

# Agenda

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## East Area Planning Committee

Date: **Wednesday 10 May 2017**

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Time: **6.00 pm**

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

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For any further information please contact the Committee Services Officer:

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

Telephone: 01865 252275

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

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If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer before the start of the meeting.

# East Area Planning Committee

## Membership

### Chair

<b>Vice-Chair</b>	Councillor David Henwood	Cowley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Mark Lygo	Churchill;
	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.

### Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

All agendas, reports and minutes are available online and can be:

- viewed on our website – [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
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# AGENDA

Pages

**1 Election of Chair for the remainder of the municipal year**

To elect a Chair for this meeting and for the remainder of the term of office.

**2 Apologies for absence and substitutions**

**3 Declarations of interest**

**4 16/02997/OUT: Land Adjacent , 2 Rymers Lane, Oxford, OX4 3LA**

11 - 30

**Site Address:** Land Adjacent 2 Rymers Lane

**Proposal:** Application for outline planning permission for the provision of development comprising a purpose built student accommodation facility of 39 study bedrooms with ancillary facilities for use during academic term time and vacation periods, including means of access and scale.

**Officer recommendation:** to grant outline planning permission, and delegate to officers the issuing of the notice of permission following the completion of a legal agreement in the terms outlined below and subject to conditions set out below:

- 1 Time limit for commencement.
- 2 Approved plans and documents.
- 3 Submission of Reserved Matters.
- 4 Samples.
- 5 Landscape hard surface design - tree roots.
- 6 Landscape underground services - tree roots.
- 7 Tree Protection Plan (TPP) 1.
- 8 Arboricultural Method Statement (AMS) 1.
- 9 Student Accommodation - F/T students only.
- 10 Student Accommodation - No Cars.
- 11 Student Accommodation - Management Plan.
- 12 Student Accommodation - out of term use.
- 13 Student Travel and Information Pack.
- 14 Construction Traffic Management Plan.

- 15 Drainage Strategy.
- 16 Details of Cycle and Refuse Storage.
- 17 Noise Insulation.
- 18 Details of Sustainability Measures.
- 19 Biodiversity enhancements.
- 20 Contaminated Land Remediation Strategy.
- 21 Contaminated Land Validation Report.
- 22 Method statement for Piling of foundations.

**Legal Agreement:** Affordable Housing Contribution in accordance with Sites and Housing Plan Policy HP6 and the Affordable Housing and Planning Obligations SPD.

**5 17/00522/FUL: 24 Ambleside Drive, OX3 0AQ** 31 - 46

**Site Address:** 24 Ambleside Drive, OX3 0AQ

**Proposal:** Demolition of existing bungalow. Erection of three storey building to provide 4 x 1-bed flats and 2 x 2-bed flats (Use Class C3). Erection of 2 x 2-bed semi-detached dwellings (Use Class C3). Provision of car parking and amenity space.

**Officer recommendation:** to refuse planning permission for the reasons set out in the report.

**6 17/00557/FUL: 114 Leiden Road, OX3 8QU** 47 - 54

**Site Address:** 114 Leiden Road, OX3 8QU

**Proposal:** Change of use from dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4). Provision of bin and cycle stores.

**Officer recommendation:** to grant planning permission subject to the conditions below:

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Bicycle and bin storage.
- 4 SuDs.

**7 16/02017/FUL: 14 Holyoake Road, Oxford, OX3 8AE** 55 - 66

**Site Address:** 14 Holyoake Road, OX3 8AE

**Proposal:** Demolition of existing side extension. Erection of 2 x 4-bed semi-detached dwellinghouses (Use Class C3). Provision of new access with car parking for 2No. vehicles, private amenity space and bin and cycle store.

**Officer recommendation:** to grant planning permission subject to the

conditions below:

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials.
- 4 Obscure glazed side windows.
- 5 Boundary treatments.
- 6 Removal of PD rights.
- 7 Variation of local traffic order.
- 8 Cycle storage.
- 9 Vision splays.
- 10 Drainage details.
- 11 Refuse and Recycling Storage.
- 12 Landscaping.

## 8 **16/02624/FUL: 17 Kestrel Crescent**

67 - 76

**Site Address:** 17 Kestrel Crescent, OX4 6DY

**Proposal:** Erection of a two storey side extension to form 1 x 2-bed dwellinghouse (Use Class C3). Provision of private amenity space, car parking and bin and cycle store. Erection of a two storey rear extension to existing dwellinghouse.

**Officer recommendation:** to grant planning permission subject to the suggested conditions, and to delegate the issuing of the permission to officers following the satisfactory completion of a legal agreement for the matters set out in the report.

- 1 Development begun within time limit.
- 2 Develop in accordance with approved plans.
- 3 Materials – matching.
- 4 Car Parking Provision.
- 5 Visibility Splays.

## 9 **S 247 TCPA - footpath diversion re Windrush Tower**

77 - 84

**Site Address:** Windrush Tower, Blackbird Leys.

**Proposal:** Proposed diversion of a public path under Section 257 of the Town and Country Planning Act 1990.

**Officer recommendation:** that an order be made providing for the diversion of part of the public footpaths, as shown on the plan at **appendix 2**. If after making the order objections are received that

cannot be resolved, it shall be submitted to the Secretary of State for a decision. In the event that no objections are received, the order shall be confirmed.

## 10 Minutes

85 - 92

Minute from the meetings of 8 March 2017.

The April meeting did not take place.

**Recommendation:** That the minutes of the meeting held on 8 March 2017 are approved as a true and accurate record.

## 11 Forthcoming applications

Items currently expected to be for consideration by the committee at future meetings are listed for information. This is not a definitive list and applications may be added or removed at any point. These are not for discussion at this meeting.

16/03006/FUL: Templars Square, Between Towns Road, Oxford	Major application
16/02998/FUL: 7 And 9 Leys Place, Oxford, OX4 3DE	Non-delegated application
15/03342/FUL: 16 Clive Road	Called in
16/03034/FUL 44 Town Furze	Called in
17/00390/FUL: 22 Merewood Avenue, Oxford, OX3 8EF	Non-delegated decision
17/00586/FUL: 3 David Nicholls Close, Oxford, OX4 4QX	Councillor application
16/01049/FUL: 474 Cowley Road, OX4 2DP	Major application
17/00617/CT3: Oxford City Council Depot, Marsh Road, OX4 2HH	Council application
16/01894/FUL and 16/01895/LBD: Grove House, 44 Iffley Turn, Oxford, OX4 4DU	Called in
17/00218/FUL: 9 Sandfield Road, Headington, OX3 7RG	Call in
17/00690 FUL: 26 Horspath Road Oxford OX4 2QS	
17/00692/FUL: 28 Horspath Road Oxford OX4 2QS	

17/00740/FUL: 4 Marshall Road Oxford OX4 2NR	
16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application
17/00584/FUL: Cotuit Hall Old House, Pullens Lane, Oxford, OX3 0DA	
17/00770/FUL: Sir Michael Sobell House Hospice, Old Road, Headington, OX3 7LE	Major application

## **12 Dates of future meetings**

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

31 May 2017 (for Templars Square development) – with briefing on 24 May

5 June 2017 (note change of date)

5 July 2017

2 August 2017

6 September 2017

4 October 2017

8 November 2017

6 December 2017

17 January 2018

7 February 2018

7 March 2018

4 April 2018

23 May 2018

## **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.***

**East Area Planning Committee**

**10<sup>th</sup> May 2017**

**Application Number:** 16/02997/OUT

**Decision Due by:** 24th March 2017

**Proposal:** Application for outline planning permission for the provision of development comprising a purpose built student accommodation facility of 39 study bedrooms with ancillary facilities for use during academic term time and vacation periods, including means of access and scale

**Site Address:** Land Adjacent 2 Rymers Lane (**site plan: appendix 1**)

**Ward:**

**Agent:** Mr Roger Smith

**Applicant:** Cantay Estates Ltd

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## **Recommendation:**

The East Area Planning Committee is recommended to GRANT OUTLINE PLANNING PERMISSION, and delegate to officers the issuing of the notice of permission following the completion of a legal agreement in the terms outlined below and subject to conditions set out below:

## **Reasons for Approval**

- 1 The proposed development is submitted in outline form with the scale of development and means of access fixed at this stage and matters such as landscape, appearance, and layout reserved for a later date. The proposed development would make an efficient use of a previously developed site to provide purpose built student accommodation in an appropriate location. The illustrative masterplan has demonstrated that the quantum of development could be provided in a manner that would create a coherent sense of place and of suitable scale and appearance to be well integrated into the urban fabric of the surrounding residential area without having an impact upon adjacent residential developments. The application has demonstrated that the means of access would not have an adverse impact in highway safety terms. The outline application contains sufficient supporting information to demonstrate that it would not have an impact upon biodiversity; trees; archaeology; flood risk; drainage; air quality; land contamination; or noise that could not be mitigated through the reserved matters applications subject to appropriate measures being secured by condition or associated legal agreements. The proposal would accord with the overall aims of the National

Planning Policy Framework and relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2011-2026.

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

### **Conditions**

- 1 Time limit for commencement
- 2 Approved plans and documents
- 3 Submission of Reserved Matters
- 4 Samples
- 5 Landscape hard surface design - tree roots
- 6 Landscape underground services - tree roots
- 7 Tree Protection Plan (TPP) 1
- 8 Arboricultural Method Statement (AMS) 1
- 9 Student Accommodation - F/T students only
- 10 Student Accommodation - No Cars
- 11 Student Accommodation - Management Plan
- 12 Student Accommodation - out of term use
- 13 Student Travel and Information Pack
- 14 Construction Traffic Management Plan
- 15 Drainage Strategy
- 16 Details of Cycle and Refuse Storage
- 17 Noise Insulation
- 18 Details of Sustainability Measures
- 19 Biodiversity enhancements
- 20 Contaminated Land Remediation Strategy
- 21 Contaminated Land Validation Report
- 22 Method statement for Piling of foundations

### **Legal Agreement:**

- Affordable Housing Contribution in accordance with Sites and Housing Plan Policy HP6 and the Affordable Housing and Planning Obligations SPD

### **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

**CP10** - Siting Development to Meet Functional Needs  
**CP11** - Landscape Design  
**CP19** - Nuisance  
**CP20** - Lighting  
**CP21** - Noise  
**TR3** - Car Parking Standards  
**TR4** - Pedestrian & Cycle Facilities

#### Core Strategy

**CS2\_** - Previously developed and greenfield land  
**CS1\_** - Hierarchy of centres  
**CS9\_** - Energy and natural resources  
**CS10\_** - Waste and recycling  
**CS11\_** - Flooding  
**CS12\_** - Biodiversity  
**CS17\_** - Infrastructure and developer contributions  
**CS18\_** - Urban design, town character, historic environment

#### Sites and Housing Plan

**HP5\_** - Location of Student Accommodation  
**HP6\_** - Affordable Housing from Student Accommodation  
**HP11\_** - Low Carbon Homes  
**HP9\_** - Design, Character and Context  
**HP14\_** - Privacy and Daylight  
**HP15\_** - Residential cycle parking

#### Other Planning Documents

National Planning Policy Framework  
Affordable Housing and Planning Obligations SPD

### **Relevant Planning History**

11/02032/FUL – Approved

Refurbishment of Unit 1 comprising:-

- External alterations to the eastern elevations of the building to match the rest of the shopping park to create 4 units, additional glazing and new frontage louvers; (Additional Information)
- Mezzanine floorspace within retail units 1A, 1B and 1C;
- Alterations to the pedestrian and parking areas to front of the retail building and replacement compound/ new plant area within the service area (all as a variation on previous approval), and out of hours deliveries within the car park;
- Formation of three Class A3 cafe-restaurants as a change of use and extension of the south western part of the existing retail building and enhancement of the open space to the south;
- Demolition of part of the rear of the existing building and redevelopment of that area and the adjoining garden centre to provide four dwelling houses with related access and car parking. (Additional Information) (Amended Plans).

