. Furthermore, I note that the Council has not directly challenged their status in this regard. I have considered this appeal based on the proposed use of the existing building, which would have no effect upon 6 Jersey Road in terms of visual impact, daylight or sunlight.

19. I recognise that there is confusion over the position of any proposed windows that would face No 6 due to the inconsistencies between the plans. However, had I been minded to allow the appeal this could have been reasonably addressed by a condition to safeguard the neighbours' privacy.

Conclusion

20. Despite my findings with regard to highway safety and the living conditions of

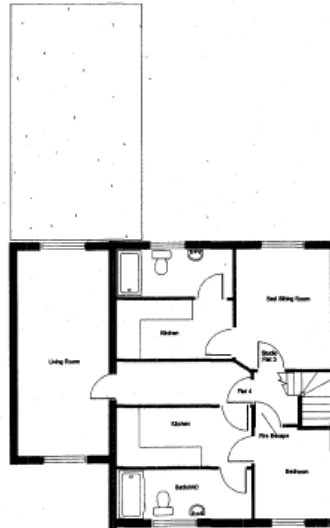
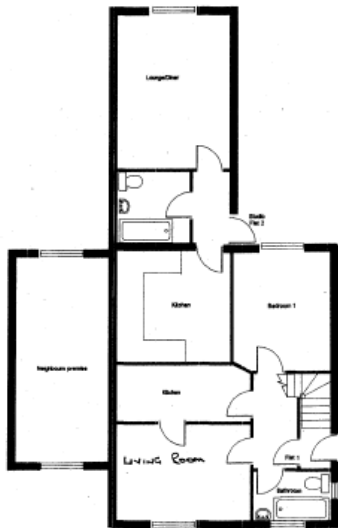
future occupiers, I conclude that the proposal would be harmful to the character and appearance of the street scene and that it would fail to make the necessary contributions to affordable housing needs within Oxford. In this regard the proposal would not provide the supply of housing that is required to meet the needs of the community and, when seen in the round, would fail to achieve a sustainable form of development, as required by the National Planning Policy Framework.

21. Accordingly, and having regard to all other matters raised, the appeal is dismissed.

John D Allan

INSPECTOR

Appendix 3



Project CLUED for:-	
Flat 1 : 1 x 1 Bedroom Flat	
Flat 2 : 1 x 1 Bed Studio Flat	
Flat 3 : 1 x 1 Bed Studio Flat	
Flat 4 : 1 x 1 Bedroom Flat	
For	8 Jersey Road Oxford
Drawn	Building Design (Services & Management) 44 Campion Road Abingdon OX14 3TQ Tel: 01234 526676 Mob: 07881 408836
Scale	1 : 100
Drwg No:	1756/Existing

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East Area Planning Committee

12th October 2016

Application Number: 16/01472/FUL

Decision Due by: 2nd August 2016

Proposal: Installation of public artwork and seating.

Site Address: Land At The Junction Of Cowley Road And Newman Road
– see **Appendix 1**

Ward: Littlemore Ward

Agent: N/A

Applicant: Littlemore Parish Council

Recommendation:

Officers recommend that the East Area Planning Committee approves the application, subject to conditions.

For the following reasons:

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

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as proposed
- 4 Maintenance plan

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

CP14 - Public Art

Core Strategy

CS18_ - Urban design, town character, historic environment

CS19_ - Community safety

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

None

Representations Received:

None

Statutory Consultees:

Highways Authority: do not wish to comment

Issues:

Siting and visual impact
Public art
Community safety
Maintenance

Officers Assessment:

Site description

1. The site is an area of village green on the corner of Newman Road and Cowley Road, Littlemore. There is a range of tree and shrub planting as well as benches and a footpath crossing the site. The site is an asset of, and is maintained by, Littlemore Parish Council.

Proposal

2. The application is seeking permission for the erection of a community art project which is a spruce plywood and oak structure taking the form of a sculptural tree, incorporating seating. The sculpture is to be engraved with motifs, coloured in black pigment, that reference the industrial, social and religious changes in Littlemore over the last 300 years. The sculpture is a response to a brief from Littlemore Parish Council.
3. A planning application, reference 15/02171/FUL, was refused by the East

Area Planning Committee for the same sculpture but located on the corner of Oxford Road, Cowley Road and Sandford Road, adjacent to the mini roundabout in Littlemore, on an area of land that fronts Blewitt Court. The reason for refusal was as follows:

Having regard to the individual circumstances the proposal and its relationship with adjacent buildings, it is considered to represent an inappropriate form of a development. By virtue of its design, siting and scale it would create an obtrusive and harmful development detrimental to the visual quality of the area. The proposal would therefore fail to preserve and enhance the character of the Conservation Area and cause an adverse impact on the setting of a nearby Listed Building. The proposal therefore falls contrary to a number of policies in Oxford City Council Core Strategy 2011; in particular 'Policy HE.3' on 'Listed Buildings and Their Setting', and 'Policy HE.7' on 'Conservation Areas' from the Oxford City Council Local Plan 2005.

4. The applicant is Cllr Henwood on behalf of Littlemore Parish Council and therefore the application is being determined by Committee.

Siting and visual impact

5. The proposed location is an open green space and it is considered that the sculpture would be visually prominent and would sit comfortably in this setting, set back from the roads that enclose the green. The function of the space as a village green is considered compatible with and suitable for such a piece of community art, both in terms of providing additional seating and in terms of the story the work would tell.
6. Where the previously proposed location was considered inappropriate in relation to the conservation area and nearby Listed Building, locating the sculpture here would provide visual interest of an appropriate scale and materials. It is considered to contribute to the public realm and to enhance the sense of place for the village green.

Public art

7. The Oxford Local Plan states that public art should be accessible for public enjoyment, enhance and enliven the environment, and contribute to the cultural identity of its location. The proposal is consistent with this description and has a number of layers – contemporary sculptural addition and landmark; seating and shelter; pictorial history of Littlemore; materiality and construction – to appreciate.

Community safety

8. The village green is already equipped with benches to encourage the enjoyment of the space. The addition of the proposed sculpture and its seating would increase this provision. The site is highly visible, well overlooked and is lit by street lighting; it is a comfortable distance from residential properties. The proposal is therefore consistent with policy CS19 of the Oxford Core Strategy in promoting safe and attractive environments.

Maintenance

9. The application states that the proposed project would be maintained by Littlemore Parish Council as part of its service agreement with Oxford City Council. This would be secured by condition.

Conclusion:

10. Officers recommend that the East Area Planning Committee approves the application, subject to conditions.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Background Papers: 15/02171/FUL

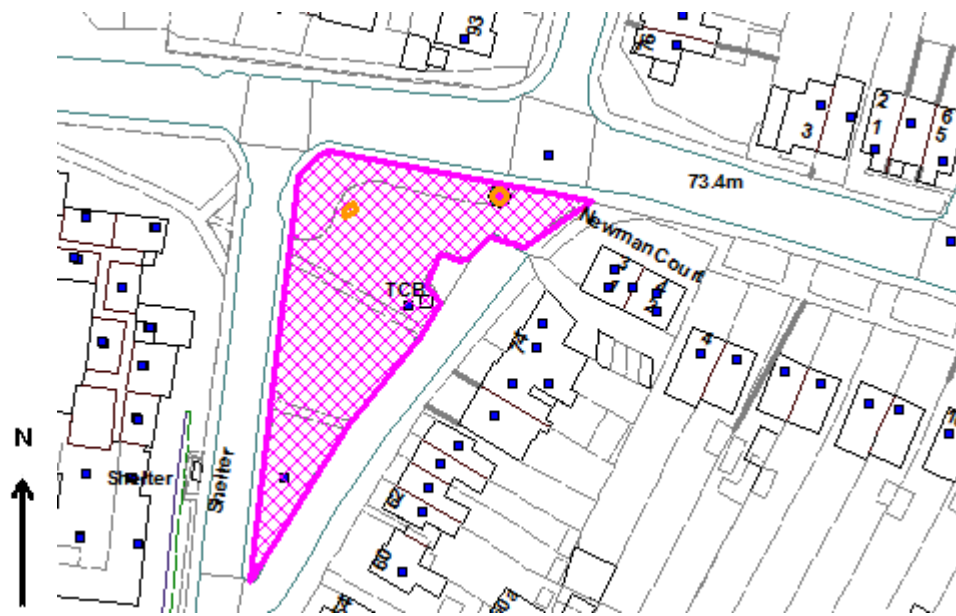
Contact Officer: Nadia Robinson

Extension: 2697

Date: 22nd August 2016

Appendix 1

16/01472/FUL Land At The Junction Of Cowley Road and Newman Road



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Ordnance Survey 100019348

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East Area Planning Committee

12th October 2016

Application Number: 16/01739/CT3

Decision Due by: 26th August 2016

Proposal: Installation of floodlighting to tennis courts.