## Public Consultation

### Statutory Consultees

- Oxfordshire County Council

Highways Authority: No objection subject to conditions and legal agreement

It is proposed that the development is to be car-free, as is required under policy HP16. Policy HP16 also states that car-free developments will be approved where they are located within a Controlled Parking Zone. However the development site is not located within a Controlled Parking Zone. Therefore, in order to ensure that the car-free nature of the development can be enforced and to provide direct mitigation against the development's likely transport impacts, a contribution towards the consultation and implementation of a Controlled Parking Zone (CPZ) secured through a Section 278 agreement is required. Without the above the County Council would object to the application.

Alterations to the dropped kerb including introduction of double yellow lines are required to protect the proposed access.

The Student Travel and Information Pack requires updating.

A Construction Traffic Management Plan is required in order to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times.

A Section 278 Agreement must be entered into between the applicant and the County Council in order to secure funding of £39500 towards the implementation of a Controlled Parking Zone. This Section 278 Agreement must be entered into prior to final planning permission being granted and cannot be secured through a planning condition.

A cost of £2500 to amend the Traffic Regulation Order in order to introduce double yellow lines along Rymers Lane must be met through a Unilateral Undertaking.

Conditions requiring the approval of Student Travel Information Pack, Construction Traffic Management Plan; Drainage details;

Local County Council Member (Cllr Sanders): As local County Councillor for Cowley, no objection to this proposal per se and welcome the "car free" status proposed, however, bitter experience shows that students are disinclined to observe a car free status unless it is enforceable. Propose requiring a developer contribution to fund an appropriate Controlled Parking Zone in the area in order to prevent on-street parking by student residents.

- Thames Water Utilities Limited: Thames Water has been unable to determine the waste water infrastructure needs of the application. A Grampian condition should be imposed which requires the prior approval of a drainage strategy. The drainage strategy shall include - (1) Peak discharge rates for both foul and surface water discharge including confirmation of whether flow is pumped or by gravity. (2) Connection points for surface and foul water discharges from the site to the public sewer. With this information, Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater.

Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

- Natural England: No objection
- Oxford Preservation Trust: Rymers Lane is a residential area and this site has a planning history of approval for residential use for four houses 11/02032/FUL referred to in the planning statement attached to this application.

Can find no reference to the need to encourage student accommodation into this area, with the current application merely relying on the need for the two Universities to accommodate no more than 3,000 students outside designated student accommodation. With no partner attached to this application it is assumed to be speculative and at a time when we are already seeing a large number of speculative student housing sites coming up across the city.

The Core Strategy suggests that the Cowley District Area in which the application site is situated could accommodate 20% new housing and when there is a huge shortage of housing sites in the City urge the city Council to resist granting permissions for speculative student accommodation and keep these sites for the homes that are so badly needed.

Ask the City Council to reject this application.

### Third Parties

Letters of comment received from the following addresses

- 2, 4, 46 Rymers Lane; 5 Coleridge Close; 17 Pound House, Pound Way

### Individual Comments:

The main points raised were:

- When B&Q was redeveloped the developers agreed to provide 4 affordable homes on the site which would have been an asset to the community
- The housing approved for the site would contribute to the city's housing stock
- The Core Strategy states that new student accommodation should not be built at the expense of general housing
- This is an overdevelopment of the site both on its individual merits and as part of the almost half-dozen, high-density, major planning applications within the immediate neighbourhood.
- The plans are of a unacceptable density relative to the general aspect of Rymers Lane which is all low-rise residential homes
- The development is out of scale and character with the area
- The roof adjacent to 2 Rymers Lane has a tall profile with large attic space which will block light to 2 Rymers Lane
- The development will overshadow the properties in Rymers Lane
- The window on the side of this house will be overshadowed
- The development will generate extra unavoidable problems of traffic and access during the construction of the proposed development
- Access in and out of the development by tradesman and visitors will impede current traffic which is already difficult to navigate, especially at school run times
- During wet weather there is a lot of surface water running down Rymers Lane
- The proposed building is too close to the terraced houses and its height will restrict natural light
- There are already parking problems in the area and the car-free element of the scheme will not be enforceable
- It is positive that the wall of the old factory is to be kept as it lowers the impact of the development
- Wider immediate community: whilst we are in a planning stage, the community cannot sustain the influx of so many large-scale developments with regard to traffic, parking (see later), GPs, dentists and other health/social care requirements.
- The community will be over-developed to a hideous level which flies contrary to what makes Oxford such a special city. This particular planning application is one major jigsaw piece in the proposed destruction of the atmosphere and practical realities which have comprised our community for decades.
- As has been noted by Oxfordshire County Council and others, the concept of a student car free development is ridiculous. It has been suggested that this development can only proceed with a Controlled Parking Zone.
- Current residents must not be charged out of pocket for something they do not want, i.e. a controlled zone is only being implemented because of opposed over-



development which will not benefit current residents but rather harm. (Other developers are looking residents in the eye and saying, without a hint of shame, that £100 per year for each household will be necessary. This is beyond unacceptable.)

- Pound House and Pound Way addresses must be included in any parking scheme. Residents have been parking on Rymers Lane and surrounding streets for 10 year. As local homes which have been in existence for decades, Pound Way/House must not be excluded from community parking.
- It is not clear who the accommodation is for? If it is for language students then there is a lack of need.
- The student accommodation will create noise and disturbance to the surrounding residential area, in particular in the evenings where the area is quiet once the shops in the centre have closed

### **Officers Assessment:**

### **Background to Proposals**

1. The site is located on the eastern side of Rymers Lane close to the junction with Between Towns Road. The site is bordered by the John Allen Centre to the east, residential properties of Rymers Lane to the north, and the residential properties and multi-storey car park (which serves Templars Square Shopping ) on Between Towns Road to the south (**appendix 1**)
2. The site is vacant and currently comprises an area of cleared ground which was previously used as part of one of the retail units within the John Allen Centre. The site is located within the boundary of the Cowley Centre which is designated as a Primary District Centre, and adjacent to the Beauchamp Lane Conservation Area
3. The proposal is seeking outline planning permission for the development of purpose built student accommodation facility comprising 39 study bedrooms (including 2 DDA compliant study bedrooms), 2 on-site DDA compliant parking spaces, and 41 secure cycle parking spaces. The accommodation will be provided in a three-storey building which steps down to two-storeys and addresses Rymers Lane.
4. The application is made in outline form with only the scale of development and means of access sought for approval at this stage. All other matters such as appearance, landscaping, and layout are reserved for a later date should outline planning permission be granted.
5. Officers consider the principal determining issues in this case to be:
  - Principle of Development
  - Student Accommodation
  - Affordable Housing
  - Site Layout and Built Form
  - Impact upon Adjoining Properties
  - Transport

- Archaeology
- Landscaping
- Noise
- Sustainability
- Other Matters

## **Principle of Development**

6. The National Planning Policy Framework has a presumption in favour of delivering sustainable development, which it sees as meaning planning for economic, environmental, and social progress (paragraphs 6 & 7). The NPPF makes clear in Paragraph 14 that this presumption should be seen as the golden-thread running through plan-making and decision-taking, which for decision-taking means approving development proposals that accord with the development plan without delay.
7. The National Planning Policy Framework and Oxford Core Strategy Policy CS2 encourage development proposals to make an efficient and appropriate use of previously developed land in a manner that suits the sites capacity. Policy CP6 of the Oxford Local Plan requires that development proposals make maximum and appropriate use of land and the best use of a site's capacity in a manner both compatible with the site itself as well as the surrounding area. Larger scale and higher density proposals are encouraged in appropriate locations.
8. The site is located within the Cowley Primary District Centre, as defined by Oxford Core Strategy Policy CS1. This policy recognises that the primary district centre is suitable for uses serving a larger catchment area than other district centres. Planning permission will be granted for such development provided it is of an appropriate scale and design and maintains or improves the mix of uses available. District centres, and their immediate surroundings, are appropriate locations for medium to high-density development.
9. The site would constitute previously developed land and therefore the principle of bringing this vacant site back into use with some medium to high-density development would accord with the aims of the above-mentioned policies.

## **Student Accommodation**

10. The main policy consideration for student accommodation would be Sites and Housing Plan Policy HP5 which sets out the criteria for determining which locations are suitable for student accommodation along with the other conditions for such development.
11. The policy states that sites located adjacent to a main thoroughfare, or in a district centre or city centre location, are suitable for student accommodation. In this case the site would be considered to be an appropriate location for student accommodation as it is located within the Cowley Primary District Centre.
12. The provision of purpose-built student accommodation in Oxford eases demand from student occupiers in the private rental market and is therefore considered

beneficial to the wider housing market. Thus the scheme would be consistent with the objectives of Oxford Core Strategy Policy CS25 (Student accommodation). The application has not specified an end user for the building however, Oxford Policy CS25 makes clear that the occupation of such facilities will be restricted to full-time students on courses one academic year or more. This would therefore need to be secured by a condition in the event that permission was granted.

13. This restriction does not apply outside the semester or term-time, provided that during term-time the development is occupied only by university students. This ensures opportunity for efficient use of the buildings for short-stay visitors, whilst providing permanent university student accommodation when needed. The application is also seeking permission for out-of term vacation use and as such officers would see no reason to object to this.
14. Sites and Housing Plan Policy HP5 also sets out that development of 20 or more bedrooms will be required to provide some indoor and outdoor communal space; a management plan that is implemented on first occupation; and an undertaking that prevents residents from parking their cars anywhere on site, and anywhere in Oxford. Although at outline stage only with matters such as layout reserved for agreement at a later stage, the illustrative plans show that the scheme would be designed around a cluster flat arrangement with sizeable kitchens providing indoor communal space, and an external amenity area to the rear of the building.
15. A student management plan should be secured by condition. The document also makes clear that students will be expected to sign a tenancy agreement which includes a clause that prevents them from bring their cars into Oxford, which is a long-standing requirement of student accommodation within the city. These matters should also be secured by condition.

### **Affordable Housing**

16. Sites and Housing Plan Policy HP6 states that new student accommodation of 20 or more bedrooms will be required to make a financial contribution towards delivering affordable housing elsewhere in Oxford. This contribution is calculated on the basis of the residential floor space measured internally x a rate per m<sup>2</sup> plus a 5% admin fee.
17. The applicant accepts that the proposal would qualify for an affordable housing contribution and that this will be secured by a legal agreement. As this is an outline application with only scale of development sought for approval, the actual finished floor layout may change at reserved matters stage and therefore the legal agreement should simply require the provision of a HP6 compliant contribution. Based on current floor areas shown on the plan it is likely that the development would generate a contribution of approximately £169,484.14.
18. It is understood that planning permission was previously granted for the provision of 4 affordable dwellings on this site as part of the redevelopment of the former B&Q retail unit under 11/02032/FUL. This part of the permission was never implemented, and is therefore unlikely to come forward. Whilst the comments of

local residents about this being a more appropriate use for the site are understood, there are no grounds to object to the principle of providing student accommodation. Notwithstanding this however, the development will still be making a contribution towards providing affordable housing within the city through this policy.

## **Built Form and Site Layout**

19. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; attractive public realm; and high quality architecture. 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. Policy CP8 states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area. These are supported by Sites and Housing Plan Policy HP9.
20. The outline application reserves all matters relating to appearance and layout for a later date, with only the scale of development sought for approval at this time. Nevertheless the application is accompanied by relatively detailed plans which provide an impression of the reserved matters along with the scale. The plans have been amended since originally submitted.
21. Layout: The site would be laid out to ensure that the main built form fronts onto the street and respects the linear street pattern of Rymers Lane, and also makes use of the large retail warehouse units to accommodate the built form that extends to the rear of the site. The positioning of ground floor uses and layout of rooms has enabled frontages onto Rymers Lane to be 'active'. Thought has been given to the rhythm and articulation of windows on upper storeys to ensure that there is surveillance over the street and privacy to adjacent properties. The principles established in the illustrative layout should follow through to any reserved matters scheme. The retention of the stone wall is also welcome.
22. Scale: The proposed development seeks to emulate the industrial heritage of the site and its surroundings and create a transition between the industrial scale of buildings to the south and residential properties in the north.. The accommodation would take the form of three blocks, with two three storey blocks at the southern end and centrally, and a second storey block to the north alongside the Victorian terrace. Officers welcome the approach taken and the aspiration of the development to read as a series of mill buildings. However, it was considered that size and scale of the buildings could be amended to improve this relationship without significantly altering the scheme. As a result the scheme has been amended to address these concerns. The width of the southern block has been revised to match the middle block, and sited further forward of the central block to provide greater articulation and so that they read as a series of buildings. As a result the flat roof between the southern and central block has been made narrower. The ridge height of the northern block has been reduced so that it reflects the ridge height of the adjoining Victorian terrace and allows a

better transition of scale.

23. As such officers consider that the scale of the built form is acceptable and would be an appropriate response to making best use of the site, whilst also respecting the character of the surrounding area.
24. Appearance: The Design and Access Statement has indicated that the concept for the buildings appearance is to reflect that of the Victorian Terrace. This would be an acceptable approach however it was considered that it would be more appropriate for the fenestration of the proposed buildings to be of the same scale and proportion to the terrace. The applicant has indicated that this would not be possible due to the change in land levels through the site. However the illustrative plans have been revised to reduce the string course through the building and allow the windows at first floor level to align with the terrace.
25. In summary, officers consider that the illustrative masterplan has demonstrated that a residential development of the proposed scale and density could be accommodated within the plot and designed in a manner that could follow basic urban design principles and establish a clear sense of place that responds to the surrounding area, and also special character of the adjacent Beauchamp Lane Conservation Area. As such the overall scale of the development would accord with the aims of Oxford Core Strategy Policy CS18, Sites and Housing Plan Policy HP9, and Oxford Local Plan Policies CP1, CP8, CP9, CP10 and HE7.

### **Impact upon Adjoining Properties**

26. 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. There are a number of residential properties in the surrounding area that the development will need to consider how it relates to in order to ensure there is no impact.
27. The property most likely to be affected by the proposal would be 2 Rymers Lane which lies to the north of the site, and has an east facing rear garden. This terrace has been extended over time, with a two-storey extension added in 1999 to bring the property closer to the application site. A sunlight and daylight study has been provided with the application to set out how the scheme has been designed to avoid any impact on this property. The built form has been laid out to follow the linear street pattern of Rymers Lane, and does not extend beyond a 45 degree line measured from the first floor and dormer windows in the rear elevation of the extended part of 2 Rymers Lane. The overall height of the building closest to this property steps down from the three storey height of the central and southern block. This has been reduced further since submission to ensure that the height reflects that of the terrace. It is noted that there is a window in the side elevation of this adjoining property, but it would appear to serve the accommodation in the roof as part of a stairwell to the loft room, and this is supported by the plans for the extension (99/00103/NF). It is not the only source of light to this room, given there are rooflights in the front roof slope and also a dormer to the rear. Therefore whilst there would be some impact on this window, officers consider that it would not be so significant to justify refusal of the

scheme. The linear development pattern means that the majority of windows face towards the rear of the site and so will not create any overlooking issues of this adjoining property (or indeed the remaining properties in the terrace). There would be a three storey element alongside the retail units in the south that would have windows facing due north however there would be sufficient separation distance to prevent any adverse overlooking.

28. Overall officers consider that the development has been designed to minimise the impact upon this adjoining property at 2 Rymers Lane in terms of loss of light, overbearing impact, or privacy. It is also considered that the proposal will not create any similar adverse impacts upon the other properties in the Rymers Lane terrace or on the opposite side of the road.

## **Transport**

29. A Transport Statement has been submitted with the application which considers the highway impacts of the proposed development. Although the application is made in outline form, the applicant is seeking permission for the means of access at this stage in the process.
30. Traffic Impact: The student accommodation would be largely 'car-free' in accordance with Sites and Housing Plan Policy HP5. The only parking being for disabled spaces.
31. In terms of traffic generation it is considered likely that the development will result in fewer trips than the extant planning permission for the residential development on the site, which had approximately 6 parking spaces. The development would have potential to cause disruption during the times of the year when students are moving into and out of the accommodation. The Local Highways Authority have stated that it would be vital that the loading / unloading of belongings at the beginning and end of the year does not take place from the local highway as this could cause obstructions on Rymers Lane and possibly Church Cowley Road.
32. In order to deal with this matter the student management plan secured by condition should also include details of the arrangements for pick up and drop off of belongings. It is recommended that this should be managed in a similar fashion to other student accommodation across the city, which would be through an allotted time process which minimises the potential for these movements to impact the highway network.
33. Car-Free Development: As already stated the student accommodation would be 'car-free' with the exception of two disabled parking spaces. The development would be expected to provide clauses in the tenancy agreements for the student rooms that ensure that the occupants do not bring cars into Oxford and an enforcement process in place to manage this. The application site is within a highly accessible location in the Primary District Centre where there are a wide range of services in close proximity to the site and also excellent public transport links to the rest of the city. As a result the location is eminently suitable for a car-free scheme.

34. The Local Highways Authority have raised no objection to the car-free nature of the scheme but has indicated that there are no parking controls on street to assist in preventing students and other potential users of the development from parking in the residential roads surrounding the street. They recognise that tenancy agreements will be required to stipulate that students do not bring cars into Oxford, but have questioned whether this is enforceable. They have provided an example of an accommodation block (Slade Park in Headington) where this has not worked and resulted in students parking on the highway. The Highways Authority has stated that area does not currently have a Controlled Parking Zone and so requests that the development contributes towards the consultation and implementation of a future CPZ in order to directly mitigate any impact the development could have and without this the County Council would object to the application.
35. In response to this, officers would make members aware that the 'car-free' nature of student accommodation and the method for controlling this through the tenancy agreement is a long-standing development plan policy for student accommodation, which has been accepted by Inspectors at the respective Examinations in Public for the numerous development plan documents in which this has been included. It has also been applied to speculative student accommodation developments and those for named institutions for some time now. Any issues that may have occurred with respect to a single facility (i.e. Slade Park) needs to be balanced against the high number of student accommodation facilities across the city where this is successfully managed by the operators or institutions. As such officers consider that it would be unreasonable to seek additional controls beyond those set out within the adopted development plan policies for student accommodation.
36. In addition to this, officers would advise members that although the County Council have made a request for a financial contribution towards the implementation of a CPZ, this cannot be secured as part of this planning permission because the mechanism for raising such funds is through the Community Infrastructure Levy (CIL). It would be a matter for the applicant to take up directly with the Highways Authority as to whether they are prepared to provide a financial contribution through a S278 agreement.
37. Vehicle Access: The proposed vehicle access is to be taken from Rymers Lane, and will require alterations to the existing dropped kerb. There would be suitable visibility for this access, however, the Local Highways Authority have recommended that a condition is imposed which seeks details of the access.
38. On-street parking currently takes place on Rymers Lane where the current/proposed access to the site is located. Whilst there is no formal signing of the parking here the parking bays are marked. It is the Local Highway Authority's view that a short section of double yellow lines should be introduced in order to protect the proposed access. This will be carried out at the applicant's expense and also requires a Traffic Regulation Order which the County Council would draft and need to consult on.

39. Parking Provision: The two disabled parking spaces on the site would accord with the requirements of the Sites and Housing Plan, and the dimensions of the bay would exceed the minimum requirements of 5.5m x 2.9m. It is therefore considered that the proposed number and size of disabled car parking spaces on-site would be appropriate for the proposed development.
40. Cycle parking: The development will provide 41 cycle parking spaces are proposed (albeit the Ground Floor Plan says 42). This is a higher number of secure and covered cycle parking spaces than is required under the standards set out in Policy HP15 of the Sites and Housing Plan. This higher provision is welcomed, as it promotes cycling among the site's users. The cycle parking spaces are to be sited in an appropriate location at the rear of the site with direct access onto the site access road and then onto Rymers Lane. It is also welcomed that electric charging points are to be provided for bicycles.
41. Servicing Arrangements: The Transport Statement indicates that the refuse collections will be taken from Rymers Lane. Accordingly, the refuse store is appropriately located at the southern part of the site with dedicated access to Rymers Lane, albeit the access lane appears narrow compared to the size of the refuse/recycle bins. The condition requiring details of the refuse storage should include the widening of the pathway to the front of the site, which would be easily achievable.
42. Travel Plan: A Travel Plan and Student Travel information Pack has been submitted with the application. The Local Highways Authority have stated that this is a comprehensive document that could be further improved by the inclusion of the Oxford Cycle Map. It would also be good to see the inclusion of large scale location plan with the accommodation at the centre showing bus stops, local facilities such as shops, key student destinations, etc.
43. If the students living in the accommodation have access to them the free cycle repair workshops that the university runs on behalf of its students and staff should also be mentioned. It would also be good to include a selection of the cycle shops which are closest to the development and offer sales, service and repair facilities. Information on how student arrivals and departures will be managed at the beginning and end of term should be included. The car-free nature of the development should also feature in the information. It should be made clear to potential student residents that they are not expected to have a vehicle with them.
44. These documents could be developed further to take on board these comments, and as such should be required by condition.
45. Overall the proposed development is considered acceptable in highway terms, subject to the above conditions in accordance with the aims of Oxford Local Plan Policies CP1, CP10, TR1 and TR4 and Sites and Housing Plan Policies HP5 and HP15.

## **Archaeology**



46. An Archaeological Desk Based Assessment has been submitted with the application. The site has some interest because map evidence suggests that it was occupied by a farm from the early 19th century at least and that the farm buildings were subsequently incorporated into the emerging Steam Plough Company site from the 1860s onwards. The boundary walls do not appear to be a survival of the original farm which fronted onto Rymers Lane and appear to relate to a later period of rebuilding. The courtyard formed by the farm buildings appears to have been demolished and replaced by industrial buildings by 1955.
47. The site has been subject to limited evaluation trenching (Oxford Archaeology 2012). The evaluation identified iron piping, ceramic drain, brick walls and limestone block foundations belonging to the 19th and 20th century buildings belonging to the Oxford Steam Plough Company. The small sample did not identify any remains that would suggest a specialised function for the buildings on this plot. The main assembly building appears to have been located further to the south-east, off the current application site.
48. Having considered the history of rebuilding on this site and the limited results of the archaeological evaluation trenching officers would not request any further recording work in relation to this proposal.

### **Landscaping**

49. The application has not included details of Landscaping, as this is a matter reserved for approval at a later date. Nevertheless officers would make the following comment after a review of the indicative site plans submitted with the application.
50. The Trees surrounding the site are not subject to any form of protection. The proposals do not require the removal of existing trees and provide an opportunity for new soft landscaping along Rymers lane frontage which will help 'green' the area. Any retained trees adjacent to the site must be adequately protected during development; new hard surface within their Root Protection Areas should be appropriately designed, and underground utility services and drainage should be routed outside of their RPAs; details can be required by condition if planning permission is granted.

### **Noise**

51. A Noise Assessment has been submitted with the application. The report using qualitative and quantitative data accepts that there are high ambient noise levels to which this site is subjected and confirms that to achieve satisfactory internal values it will be necessary for windows to remain in the closed position and a separate form of ventilation system provided to the rooms in the accommodation.
52. Environmental Health Officers would raise no objections to the use of separate forms of ventilation, but have recommended that conditions be attached to ensure that the scheme is designed to ensure that the rooms achieve the British Standard BS8233:14 levels

## **Sustainability**

53. Sites and Housing Plan Policy HP11 states that student accommodation proposals of 20 or more bedrooms will be required to include at least 20% of their energy needs from on-site renewables or low carbon technologies.
54. As this application is made in outline form the detailed design of the scheme including how this scheme will comply with the policy will be for the reserved matters stage. Nevertheless, an Energy & Sustainability Statement has been submitted with the application. The document has indicated that a fabric first approach will be adopted with high levels of insulation and low air permeability to reduce heat loss, and the use of low energy lighting and 'A' rated white goods. There will also be a highly efficient communal gas fired boiler in conjunction with Combined Heat and Power for space heating, and solar pv panels. Through these methods they will be able to make a 23% reduction in CO2 emissions from on-site renewable technologies.
55. Officers would make clear that the 20% energy requirements relates to total energy (regulated and unregulated) and a condition should be attached to require further detail at reserved matters stage as to how these principles will be adopted in the building in order to comply with the policy.