Site Address: Florence Park, Rymers Lane (**site plan: appendix 1**)

Ward: Cowley Ward

Agent: Mr Lee West

Applicant: Oxford City Council

Recommendation:

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

- 1 The proposed installation of floodlighting is considered to be of an acceptable development that relates well to the design and layout of the application site. It will not result in a detrimental impact on the local character or the amenities enjoyed by local residents.
- 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 Materials as specified LED Floodlighting, 29.06.2016 (D A S),
- 3 Develop in accordance with approved plans

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18_ - Urban design, town character, historic environment

CS21_ - Green spaces, leisure and sport

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

02/01609/CC3: FLORENCE PARK BOWLS PAVILION - Single storey rear extension to bowls pavilion (Amended Plans) - Raise no Objection.

53/02710/A_H: Community Centre and Bowls Club – Approved.

73/01072/A_H: Erection of building to provide 4 no. garage and storage facilities – Approved.

85/00109/GF: Conversion of bandstand shelter to refreshment kiosk - Deemed Consent.

09/00902/CT3: Display of 'Green Flag Award' advertisement on flagpole – Approved.

Representations Received:

Ten representations were received from the following addresses

- 35 Florence Park Road; 78, 80 Cornwallis Road; 88 Cricket Road; 92 Campbell Road; 9 Don Bosco Close; 6 Newman Road; 48 Chester Street; 23 Cranham Terrace; The Leaze, Marsh Baldon

The comments received were mainly in support of the proposal and but a number raised concerns in relation to anti-social behaviour that the floodlighting might attract if the tennis court were to be lit up late and access into the park late at night might encourage late night noises.

Statutory Consultees:

Highway – No objection

Officers Assessment:**Site Description**

- 1 The application relate to an outdoor area within the Public Open Space at Florence Park, which is currently use as outdoor Tennis Court (5 individual outdoor tennis courts) enclosed within the Park. The property is not within a conservation area neither a listed building.
- 2 Officers consider that the principle determining issues are as follows
 - Design
 - Amenity
 - Parking

Proposal

- 3 The application sought planning permission for installation of floodlighting to tennis courts.

Principle of Development

- 4 The application site is located within an outdoor area of land within Florence Park designated as Public Open Space, wherein such proposal is acceptable

in principle, subject to compliance with the relevant local plan policies.

Design

- 5 The applicant, Oxford City Council proposed to erect low level 7.00m high LED floodlighting to the existing 5No. Tennis Court within eastern part of the Florence Court.
- 6 The proposed installation of floodlighting to the existing tennis courts would provide adequate lighting and reduce potential criminal activities at the time when the Park and Tennis Courts are well lit.
- 7 The proposed development would be modest in size and design and would integrate satisfactorily with front of the host site and surrounding.
- 8 Given the size, scale and positioning of the proposed installations, it is considered not to cause any harm or adversely affect the character and appearance of the host site or the character of the locality. No objection is therefore raise with regard to Local Plan policies CP1, CP6, CP8, CP10, CS18, and CS21

Amenity

- 9 During the public consultation process concerns have been raised in relation to anti-social behaviour, vandalism and criminal activities that might arise as a result of late night use of the tennis court. However, this is not a planning issue but a matter for the Park Management to address and secure the park to prevent such activities occurring.
- 10 The proposed installation of the existing 5No. Tennis Court within the Florence Park is considered as an acceptable proposal that would not adversely affect the residential amenities of any of the nearby neighbouring buildings or dwellings, rather help to improve sporting and recreational facilities and encourage community interaction and cohesion.
- 11 The proposal would have no adverse impact on the amenities enjoy by local residents or the church users. Therefore, no objection is raise with regard to Local Plan Policies.