## **Other Matters**

56. Drainage: The proposed drainage strategy put forward shows reductions in the discharge from the development which is acceptable. However if the permeable pavement was increased to cover the cycle parking area as well, the discharge from the site would be reduced by at least another 20%. As the Surface Water discharges down at Florence Park which floods and discharges onto Campbell Road any further reduction in flows would be to the local benefit.
57. Air Quality: The Air Quality Assessment submitted with the application has considered potential impacts of vehicle exhaust emissions on air quality during the operational phase of the proposed development. Only 2 disabled parking spaces are proposed for this development, and no emissions-producing energy unit is proposed.
58. Therefore, the assessment considered whether the existing air quality and predicted future air quality would impact the receptors introduced from the proposed development. Based on the assessment results, air quality issues are not considered a constraint to planning consent for the proposed development.
59. Land Quality: A Phase 1 Desk Study and Phase 2 Site Investigation have been submitted with the application. The report has been undertaken in accordance with the Environment Agency Guidance CLR11. Former potentially contaminative land use on the site was identified to be steam ploughing works, engineering works, and potential infilling during the redevelopment of the adjacent retail park. Made ground was identified across the site. Soil samples were taken from 6

locations across the site, which were compared to generic assessment criteria for a residential without plant uptake end use. There was no widespread contamination identified across the site, however a hotspot of lead in the made ground was identified at TP1 in the southwest corner of the site. This was in an area of proposed soft landscaping, and it was therefore recommended that the hotspot be removed and replaced with a clean cover system. It was further recommended that a remedial statement be issued to detail the specifics of the proposed remediation and validation plan.

60. Officers agree with the overall assessment and recommendations of this report. It is acknowledged that the layout of the proposed development has changed since the production of this report, and may do so in any future reserved matters applications. Therefore any subsequent reports should reflect the most current proposed or approved layout plans. A condition should be attached to secure the remedial statement and validation report.

61. Ecology: The site is currently vacant and therefore it will not have any adverse impact upon biodiversity. However in accordance with Oxford Core Policy CS12 opportunities should be taken (including through planning conditions or obligations) to: ensure the inclusion of features beneficial to biodiversity (or geological conservation) within new developments throughout Oxford. A condition should therefore be attached which requires details of all biodiversity enhancements.

62. Community Infrastructure Levy: The Community Infrastructure Levy (CIL) is a standard charge on new development. The proposed development would be liable for a CIL charge but this would not come into effect until the reserved matters application is submitted.

### **Conclusion:**

63. The proposal is considered to be in accordance with the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, Sites and Housing Plan 2011-2026, and National Planning Policy Framework and therefore officer's recommendation to the Members of the East Area Planning Committee to GRANT OUTLINE PLANNING PERMISSION, and delegate to officers the issuing of the notice of permission following the completion of a legal agreement and subject to the relevant conditions.

### **Human Rights Act 1998**

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

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and

freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

**Section 17 of the Crime and Disorder Act 1998**

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

**Contact Officer:** Andrew Murdoch

**Extension:** 2228

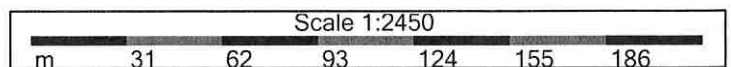
**Date:** 31st March 2017

# Appendix 1

Land adj 2 Rymers Lane (16/02997/OUT)



1:2450



<b>Organisation</b>	Oxford City Council
<b>Department</b>	City Development
<b>Comments</b>	Not Set
<b>Date</b>	18 April 2017
<b>SLA Number</b>	100019348

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**East Area Planning Committee**

-10th May 2017

**Application Number:** 17/00522/FUL

**Decision Due by:** 18<sup>th</sup> May 2017

**Proposal:** Demolition of existing bungalow. Erection of three storey building to provide 4 x 1-bed flats and 2 x 2-bed flats (Use Class C3). Erection of 2 x 2-bed semi-detached dwellings (Use Class C3). Provision of car parking and amenity space.

**Site Address:** 24 Ambleside Drive Oxford Oxfordshire OX3 0AQ  
**(Site plan: Appendix 1)**

**Ward:** Headington Hill And Northway Ward

**Agent:** Mr John Thornton

**Applicant:** Mr Hameed Razaghi

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## **Recommendation:**

The East Area Planning Committee is recommended to REFUSE PLANNING PERMISSION for the reasons below

- 1 The proposal, because of the amount of accommodation, number of units proposed, together with their form, site coverage and location to the rear of the site, as well as the design and location of the proposed parking area, amenity area and landscaping, represents a cramped form of development and poor quality design which would be uncharacteristic in its suburban residential context and would therefore harm the character and visual amenity of the wider area, contrary to policy CS18 of the Oxford Core Strategy, policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001 to 2016 and policies HP9 and HP13 of the Sites and Housing Plan.
- 2 The proposal does not provide an appropriate housing mix for the location and includes the net loss of a family dwelling. It therefore fails to ensure that a balanced mix of housing is provided for the City and is contrary to Policy CS23 of the Oxford Core Strategy and the Balance of Dwellings SPD.
- 3 The application fails to provide any contribution to 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 fails to neither provide an appropriate mix of

housing nor contribute to the wider housing needs of the City, and is contrary to Policy HP4 of the Sites and Housing Plan (2013) and Policy CS24 of the Core Strategy (2011).

- 4 The proposed arrangements for waste and cycle storage for the proposed units would be unacceptable as there is not sufficient space to meet all waste and cycle storage needs in safe, discreet and conveniently accessible way. As a result the provision of cycle parking for the dwellings is inadequate and the proposed development would be unacceptable in the context of Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 and HP15 of the Sites and Housing Plan (2013).
- 5 The proposed parking area does not have sufficient space to enable vehicles to turn and manoeuvre within the site and cannot all be used concurrently. The proposed arrangement would therefore be detrimental to highway safety. The development is therefore contrary to Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP16 of the Sites and Housing Plan (2013).
- 6 The application fails to provide any details of how sustainable design and construction methods would be incorporated nor an energy statement to show how energy efficiencies have been incorporated into the development have been provided. The proposal therefore does not comply with policy HP11 of the Sites and Housing Plan 2011-2026 or policy CS9 of the Oxford Core Strategy 2026.
- 7 The application fails to provide any information in relation to the impact on biodiversity and ecology. The proposal represents a severance of ecological links through overdevelopment and culverting and the net loss of biodiversity would be detrimental to the ecology and environment of the site and City. As no mitigation is proposed the proposed development is contrary to policy CS12 of the Oxford Core Strategy.
- 8 The application is not supported by a Flood Risk Assessment and therefore the proposal fails to provide sufficient robust evidence to satisfactorily demonstrate that the development will be safe for its lifetime and or provide a suitable basis for assessment to be made of the flood risks arising from the proposed development contrary to Policies SP18 of the SHP, CP22 of the OLP and CS11 of the CS and paragraphs 102 and 103 of the NPPF.
- 9 The proposed development fails to provide adequate quantity or quality of outdoor amenity space for all to the detriment of future occupiers' residential amenity. The proposed shared garden space is inadequate in size and would provide a poor outlook towards the car park and bin area and as such is contrary to policy CP10 of the Oxford Local Plan 2001-2016 and policy HP13 of the Sites and Housing Plan 2011-2026.
- 10 The proposal, because of the comings and goings to and from the backland location of the proposed residential units and parking area, represent an un-neighbourly form of development as existing neighbouring householders are likely to suffer from noise and disturbance to their private gardens to the



detriment of the residential amenities they should reasonably expect to enjoy. As a result, the development cannot be considered acceptable in the context of the Council's adopted planning policies, specifically Policy CP1, CP10, CP20 and CP21 of the Oxford Local Plan 2001-2016 and Policy HP14 of the Sites and Housing Plan (2013).

## **Main Local Plan Policies:**

### **Oxford Local Plan 2001-2016**

- CP11** - Landscape Design
- CP13** - Accessibility
- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Developmt to Relate to its Context
- CP10** - Siting Developmnt to Meet Functionl Needs

### **Core Strategy**

- CS14\_** - Supporting city-wide movement
- CS17\_** - Infrastructure and developer contributns
- CS2\_** - Previously developed and greenfield land
- CS9\_** - Energy and natural resources
- CS10\_** - Waste and recycling
- CS11\_** - Flooding
- CS12\_** - Biodiversity
- CS18\_** - Urb design, town character, historic env
- CS19\_** - Community safety
- CS23\_** - Mix of housing

### **Sites and Housing Plan**

- MP1** - Model Policy
- HP2\_** - Accessible and Adaptable Homes
- HP9\_** - Design, Character and Context
- HP10\_** - Developing on residential gardens
- HP11\_** - Low Carbon Homes
- HP12\_** - Indoor Space
- HP13\_** - Outdoor Space
- HP14\_** - Privacy and Daylight
- HP15\_** - Residential cycle parking
- HP16\_** - Residential car parking
- HP4\_** - Affordable Homes from Small Housng Sites

### **Other Material Considerations:**

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance
- Affordable Housing and Planning Obligations SPD

Balance of Dwellings SPD  
Parking Standards SPD  
Technical Advice Note 1A - Space Standards for Residential Development

**Relevant Site History:**

67/19321/A\_H Garage for private car.. PDV 10th October 1967.  
73/00725/A\_H - Erection of conservatory.. RBR 12th June 1973.  
81/00396/NF - Single storey rear extension and replacement garage, with revised front access. PER 16th July 1981.

**Representations Received:**

4no. support comments – Park Way, 24 Ambleside Drive, 24 Bernard Close, Cherry Close,

- Sustainable location
- Density of development
- Addresses a need (housing shortage)
- Forward-thinking
- Economic benefit
- Contribution to local economy
- Realistic and appropriate proposal

20no. objection comments – 42 Bowness Avenue, 26 Ambleside Drive, 9 Ambleside Drive, 57 Derwent Avenue, 16 Ambleside Drive, 11 Ambleside Drive, 6 Ambleside Drive, 44 Bowness Avenue, 34 Ambleside Drive, 22 Ambleside Drive, 45 Bowness Avenue, 42 Ambleside Drive, 18 Ambleside Drive, 32 Ambleside Drive, 50A Ambleside Drive, 7 Ambleside Drive, 8 Ambleside Drive, 43 Bowness Avenue, 33 Bowness Avenue, 31 Ruthven Street,

- Access
- Amount of development on site
- Contaminated land issues
- Disproportionate scale of development
- Harm to adjoining properties
- Uncharacteristic development for area
- Effect on existing community facilities
- Effect on pollution
- Effect on privacy
- Effect on traffic, increased traffic in local area
- Flooding risk, in particular from culverting of watercourse
- Height of proposal
- Information missing from plans
- Light - daylight/sunlight
- Harmful impact on local ecology, biodiversity
- Fails to comply with local plan policies
- Noise and disturbance created to neighbouring properties
- Not enough information given on application
- Not in keeping with streetscene

- Parking provision harmful to surrounding area
- Overbearing impact on neighbouring properties
- On-street parking likely to be increased from proposal
- Open space provision insufficient
- Utility space

### **Statutory and Internal Consultees:**

Highways Authority – concerns of the change of access & vehicle/pedestrian visibility splays, exclude from parking permit eligibility, insufficient cycle storage, parking and manoeuvring space dimensions too small.