Parking

- 12 The proposed extension would have no parking implications with regard to the council's parking standards.

Conclusion:

- 13 The proposed development is recommended for approval subject to relevant planning conditions. The proposal is considered to be in accordance with the relevant policies of the Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore Members of the East Area Planning Committee are

recommended to grant planning permission for the proposed development.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

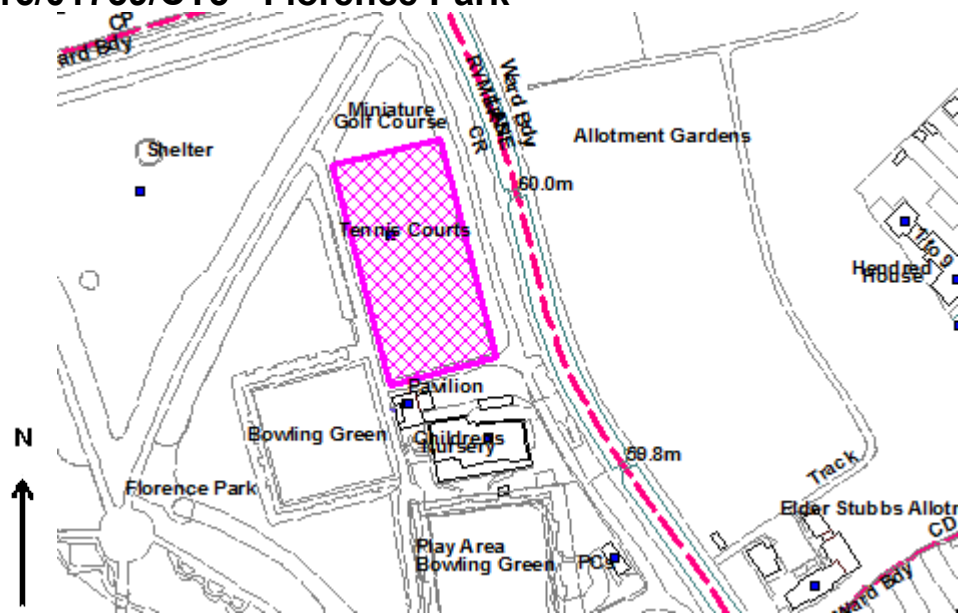
Contact Officer: Ade Balogun

Extension: 2153

Date: 26th August 2016

Appendix 1

16/01739/CT3 - Florence Park



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MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 7 September 2016



COUNCILLORS PRESENT: Councillors Henwood (Vice-Chair, in the Chair), Chapman, Clarkson, Hollingsworth, Lloyd-Shogbesan, Smith, Paule, Wilkinson and Wolff.

OFFICERS PRESENT: Robert Fowler (Principal Planner), Michael Morgan (Lawyer), Andrew Murdoch (Planning Team Leader), Nadia Robinson (Planning), Sarah Stevens (Planning Service Transformation Consultant) and Jennifer Thompson (Committee and Members Services Officer)

28. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillors Coulter and Taylor sent apologies and Councillors Hollingsworth and Smith respectively substituted for them.

29. DECLARATIONS OF INTEREST

Councillor Wilkinson stated for the record that she had been extensively involved in the discussions around this application but she came to the committee with an open mind.

30. 16/01565/FUL: INSTALLATION OF UNDERGROUND HEATING PIPES AND ASSOCIATED WORKS (ENERGY LINK) BETWEEN THE JOHN RADCLIFFE AND CHURCHILL HOSPITALS, HEADINGTON

The Committee considered an application for planning permission for the installation of underground heating pipes, electrical cabling, communication cabling and associated works to allow the transfer of energy and high capacity/high speed data between the John Radcliffe and Churchill Hospitals, together with the creation of temporary car parking and construction compounds for the duration of construction activities (part retrospective) on land running from Churchill Hospital to John Radcliffe Hospital, Headley Way.

The Planning Officer reported that Thames water and the gas and electricity suppliers had made no comments.

Roz Smith, County Councillor, spoke about the application.