Oxford City Council Ecology Officer – concerns of net loss of biodiversity, severance of ecological links (watercourse, mature trees), lack of ecological data. Recommendation that this application is not determined until the applicant carries out ecological survey work, including a bat survey of any buildings and mature trees on site.

Oxford City Council Flood Mitigation Officer – concerns of the culverting of the open watercourse, and the absence of an acceptable flood risk assessment. Recommendation that this application not be determined until satisfactory layout amendments and an adequate FRA have been submitted.

Oxford City Council Land Quality Officer – neither objecting nor supporting the application, but informing that while risk of any significant contamination being present on the site is low, it is the developer's responsibility to ensure that the site is suitable for the proposed use

### **Officers Assessment:**

#### **Site and proposal:**

1. The application site consists of a large plot with a detached 3bed bungalow on the eastern side of Ambleside Drive and its junction with Bowness Avenue. The area is predominantly residential with a spacious and generous character.
2. This application is seeking permission for the demolition of the existing 3bed detached bungalow and the erection of a three storey block of flats (4x1bed & 2x2bed) and a set of 2bed semi-detached dwellinghouse to the rear, with the provision of car parking and amenity space
3. Officers consider that the principal determining issues in this case are as follows:
  - Principle of Development
  - Residential Development
  - Affordable Housing
  - Design, Site Layout and Built Form
  - Living Conditions
  - Highways, Access, and Parking
  - Landscaping

- Biodiversity
- Flood Risk and Drainage
- Sustainability
- Community Infrastructure Levy

### **Principle of Development:**

4. The National Planning Policy Framework (NPPF) encourages the effective use of land by reusing land that has been previously developed. It goes on to state that Local Planning Authorities should resist inappropriate development of residential gardens. The NPPF defines previously developed land as land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
5. This site is currently occupied by a detached bungalow. The land is therefore considered to be previously developed land as it land which is or was occupied by a permanent structure. The proposal is for 8 units and intensifying the residential use of the site, including two semi-detached dwellings to the rear of the site. Policy CS2 of the Core Strategy (2011) and Policy HP10 of the Sites and Housing Plan (2013) enable some development to take place on garden land subject to restrictions relating to the character and appearance of the area and the constraints of the site. Officers recommend that in this case the development would represent an overdevelopment of a backland plot that would not be supported in the context of these policies. Officers have also had regard to the level of development that is proposed in this case including the requirements of Policy CP6 of the Oxford Local Plan 2001-2016 and Policy HP9 of the Sites and Housing Plan (2013).

### **Residential Development:**

#### Balance of Dwellings

6. Policy CS23 of the Oxford Core Strategy 2026 seeks to ensure that residential development delivers a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole. The mix of housing relates to the size, type and tenure of dwellings to provide for a range of households.
7. The Balance of Dwellings Supplementary Planning Document (BoDs) sets out the appropriate housing mixes for each Neighbourhood Area within the City. The application site is located within the Headington Neighbourhood Area which has be classified as an amber area which requires the City Council to safeguard family dwellings and achieve a reasonable proportion of new family dwellings as part of the mix for new developments.
8. A mix can only be specified from a development of 4 or more units. This proposal is for 8 units, and therefore this policy applies. The proposed mix is for 50%each for one bedroomed and two bedroom units. There is no

provision of three bed units, and a net loss of one three bed unit. The site over provides 1 bed units (SPD requires up to 30%). Therefore the proposal is contrary to CS23 of the Oxford Core Strategy 2026 and thus should be refused on principle. The proposals would also involve the loss of a family dwelling which is unacceptable for the purposes of the Balance of Dwellings Policy.

### Affordable Housing

9. Policy HP4 of the adopted Sites and Housing Plan states that planning permission for residential development on sites with capacity for 4- 9 dwellings will only be granted if a financial contribution towards affordable housing is secured, or 50% provided on site.
10. The proposal is subject to this policy as 8 new dwellings are proposed. The developer has not provided any indication that they would be willing to enter into a legal agreement to provide a contribution towards affordable housing. In the absence of this agreement there is also no evidence that has been provided to indicate that the site would not be viable if an affordable housing contribution was made. As a result, Officers recommend that the development is contrary to policy HP4.

### **Design**

#### Layout

11. The proposal seeks permission for the erection of a three storey block of flats fronting Ambleside Drive with an open passage way for access to the rear amenity space and parking as well as two semi-detached two-bed dwellings. The parking area, waste and cycle store and shared garden are situated in the centre of the site. HP9 of the Sites and Housing Plan sets out that planning permission will only be granted for developments where form, layout and density make efficient use whilst respecting the site context as well as not increasing surface water run-off. No justification has been submitted to justify the scheme against the site context.
12. The majority of the neighbourhood consists of detached or semi-detached dwellings on very generous plots.
13. The proposal would introduce development to the back of the plot, which would be have an adverse effect on the prevailing relationships of the plots and their development as well as the generous appearance of the built form and surrounding spaces.
14. Officers consider the layout of the built form, the amenity spaces and the lack of usable landscape and open space to be contrary to Policy HP9 of the Sites and Housing Plan and CS18 of the Core Strategy.

### Scale of Development

15. The proposed development involves the creation of one three storey block of flats and a set of semi-detached 2 storey dwellings to the rear as set out in the application description.
- 16.
17. Modest blocks of flats can be found in the vicinity, however the proposal is considered to overdevelop the site and trying to deliver more than the site and associated constraints allow. The scale of development is therefore not considered acceptable and contrary to policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan.

### Appearance

18. Ambleside Drive has an eclectic mix of styles and mix of housing.
19. The immediate neighbours to no24 are a pair of semidetached bungalows to the north and detached family dwelling to the south. There is a modest subservient block of flats opposite the application site.
20. The south and north elevations appear disjointed to the overall scheme, especially the busy fenestration to the north and lack thereof to the south elevation.
21. Further detail of the entrance area and lobby would have been helpful. Officers are concerned that the entrance lobby and passage way are not designing out crime, and the lack of activity and surveillance may create an unpleasant entrance area.
22. The buildings would be finished with clay bricks and render. Windows would be finished in aluminium and the roof in natural slate with lead rolls to hips, which would fit in well with the local vernacular.
23. The proposed design is considered to be acceptable on balance and in accordance with local planning policies.

### Energy and Natural Resources Impact

24. The proposed development does not include any measures or information on sustainable methods of construction or reduction in carbon emissions and is therefore contrary to policy CS9 of the Core strategy

### **Living Conditions**

#### Size of Dwellings

25. The proposed 1 bedroom units on the ground and first floors are 40 sqm for single occupancy. Two 2bed flats on the first floor and attic for dual occupancy and 66 sqm and 72 sqm and two semi-detached 2bed dwellings at 76 sqm.

26. The quality of indoor space provided is considered adequate with adequate circulation space and natural light and ventilation. The proposed development would therefore comply with the requirements of Policy HP12 of the Sites and Housing Plan (2013).
27. The proposed plans for the attic flat do not show the velux windows for the front and rear elevations. No amended plans have been requested as the scheme is considered unacceptable for other reasons but this should be addressed in any future applications..

### Outdoor Space

28. The Council's Sites and Housing Plan, Policy HP13, sets out the outdoor space requirements needed to gain planning permission. Provision needs to be made to "have direct and convenient access to an area of private open space" for all new dwellings either a private garden, shared garden or balcony.
29. The proposal seeks to provide two private gardens for the semi-detached dwellings, which appear sufficient.
30. The proposed block of flats does not contain any balcony space or direct access outside to a private or shared garden.
31. Some space has been set aside and labeled "garden" in the middle of the plot towards the southern boundary; adjacent the main car parking area and bin storage. This space is considered unacceptable, due to its poor location and small size for the amount of potential users as well as lack of direct access. The proposal is contrary to policy HP13

### Refuse and Recycling Stores

32. Policy HP13 of the Sites and Housing Plan requires any new development to make provision of facilities for waste disposal that is safe, discreet and conveniently accessible.
33. The proposal has allocated some space for bin store and cycle store and separate bin areas for the semi-detached dwellinghouse to the rear.
34. Officers consider that there is insufficient space within the areas identified to provide adequate refuse, recycling and cycle storage. Additionally, some of the refuse and recycling storage areas would be too far from the public highway to be practical. It is considered that this should form a reason for refusal as it is not possible to provide these key facilities within the application site area given the quantum of development proposed. Officers recommend that the development is contrary to Policies HP13 and HP15 of the Sites and Housing Plan (2013).

## Impact on Neighbours

35. The proposed layout is considered to not mitigate sufficiently the impact on neighbouring properties.
36. The separation between the buildings and nearby dwellings is less than 20 metres between directly facing windows with neighbours to the front and rear of the development (rear ground floor flat and front of dwelling 8).
37. The proposed building leaves about 1 metre to the fenced boundaries to the north and a little more than 1 metre to the southern boundary.
38. The plans show the 45 degree rule is being adhered to. Officers are confident that occupiers and neighbours will not suffer from adverse impact on day light.
39. Overlooking and privacy concerns have been raised but officers consider the impact acceptable due to the lack of windows on side elevations.
40. Disturbance and noise is considered to be having the most detrimental impact on both neighbours and will limit the ability to enjoy their private gardens due to increase in vehicle and human activity through intensifying the residential use of the site. The location of the proposed backland units and the centralised parking area in particular would result in uncharacteristic levels of use to the centre and rear of the sites. This would result in unacceptable levels of noise and disturbance to neighbours.
41. The proposal is considered unacceptable and contrary to HP14 of the Sites and Housing Plan

## **Highways, Access and Parking**

### Access

42. Vehicles, pedestrians and cyclists would access the site via a changed/ altered entrance from Ambleside. There would be an open and built over passageway for pedestrian and vehicle access for all dwellings as well as access to the rear.
43. The highway authority suggests a condition for pedestrian and vehicular visibility splays and details for proposed access alterations to be confirmed.

### Parking provision

44. The dimensions of the car parking spaces are below the minimum dimensions for accommodating modern vehicles set out in the County Council's Design Guide Document. Furthermore, the area between the two rows of parking in the car port is less than the minimum of 6m required



in order to enable a safe and easy approach into a parking space. Due to these issues accessing some of these spaces may not be possible (or would be difficult and require excessive manoeuvring) while other spaces are in use. It is not clear whether an amended parking layout that complies with minimum requirements could be accommodated within the current site layout.

45. For the above reasons the proposal is considered unacceptable and not meeting parking standards and is contrary to policy HP16 of the Sites and Housing Plan

### Cycle parking

The proposed site plan identifies one small area for bike storage, however this single area would not be of sufficient size to accommodate the 20 secure and covered cycle parking spaces required under policy HP15 for the development as a whole. The application form sets out that cycle parking for six bicycles would be provided. It is also not clear where on the site plan the required number of cycle parking spaces could be accommodated. The application is therefore contrary to policy HP15.

### **Landscaping**

46. The proposed plans show some tree and planting scheme. No justification or detailed design for the shared garden space have been submitted, this could be secured by condition.

### **Biodiversity**

47. All species of bats and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010.
48. The proposals for this site involve the demolition of a building located near bat habitat (watercourse and mature trees). The Environment Agency "The Fluvial Design Guide" outlines the following standpoint in regards to culverting of watercourses; "Environment Agency policy is that no watercourse should be culverted unless there is an overriding need to do so". This is because: "the ecology of the watercourse is likely to be degraded by culverting".
49. Given this, there is an in principle objection to the proposal to culvert the watercourse in regards to likely adverse effects on biodiversity. No information on biodiversity or further justifications has been submitted as part of the application and cannot be considered. On those grounds, the proposal is contrary to the above mentioned legislation and CS12 of the Oxford Core Strategy.