Paul Gredley, representing the applicant, spoke in support of the application, Mark Worcester and Simon Jones accompanied him to answer questions. He

explained details of the scheme including arrangements for access to properties. He said that the company were keen to make a suitable contribution to the community and were open to community-led suggestions that provided benefit to the whole of the affected area. He said that VitalEnergi had carried out and documented a highway conditions survey (dilapidations survey) of the whole route including Lime Walk and would re-survey and document the route again before work started.

The Committee asked questions of officers and the speakers.

Options for the wording of condition 14 - Construction Traffic Management Plan were proposed by officers and debated. The Committee agreed that this should be neither unduly prescriptive nor unduly open and that it should be capable of amendment with appropriate consultation but without delaying the project. They noted that a suitable plan had been submitted as part of the application documents but that the Highways Authority wished this to be capable of amendment as the works proceeded.

The Committee agreed to add or amend the following conditions:

C9: Temporary car park: provide suitable lighting – to ensure safety when using these after dark

C14: Construction management plan: Condition to state *The development hereby permitted shall be carried out only in accordance with the Construction Traffic Management Plan dated 1 July 2016 or such other construction traffic management plan as the local planning authority has agreed in writing.*

Before agreeing changes, the local planning authority should consult the Committee Chair and the ward members in both affected wards. This allowed the plan to be amended speedily as required taking into account local needs and other works.

And also include in C14: *Roadsweeping to be carried out as required by the Highways Authority* – to ensure that road surfaces remain at the required standard.

Add C19: *Applicant to negotiate or provide access to an electric vehicle charging point for residents who lose access to this during the works.*

Add C20: *Communication plan and sample leaflets to be submitted to the local planning authority, to give details of leaflets (including phone numbers) to be distributed to all properties and updates to the Hospital Trust's project page, and any other communications planned.* This is to ensure that residents, visitors, and ward councillors can be kept informed of the work schedule, road closures, and mitigation.

The Committee agreed to add two informatives, accepting that these had no impact on the permission, for the avoidance of doubt and clarity as to the extent of the permission:

- a) Oxford City Council bears no responsibility for matters relating to the ownership of land.
- b) It should be noted that additional maintenance work may require additional planning permission if it constitutes and engineering operation.

The Committee resolved to approve planning permission for application 16/01565/FUL subject to the following conditions set out in the officer's report and as agreed at the meeting:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Tree Protection Plan (TPP) 2.
5. Arboricultural Method Statement (AMS) 2.
6. Monitoring and Supervision of Trees.
7. De-compaction of RPAs.
8. Noise mitigation measures.
9. Temporary Car Park including providing suitable lighting.
10. JR Compound.
11. Churchill Compound.
12. Welfare Compound.
13. Visitor Permits.
14. Construction Traffic Management Plan - The development hereby permitted shall be carried out only in accordance with the Construction Traffic Management Plan dated 1 July 2016 or such other construction traffic management plan as the local planning authority has agreed in writing (noting consultation with Chair and ward members).
Roadsweeping to be carried out as required by the Highways Authority – to ensure that road surfaces remain at the required standard.
15. Hours of Work.
16. Arch - Implementation of programme.
17. Use of Pipework.
18. Air Quality Measures.
19. Applicant to negotiate or provide access to an electric vehicle charging point for residents who lose access to this during the works.
20. Communication plan and sample leaflets to be submitted to the local planning authority, to give details of leaflets (including phone numbers) to be distributed to all properties and updates to the Hospital Trust's project page, and any other communications planned.

Informatives:

- a) Oxford City Council bears no responsibility for matters relating to the ownership of land.
- b) It should be noted that additional maintenance work may require additional planning permission if it constitutes and engineering operation.

31. 16/01549/CT3: PHASE 2 - NORTHWAY AND MARSTON FLOOD ALLEVIATION SCHEME- RECREATION GROUND, COURT PLACE FARM, MARSH LANE.

The Committee considered an application for planning permission for Phase 2 of the Northway and Marston Flood Alleviation Scheme comprising the creation of a flood storage area adjacent to Court Place Farm Nature Park (Site B), channel realignment along a section of Peasmoor Brook and installation of a bund at Peasmoor Piece (Site C) (Amended plans and additional information) at Recreation Ground, Court Place Farm, Marsh Lane.