### **Flood Risk and Drainage**

50. The Environment Agency's document "The Fluvial Design Guide" outlines

the following standpoint in regards to culverting of watercourses; “Environment Agency policy is that no watercourse should be culverted unless there is an overriding need to do so. This is because:

- “the ecology of the watercourse is likely to be degraded by culverting;
- “culverting introduces an increased risk of blockage (with consequent increase in flood risk);
- “it can complicate maintenance because access into the culvert is restricted (in some cases being classified as a confined space and requiring trained operatives and specialist equipment)”

“A blockage in a culvert can be very difficult to remove and likely to result in a severe flood risk. For these reasons the provision of a screen at the entrance to the culvert is often considered. Such a screen eliminates the risk of a blockage inside a culvert, but introduces a significant maintenance obligation (to ensure that the screen is kept clean) which far exceeds the typical maintenance requirements of an open watercourse.”

51. The proposal includes the construction of two dwellings located over, and the culverting of the Ordinary Watercourse known as the Headington Hill Tributary, which is a known source of surface water flooding. Council’s Policy CS11 (outlined within the Council Core Strategy) requires developments in any areas of flood risk (including other sources such as surface water run-off) are required to carry out a full Flood Risk Assessment (FRA), which includes information which demonstrated that a proposal will not be at an unacceptable risk from flooding or increase flood risk elsewhere.

52. Furthermore to this, the proposal does not contain an adequate Flood Risk Assessment which demonstrates compliance with the requirements set out in in paragraph 38, 39, 40, 41, 42 and 54 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

### **Contaminated Land**

53. The application site is not likely contaminated, and an appropriate informative would be sufficient.

### **Community Infrastructure Levy**

54. 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.

55. This application is liable for CIL.

**Conclusion:**

56. The proposal is considered to be contrary to local plan policies as set out above and should therefore be refused.

**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 approval, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:** 17/00522/FUL

**Contact Officer:** Tobias Fett

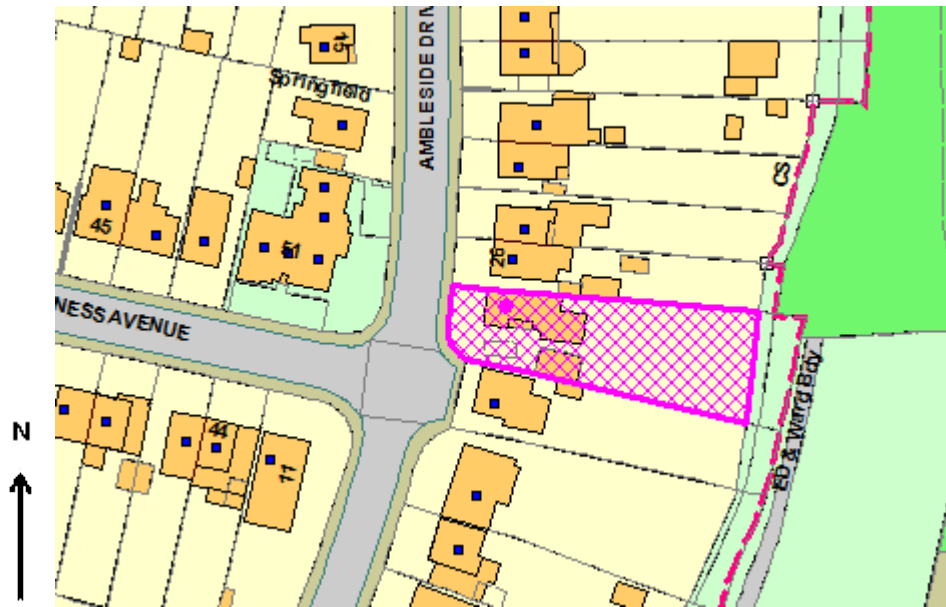
**Extension:** 2241

**Date:** 20th April 2017

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# Appendix 1

## 17/00522/FUL - 24 Ambleside Drive



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Ordnance Survey 100019348

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East Area Planning Committee

- 10<sup>th</sup> May 2017

**Application Number:** 17/00557/FUL

**Decision Due by:** 1st May 2017

**Proposal:** Change of use from dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4). Provision of bin and cycle stores.

**Site Address:** 114 Leiden Road Oxford OX3 8QU

**Ward:** Churchill Ward

**Agent:** Jim Driscoll

**Applicant:** Mr Niaz Mohammed

**Application Called in –** by Councillors - Brown, and Cllrs Tanner, Anwar and Curran  
for the following reasons – lack of parking

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## Recommendation:

The East Area Planning Committee is recommended to GRANT PLANNING PERMISSION for the reasons below and subject to the conditions set out below:

Reason:

- 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.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Bicycle and bin storage
- 4 SuDs

## Main Local Plan Policies:

### Oxford Local Plan 2001-2016

**CP1** - Development Proposals

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

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

## **Sites and Housing Plan**

**HP7\_** - Houses in Multiple Occupation

**HP13\_** - Outdoor Space

**HP15\_** - Residential cycle parking

**HP16\_** - Residential car parking

**MP1** - Model Policy

## **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

## **Relevant Site History:**

16/03285/FUL - Change of use from dwellinghouse (Use Class C3) to a large House in Multiple Occupation (Sui Generis). WDN 13th February 2017.

## **Representations Received:**

5no. objection comments received (112, 116 Leiden Road x2, 8 Mickle Way, 73 Chilton Field Way, and 65 Green Road):

- Loss of a family dwellinghouse
- Change in character of the area.
- Extensions to the property under permitted development are contrary to covenants.
- Disruption of building works
- Lack of parking
- Lack of room for bicycles and bin stores to the frontage
- Noise and disturbance from the property
- Fire hazards
- The landlord is not fit and proper
- Purpose built student accommodation is available elsewhere in the city
- Visibility splays cannot be achieved
- Drainage
- Pressure on community facilities
- Impact on house prices

## **Statutory and Non-Statutory Consultees:**

Bullington Community Association – no comments received.

Highways – no objection subject to conditions.

Oxford Civic Society – objection due to the plans demonstrating the property has the capacity to house more than 6 people.

## **Issues:**

Proportion of HMOs

Design/Residential Amenity



Highway Impact  
Bike and Bin Storage

**Officers Assessment:**

Site and proposal:

1. 114 Leiden Road is a two storey terraced property situated to the east of the city centre in the Churchill ward of East Oxford inside of the ring road. The property currently benefits from a rear garden and parking to the front. The property has previously been extended to the rear. This application relates to the change of use of the property from a dwellinghouse (Use Class C3) to a small HMO (Use Class C4).

Proportion of HMOs:

2. As of 24<sup>th</sup> February 2012 planning permission is required to change the use of any dwellinghouse (Use Class C3) in Oxford City to a house in multiple occupation (Use Class C4) due to the removal of permitted development rights under an Article 4 Direction.
3. Policy HP7 of the Sites and Housing Plan stipulates that change of use to an HMO will only be granted where the proportion of buildings used in full or part as an HMO within 100m of street length either side of the application site does not exceed 20%. This includes side road and footpaths.
4. Within 100m either side of 114 Leiden Road there is a total of 38 buildings (including the host property) of which this proposal would result in a maximum of 2 of these being classed as an HMO resulting in a total of 5.26%, within the allowed 20%.
5. Objections has have been received acknowledging that there is purpose built undergraduate accommodation in the area, however Policy HP7 recognises that HMOs play an important role in meeting the housing needs of Oxford and supports housing for professionals and young workers who would not be able to afford to live in the city without them. The proposal would not result in an over concentration of Houses in Multiple Occupation within the relevant 100m area, which would not have a detrimental impact upon the balance and mix of dwelling types within the surrounding area and retaining the objective of creating balanced and sustainable communities. The development proposed is therefore considered to comply with policy HP7 of the Sites and Housing Plan 2011 – 2026.

Design/Residential Amenity:

6. Policy HP7 also states that the applicant needs to demonstrate they have complied with the Council's good practice guidance on HMO amenities and facilities. The property could potentially contain up to 9 bedrooms, however the proposed floor plans show 5. These bedrooms all meet the minimum size for non-study bedrooms (6.5m<sup>2</sup>) meaning there is a requirement for a living

room. The ground floor kitchen/diner/living area exceeds the required size of 24m<sup>2</sup> and there are numerous bathrooms including en-suites. The proposal is therefore considered to provide a more than acceptable amenity space for the occupiers.

7. Concerns have been raised that the property has capacity to house more than 6 people making it a large HMO. If permission were to be granted for a small HMO and the property was then occupied by more than 6 unrelated occupiers the use would be unauthorised and would become an enforcement matter.
8. The proposal is therefore considered to comply with policies CP1 and CP10 of the Local Plan and HP7 of the Sites and Housing Plan.

#### Highway Impact/Bike and Bin Storage:

9. The County Council notes that the application proposes 8 cycle parking spaces located within a bike store. This is in excess of the requirements of policy HP15 of the Sites and Housing Plan which requires one space per occupant. The scale of this is preventing access to the front door if two cars are also parked on the driveway. Therefore a smaller revised cycle store is requested by condition. The policy also states that standards on cycle storage may be relaxed where all other aspects of a change of use are acceptable.
10. The plans indicate the two adequately sized off road parking spaces to which the Local Highway Authority has raised no objection. This is in line with the maximum parking standard as set out in policy HP16. Further off road parking could not be requested as the maximum standard has been achieved.
11. The Local Highway Authority has requested a condition in relation to 2x2 metre visibility splays. These would encroach onto neighbouring land where the growing of plants, provision of means of enclosure and positioning of objects is out of the applicant's control. Given that the parking could be providing in any case under permitted development, and has already occurred at many properties in Leiden Road, it is not considered that this condition is reasonable or enforceable. A condition is however recommended that this area is drained using SuDs techniques to minimise run-off onto the public highway and thus reduce flooding.
12. The proposal is therefore considered to comply with policies CP1 of the Local Plan and HP13, HP15 and HP16 of the Sites and Housing Plan.

#### Other matters:

13. Concerns have been raised in relation to the building works which have already taken place to the property. These are not being considered under this application.
14. Concerns have also been raised that the future occupiers will cause noise and disturbance. This cannot be assumed, or that the property will be occupied by students.

15. Fire hazards and whether the landlord is not fit and proper are checked before a licence is issued. If the property benefitted from planning but not a licence then the property would not be able to be used as an HMO.
16. There is no evidence to suggest that the provision of an additional HMO will create an increased pressure on community facilities or undue pressure on utilities cause issues with drainage.
17. The impact on house prices is not a material planning consideration.

**Conclusion:**

18. Officer's recommend that the application is approved.

**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 approval, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:**

17/00557/FUL

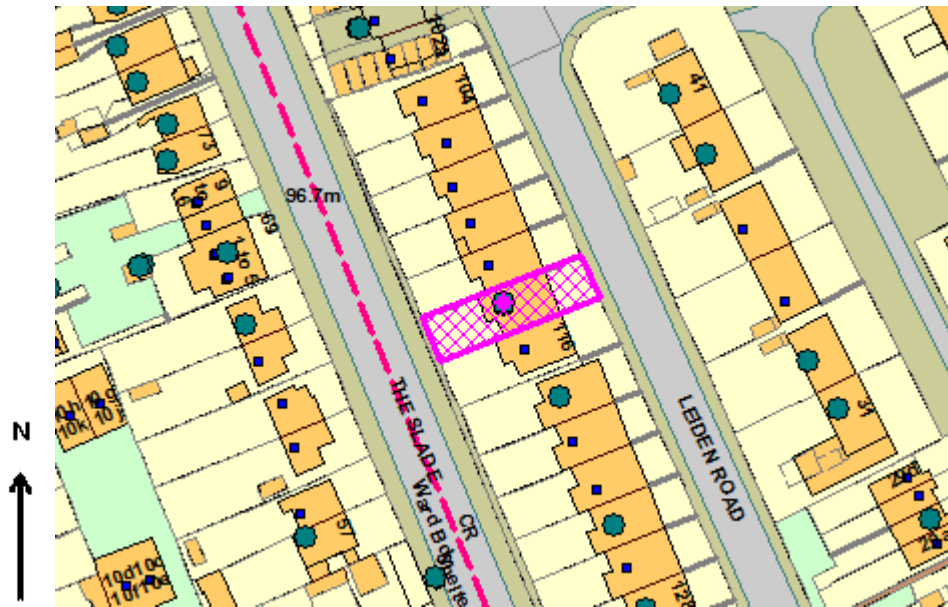
**Contact Officer:** Sarah Orchard

**Date:** 20th April 2017

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# Appendix 1

## 17/00557/FUL - 114 Leiden Road



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Ordnance Survey 100019348

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## East Area Planning Committee

10<sup>th</sup> May 2017

**Application Number:** 16/02017/FUL

**Decision Due by:** 17<sup>th</sup> May 2017

**Proposal:** Demolition of existing side extension. Erection of 2 x 4-bed semi-detached dwellinghouses (Use Class C3). Provision of new access with car parking for 2No. vehicles, private amenity space and bin and cycle store.