The Planning Officer reported that subsequent to publication of the report a formal response was received from Natural England who raised no objection and did not request any conditions.

Helen Vaughan-Evans and Jo Colwell, representing the applicant, spoke in support of the application and answered questions.

The Committee resolved to grant planning permission for application 16/01549/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Tree Protection Plan (TPP) 1.
4. Arboricultural Method Statement (AMS) 1.
5. Excavation close to tree RPAs.
6. Landscape carry out by completion.
7. Great Crested Newts.
8. Bats and reptiles.
9. Ecological Management Monitoring Plan.
10. General mitigation measures biodiversity.
11. Removal of vegetation.
12. Planting and management plan.
13. Materials management plan.
14. Watching brief - land quality.
15. Archaeology.
16. Construction Travel Management Plan.

32. 16/00744/FUL: 39 - 41 WAYNFLETE ROAD, LAND TO THE REAR AND OFF BAYSWATER FARM ROAD

The Committee considered an application for planning permission for the demolition of existing pair of semi-detached houses (39 and 41 Waynflete Road); erection of 52 houses and flats (including 40% of net increase as affordable homes) in single storey buildings, two storey buildings, and two storey buildings with rooms in roofs (47 dwellings proposed off Waynflete Road and 5 detached dwellings off Bayswater Farm Road); construction of roads and footpaths including new accesses off Waynflete Road and Bayswater Farm Road;

provision of open space, parking, garages and landscaping at 39 And 41 Waynflete Road, Land to the Rear and off Bayswater Farm Road.

The Committee considered the section of the application site located within the administrative boundaries of Oxford City Council and noted South Oxfordshire District Council Planning Committee approved the part of the application within their boundaries on 10 August 2016.

Nik Lyzba, the agent, and Andrew Blacker, transport consultant, spoke in support of the application and answered questions.

The Committee resolved to grant planning permission for application 16/00744/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Phasing Plan for development.
4. Landscape plan required.
5. Landscape carry out by completion.
6. Details of the means of access to the site.
7. Details of visibility splays.
8. Drainage Strategy on/off site works to be agreed in conjunction with Thames Water.
9. Surface water drainage scheme.

33. 16/01402/FUL: ST LUKES HOSPITAL, LATIMER ROAD, OX3 7PF

The Committee considered an application for planning permission for the removal of the existing pitched roof, a new reception area with 2 additional bedrooms over, an off-site constructed second storey to house 20 new bedrooms and associated external works at St Luke's Hospital, Latimer Road.

The Planning Officer recommended adding a condition requiring a travel information pack be compiled and given to staff (as set out in para 29 of the report).

Máire Davis, local resident, spoke about her concerns with the application, including air pollution, landscaping and reducing the risk of damage to the boundary fence between the site and The Brambles.

Richard Burden, CEO of St Lukes Hospital, spoke in support of the application, Graham Candy, Matthew Baalam and Dan Boucher, accompanied him to answer questions.

The Committee agreed to add further conditions:

- (15) requiring a travel information pack be compiled and given to staff ;
- (16) details of fenestration to ensure there is no potential for rooms overheating from sunlight on southerly facing windows to protect the amenity and health of residents;

and to amend condition (5) to include details of treatment of the boundary with The Brambles to reduce the impact of the development and take the opportunity to reduce the potential for damage to the boundary fence.

The Committee resolved to approve application 16/01402/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Tree Protection Plan (TPP) 2.
5. Landscape plan (to include details of treatment of the boundary with The Brambles)
6. Landscape management plan.
7. Details of photovoltaics.
8. Drainage strategy
9. Land quality risk assessment.
10. Land quality report.
11. Parking plan.
12. Cycle parking.
13. Shower and lockers – cyclists.
14. Construction Travel Plan.
15. Travel information pack be compiled and given to staff
16. Details of fenestration to ensure there is no potential for rooms overheating from sunlight on southerly facing windows.

34. 16/01373/FUL: HOLY TRINITY CHURCH, TRINITY ROAD, HEADINGTON

The Committee considered an application for planning permission for the erection of a single storey extension to north elevation at Holy Trinity Church, Trinity Road.

The Planning Officer reported a correction to the report at paragraph 20 4th sentence to read ‘...the works will lead to **no** impact on bats’.

Stephanie Meesom accompanied by Jenifer Carpenter, representatives from Holy Trinity Preservation group, spoke against the application. Among other points she raised concerns about the lack of access to and destruction of graves arising from the extension and from construction works and the lack of details in the proposed scheme.

Canon David Knight, on behalf of the applicant, and Christian Randall, the architect, spoke on support of the application.

The Committee asked questions of speakers and the planning officer. They noted that details of the disposal of sewage were covered by condition 6. While members sympathised with the concerns about disturbance to graves, they noted that these were not material planning considerations but matters for

ecclesiastical law, and could not be taken into account in this decision. The Committee also noted the need for careful control of vehicle movements on the highway given the location but agreed with officers' advice not to impose a condition requiring a construction travel management plan.

The Committee resolved to grant planning permission for application 16/01373/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples on site.
4. Tree Protection Plan (TPP) 1.
5. Arboricultural Method Statement (AMS) 1.
6. Drainage.
7. Contamination Risk Assessment.
8. Contamination Remedial Works.
9. Bats.
10. Bats – lighting.
11. Window details.

35. 16/01737/FUL: QUARRY GATE, 19 WHARTON ROAD

The Committee considered an application for planning permission for the erection of three storey building to provide 1 x 1-bed, 3 x 2-bed and 2 x 3-bed flats (Use Class C3) and provision of car parking and bin and cycle storage at The Quarry Gate, 19 Wharton Road, Oxford.

Brian Warn, local resident, and Roz Smith, County Councillor, spoke objecting to the application.

Neil Perry, the agent for the applicant, spoke in support of the application.

The Committee noted the Council's policies on the provision of affordable homes.

The Committee resolved to refuse planning permission for the following reasons:

1. The proposed building would have a radically different visual appearance, which coupled with its substantial height and prominent siting would introduce a discordant and incongruous addition to the streetscene. The use of a flat roof and unsympathetic built form would mean that the building would appear as a series of monolithic blocks which would be completely at odds with the harmonious character of the surrounding area where the built environment is characterised by suburban 1930s semi-detached and terraced dwellinghouses with pitched roofs. The fenestration of the proposed building and other architectural detailing which includes two balconies framed by a rectangular element contribute to the alien appearance of the proposed building. The development

cannot therefore be considered to be high quality design that responds to its context and is contrary to Policy CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy (2011) and Policy HP9 of the Sites and Housing Plan (2013).

2. The application seeks the development of more than three dwellings; as a result a financial contribution is required towards the provision of affordable housing as set out in Policy HP4 of the Sites and Housing Plan (2013). The applicant has indicated that they are not willing to provide a financial contribution. The development also fails to provide any on-site provision of affordable housing and no evidence has been provided to indicate that on-site provision or a financial contribution towards affordable housing would make the scheme unviable. As a result, the development is contrary to Policy HP4 of the Sites and Housing Plan (2013) and Policy CS24 of the Core Strategy (2011).

36. 16/00701/CT3: BARTON ADVENTURE PLAYGROUND, FETTIPLACE ROAD, OX3 9LY

The Committee considered an application for planning permission for the erection of 4No floodlights for the use of the Taggs Gate Multi Use Games Arena (MUGA) at Barton Adventure Playground, Fettiplace Road.

The Committee resolved to grant planning permission for application 16/00701/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Floodlighting.
5. Hours of operation.

37. 16/01830/CT3 : LAND ADJACENT TO 9 ASHHURST WAY

The Committee considered an application for planning permission for the formation of 5no. residents' parking spaces on land adjacent to 9 Ashhurst Way.

The Committee resolved to grant planning permission for application 16/01830/CT3 subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Tree protection.
5. Landscape plan required.
6. Landscape carry out after completion.
7. Ground resurfacing to be SUDS compliant.
8. Access works to Highway Authority standards.

38. MINUTES

The Committee resolved to approve the minutes of the meeting held on 3 August 2016 as a true and accurate record.

39. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

40. DATES OF FUTURE MEETINGS

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 9.10 pm

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