**Site Address:** 14 Holyoake Road Oxford OX3 8AE

**Ward:** Quarry And Risinghurst Ward

**Agent:** H Venners

**Applicant:** JPPC

**Application Called in –** by Councillors – Sinclair, Munkonge, Taylor and Lygo for the following reason – Impact on neighbouring amenity

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### Recommendation:

The East Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

### 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.

### Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Obscure glazed side windows
- 5 Boundary treatments
- 6 Removal of PD rights
- 7 Variation of local traffic order
- 8 Cycle storage
- 9 Vision splays
- 10 Drainage details
- 11 Refuse and Recycling Storage
- 12 Landscaping

## **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
- CP11** - Landscape Design
- CP13** - Accessibility
- CP19** - Nuisance
- CP20** - Lighting
- CP21** - Noise
- CP22** - Contaminated Land

### **Core Strategy**

- CS2\_** - Previously developed and greenfield land
- CS9\_** - Energy and natural resources
- CS10\_** - Waste and recycling
- CS11\_** - Flooding
- CS12\_** - Biodiversity
- CS17\_** - Infrastructure and developer contributions
- CS18\_** - Urban design, town character, historic environment
- CS23\_** - Mix of housing

### **Sites and Housing Plan**

- HP2\_** - Accessible and Adaptable Homes
- MP1** - Model Policy
- HP9\_** - Design, Character and Context
- HP10\_** - Developing on residential gardens
- HP11\_** - Low Carbon Homes
- 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

### **Relevant Site History:**

14/02688/FUL - Change of use from Chiropractor's Clinic (D1 use) to dwelling house (C3 use) (retrospective) – PERMISSION 20 November 2014

14/03474/FUL - Demolition of existing side extension and garage at 14 Holyoake Road. Erection of 2 x 5 bed dwellings (Use Class C3). Provision of dropped kerb,



car parking, private amenity space and bin stores. – WITHDRAWN

15/02096/FUL - Demolition of existing side extension. Erection of 2 x 5-bed dwellings (Use Class C3). Provision of dropped kerb, car parking, private amenity space and bin stores. – WITHDRAWN

16/00174/VAR - Variation of condition 2 (Cycles and Bins) and 3 (Car Parking Plan) of planning permission 14/02688/FUL to allow discharge of conditions post compliance period. (Amended plan) – PERMISSION 15 June 2016

**Statutory and Internal Consultees:**

Oxfordshire County Council Highways: No objections subject to conditions. Conditions should include removal of eligibility for resident's and visitor's parking permits. Additional conditions should include cycle storage details and vision splays to be provided prior to first occupation.

Natural England: No comments.

**Representations Received:**

(no address provided), 1, 2 (3 comments received) and 4 Linden Court, 15, 23, 32 Holyoake Road, objections:

- Site should be excluded from residents parking permits
- Plans are inaccurate
- Impact on daylight/sunlight
- Effect on privacy
- Height of development
- Information missing from plans
- Impact on parking
- Impact on highway safety
- Impact on traffic
- Impact on character of area
- Impact on trees
- Cycle storage provision
- Heritage value of site
- Impact during construction

NB. Additional comments were received following a second public consultation that was carried out amended plans. The amended plans were submitted as a result of inaccuracies with the originally submitted plans.

**Site Description**

1. The application site consists of an existing dwellinghouse, 14 Holyoake Road and its substantial side, rear and front gardens. The property is a detached dwellinghouse constructed of red brick with a tiled roof. On the southern elevation of the dwellinghouse is a lean to extension which comprised a garage but has subsequently been converted to provide additional living accommodation.

2. Holyoake Road is characterised by two storey houses with a variety of sizes and architectural styles. The east side of the road contains some terraced houses dating from the early 20<sup>th</sup> Century with properties on the west side of the road containing some larger properties, including semi-detached and detached houses. To the south of the application site is Linden Court which runs perpendicular to Holyoake Road and has a generous area for car parking that is accessed from Holyoake Road. Linden Court is a block of ten one bedroom houses that have small gardens abutting the application site's southern boundary.
3. The application is not in a Conservation Area. It should be noted that the application property has been previously put forward for local listing on account of its historic interest because it was once occupied (for a short-time) by the writer CS Lewis.

### **Proposed Development**

4. It is proposed to demolish the small existing single storey side extension at 14 Holyoake Road and erect 2 x 4 bedroom semi-detached dwellinghouses on the site of the extension and generous side garden of the property. The proposed dwellinghouses would have accommodation across three floors; incorporating a loft accommodation. The ground floor of the property would have a single storey element at the rear to provide more accommodation at that level. The proposed dwellings would be constructed from brick to match 14 Holyoake Road and areas of render on the sides. The proposed development would have a similar overall height as the existing property at 14 Holyoake Road.
5. The proposals also include an area for car parking at the front of the properties with a shared access from Holyoake Road. The proposals include car parking on the site with one car parking space provided for each property. Small areas of front garden are also proposed with side accesses provided for each of the new dwellings.
6. The application was considered at East Area Planning Committee on 8<sup>th</sup> February but was deferred following concerns that there were inaccuracies in the plans. Amended plans have been received that have been the subject of further public consultation and the proposals have been reassessed by officers.

### **Officer Assessment**

7. Officers recommend that the principal issues to consider in the determination of the application are:
  - Design
  - Impact on neighbours
  - Flooding and surface water drainage
  - Access and parking

## **Principle**

8. Policy CP2 of the Core Strategy requires that the majority of development should take place on previously developed sites where appropriate. The proposed development would take place on land that currently contains a side extension though large parts of the site that would be developed are currently residential garden land. Residential garden land is not defined as previously developed land as set out in the National Planning Policy Framework (NPPF). However, in the scope of the Council's adopted planning policies, specifically Policy CP6 of the Oxford Local Plan 2001-2016 and Policies HP9 and HP10 of the Sites and Housing Plan (2013) there is scope to accept the principle of development on garden land where there is sufficient residual garden land provided and subject to all other constraints. In this case, Officers consider that 14 Holyoake Road has a significant area of garden land that provides ample outdoor amenity space and that there is scope to consider that more efficient use of this land could be made. The resulting development would not create a harmful deficit in amenity space on the site and Officers therefore recommend that the development is acceptable in principle.

## **Design**

### Streetscene

9. Officers have had regard to the existing dwellinghouse on the site, the character and appearance of nearby houses and the overall character of the streetscene when considering the acceptability of the design of the proposed dwellings. It is considered that the form, scale and massing of the proposed development would form a visually acceptable addition to the streetscene. This part of Holyoake Road is characterised by a variety of different design types and styles that provide contrast and visual interest. It is considered that the dwellings proposed would make a positive contribution, particularly as a result of the use of matching materials that are proposed.

### Building Heights and Roof Design

10. The proposed height of the development would be similar to the existing dwelling and the resulting development would form a visually acceptable relationship with the streetscene.

### Permitted Development Rights

11. As a result of being new dwellinghouses, the development would normally benefit from permitted development rights if planning permission is granted. This would otherwise enable future occupiers to carry out some extensions without the need for planning permission. Officers have considered the acceptability of some of those developments and have concerns that given the constrained nature of the site; specifically the depth of the proposed dwellings and the development resulting from being infill development, some extensions could have a detrimental impact on neighbouring amenity or the

appearance of the area. As a result, permitted development rights have been removed for extensions, dormers and porches (as set out in Part 1, Classes A, B and D of Schedule 2 of the Town and Country (General Permitted Development) Order 2015).

### Landscaping

12. The application proposes the retention of the existing hedge along the southern boundary of the site. This landscaping adds to the quality of existing site by providing a verdant boundary but also would soften the appearance of the development when viewed from properties in Linden Court. As a result, a condition has been included that would require the submission of a landscaping scheme prior to commencement that should include the retention (or replacement) of planting along the southern boundary.

### **Living conditions**

#### Indoor Space and Lifetime Homes

13. The proposed development would provide high quality living accommodation. The proposed dwellings, which would be large family homes would provide a very good standard of accommodation having taken into account the internal layout, quantity of indoor floorspace and the availability of natural light and ventilation. The generous proportions of the development mean that the development would also meet some of the lifetime homes standards that are required by Policy HP2 of the Sites and Housing Plan. Officers recommend that the development is considered to comply with the Council's requirements for new dwellings in terms of the indoor space provided, as set out in Policy HP12 of the Sites and Housing Plan (2013).

#### Outdoor Space

14. The proposed dwellings would benefit from rear gardens of 13.5m. The resultant spaces would be suitable for family dwellings and would meet the requirements of Policy HP13 of the Sites and Housing Plan.
15. Officers have recommended a condition that would require the submission and consideration of boundary treatments prior to commencement and the approved scheme to be installed prior to the first occupation of the dwellings to ensure that adequate fences are provided for privacy.

#### Refuse and Recycling Stores

16. Refuse and recycling stores are proposed for the front gardens of the proposed dwellinghouses on the site. Officers recommend a condition is included that would require the submission of the design of the refuse and recycling stores prior to commencement and their installation prior to occupation. Subject to this condition, Officers recommend that the proposals would meet the requirements of Policy HP13 of the Sites and Housing Plan (2013).

## **Impact on Neighbours**

17. Officers have carefully considered the comments raised in relation to the proposed development and have responded to the specific concerns relating to the impact on neighbouring amenity set out below. Specific concerns relating to the accuracy of plans have been considered and amended plans have been received that are based on an accurate survey of the site. Small omissions (including a window on an adjacent property) have been omitted on these plans but these do not materially impact upon the determination of the application. A full three week consultation has been carried out on the amended plans.

### Impact on Light

18. Concerns have been received about the impact on light arising from the proposed development. The proposed development would be largely in line with existing adjacent dwellinghouse and therefore would not impact on the light conditions for that property. The size of the front garden and distance across Holyoake Road would ensure that there would be no loss of light to properties on the opposite side of the road to the proposed development.
19. In relation to Linden Court the proposed development would chiefly extend along the part of the boundary that is adjacent to the car park that serves properties in Linden Court. The single storey element at the rear of the proposed dwellings would be adjacent to Linden Court but would comply with the requirements of Policy HP14 of the Sites and Housing Plan (2013) and specifically with the 25/45 degree code set out in that policy. In reaching this view officers have been mindful of the distance between the properties in Linden Court (specifically numbers 1 and 2 Linden Court) and the proposed development as well as the overall height of the proposals. The fact that the proposed element nearest to the windows of 1 and 2 Linden Court would be single storey would reduce the impact on light and would ensure that there would be acceptable outlook. There is also extensive landscaping along the boundary between Linden Court and the application site. As a result, the proposed development would not cause a detrimental impact on light for the occupiers of Linden Court. In reaching this view, Officers have been mindful that the proposed development would be sited to the north of Linden Court which would further decrease the potential impact on light for those properties.

### Impact on Privacy

20. The length of the rear garden of the proposed dwellinghouses means that the development would not have a detrimental impact on the rear gardens or rear aspects of properties in Windmill Road in terms of a loss of privacy. No transparent side windows are proposed for the new dwellings, only bathrooms windows which would provide limited light without resulting in a loss of privacy. Officers have recommended a condition that would require these windows to be obscure glazed in this way in order to protect the privacy of surrounding occupiers (including those at Linden Court).

## **Access and Parking**

### Access

21. The proposed development would involve the creation of an access onto Holyoake Road. The new access would serve a parking area for the proposed dwellings. There are no highway objections to these proposals subject to a condition requiring that appropriate visibility splays are included; Officers have included this condition as part of the officer recommendation.

### Car Parking

22. The existing property (14 Holyoake Road) would continue to benefit from a small area of off-street parking at the front of the property. The proposed new dwellings would benefit from a single car parking space each at the front of the application site. The proposed parking provision would be acceptable have had regard to the location of the site which benefits from being in close proximity to nearby shops and services in Headington District Centre and good access to public transport on London Road and Windmill Road. There are no objections from the Highway Authority in relation to the car parking provision though this is an area that has significant levels of on-street parking stress. As a result of concerns about the potential impact that additional car parking could have on on-street parking (if occupiers of the proposed dwellings made use of on-street parking) a condition has been included in the officer recommendation that would remove eligibility for parking and visitor permits for the proposed dwellings. This approach is recommended by Oxfordshire County Council as the Highway Authority and is based on the current local parking conditions in the Holyoake Road area.

### Cycle Parking

23. The application specifically proposes cycle stores, however there are no details provided. Officers recommend that this could be adequately addressed by condition by requiring the submission of a covered, secure cycle store for each of the dwellings in the rear gardens prior to commencement. A condition has been included in the officer recommendation.

## **Flooding and Surface Water Drainage**

24. The application site does not lie in an area of high flood risk. The proposals have provided a detailed scheme of drainage that incorporates sustainable drainage measures (SUDs). The technical details for this scheme are acceptable and are recommended to be included by condition. Officers recommend that the proposed development would comply with the requirements of Policy CS11 of the Core Strategy (2011).

## **Contaminated Land**

25. The existing site is mostly composed of garden land and there are no

objections in relation to land contamination. Officers recommend that the development would be acceptable subject to an informative to require unexpected contamination to be appropriately dealt with.

**Conclusion:**

26. On the basis of the above, Officers recommend that planning permission should be granted subject to the conditions included above. In reaching this view, officers have been mindful of all the comments raised through public consultation and where appropriate these issues have been responded to in the recommended conditions.

**Human Rights Act 1998**

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

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

**Section 17 of the Crime and Disorder Act 1998**

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

**Background Papers:**

16/02017/FUL

**Contact Officer:** Robert Fowler

**Extension:** 2104

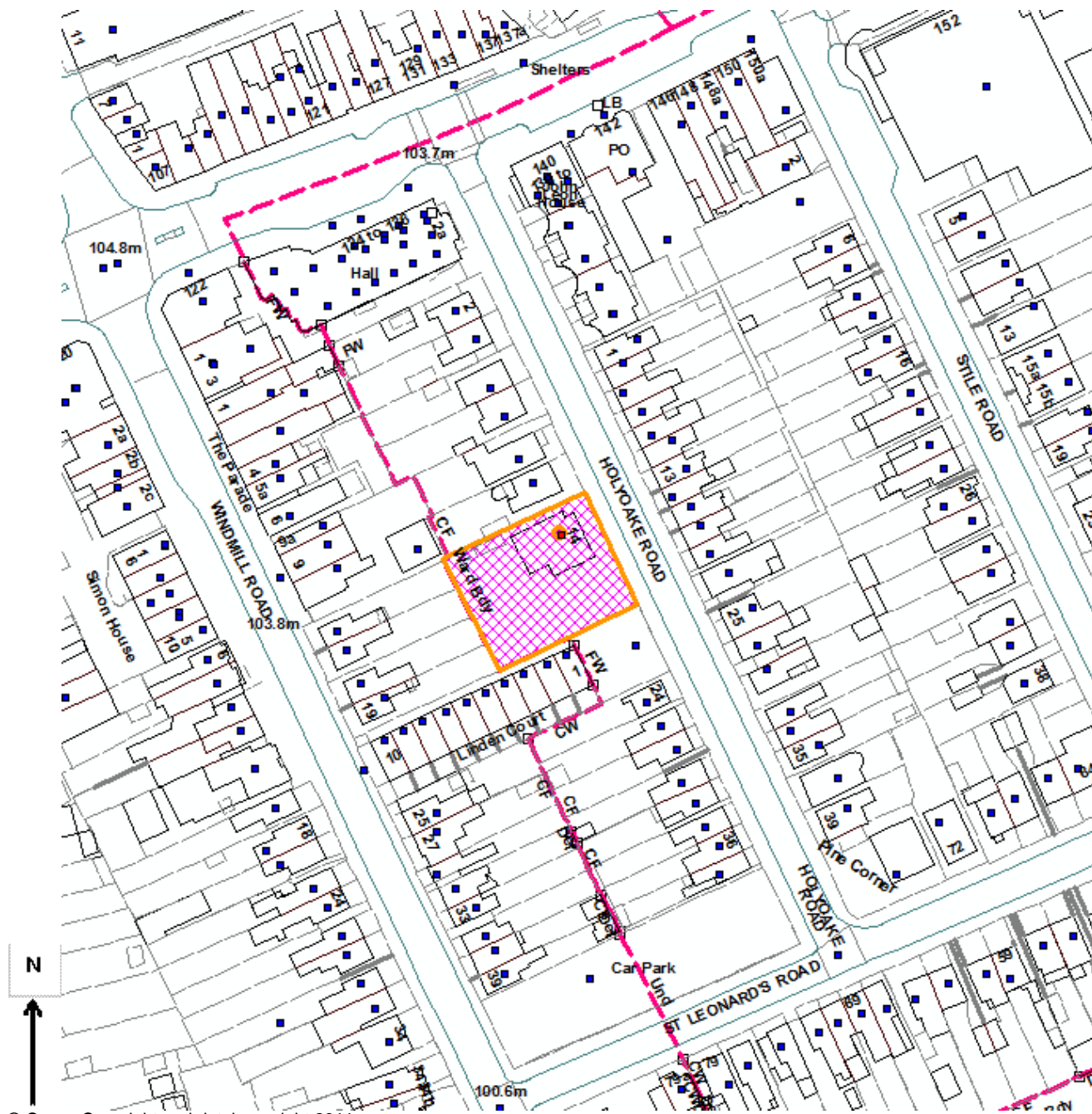
**Date:** 20<sup>th</sup> April 2017

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# Appendix 1

16/02017/FUL – 14 Holyoake Road, Oxford, OX3 8AE



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## East Area Planning Committee

10th May 2017

**Application Number:** 16/02624/FUL

**Decision Due by:** 6th December 2016

**Proposal:** Erection of a two storey side extension to form 1 x 2-bed dwellinghouse (Use Class C3). Provision of private amenity space, car parking and bin and cycle store. Erection of a two storey rear extension to existing dwellinghouse.

**Site Address:** 17 Kestrel Crescent Oxford Oxfordshire OX4 6DY

**Ward:** Northfield Brook Ward

**Agent:** N/A

**Applicant:** Mr Richard Powell

**Application Called in –** by Councillors Taylor, Paule, Humberstone and Munkonge  
for the following reasons – Overdevelopment of the site

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### Recommendation:

The East Area Planning Committee is recommended to GRANT PLANNING PERMISSION for the reasons set out below in the report, subject to the suggested conditions, and to delegate the issuing of the permission to officers following the satisfactory completion of a legal agreement for the matters set out in the report.

Reason:

- 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.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Materials - matching
- 4 Car Parking Provision
- 5 Visibility Splays

## **Legal Agreement**

There is a current application for a similar development at the neighbouring property 19 Kestrel Crescent (16/02625/FUL) which was heard at the East Area Planning Committee on 11<sup>th</sup> January this year. The Committee resolved to grant planning permission in that case subject to “the satisfactory completion of a Section 106 legal agreement to ensure that the development is carried out in conjunction with an approved development at 17 Kestrel Crescent”. The same legal agreement is required on this application in order to make the proposal acceptable in terms of its impact on the living conditions of the adjoining property 19 Kestrel Crescent.

## **Main Local Plan Policies:**

### **Oxford Local Plan 2001-2016**

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Developmt to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Developmnt to Meet Functionl Needs

## **Core Strategy**

- CS2\_** - Previously developed and greenfield land
- CS18\_** - Urb design, town character, historic env
- CS23\_** - Mix of housing
- CS11\_** - Flooding
- CS10\_** - Waste and recycling

## **Sites and Housing Plan**

- HP10\_** - Developing on residential gardens
- HP12\_** - Indoor Space
- HP13\_** - Outdoor Space
- HP14\_** - Privacy and Daylight
- HP15\_** - Residential cycle parking
- HP16\_** - Residential car parking
- HP2\_** - Accessible and Adaptable Homes
- HP9\_** - Design, Character and Context

## **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

## **Relevant Site History:**

None

## **Representations Received:**

Objection received from 15 Kestrel Crescent: planning permission works

commencing imminently for new dwelling adjacent to 15 Kestrel Crescent; proposed plans would impact light and outlook from new house; proposal would result in terrace along street.

**Statutory and Internal Consultees:**

Blackbird Leys Parish Council: No comments received

Highway Authority: No objection subject to conditions; amount of car and cycle parking meets standards; suitable visibility would be required; parking bays should be designed to meet standards; works to dropped kerb will have to be carried out at applicant's expense.

Contaminated Land Officer: No objection; recommend informative

**Site Description**

1. The site is located on the southern side of Kestrel Crescent and comprises a two-storey semi-detached dwellinghouse which is separated from the street by a front garden and has a private garden to the rear. There is a single-storey garage to the side with off-street parking space in front accessed from Kestrel Crescent.

**Proposed Development**

2. Planning permission is sought for the demolition of the existing garage and the erection of a two-storey side extension to create a 1x2 bedroom dwellinghouse (use class C3), and provision of car parking, cycle and refuse storage. A two storey rear extension is also proposed to the main house. Amended plans have been submitted to reduce the depth of the proposed side extension and new house. This is to address the concerns raised by the neighbour and ensure an acceptable impact on the living conditions of neighbours.

**Officer Assessment**

3. Officers consider that the principal issues to consider in the determination of this application are:
  - Principle of development
  - Design
  - Impact on neighbours
  - Quality of accommodation
  - Parking and access

**Principle of Development**

4. The National Planning Policy Framework encourages the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. This is supported by Policy CS2 of the Oxford Core Strategy 2026. The proposed building would be sited in the area to the side of the existing dwellinghouse, which has a small garage that would be considered previously developed land rather than the private garden. Therefore there

would be no objection to the principle of a new dwelling at the site under Policy CS2 of the adopted Oxford Core Strategy 2026.

5. Policy CS23 of the Oxford Core Strategy 2026 requires residential development to deliver a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole. The mix of housing relates to the size, type and tenure of dwellings to provide for a range of households. The Balance of Dwellings Supplementary Planning Document (BoDSPD) identifies the site as being located within the Blackbird Leys Neighbourhood Area. In these areas there is no specific target mix for residential dwelling types, and as such the proposal to create an additional 2 bedroom dwelling would accord with Policy CS23 of the Oxford Core Strategy 2026 and the BoDSPD.

## **Design**

6. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate a high-quality urban design that responds to the site and its surroundings; creates a strong sense of place; attractive public realm; and provide high quality architecture. Policy HP9 of the Sites and Housing Plan states that the form, layout, and density of the scheme should make an efficient use of land whilst respecting site context; and the development exploits opportunities to makes a positive contribution to local character and distinctiveness, and maintains natural surveillance of the public realm. This is supported by Policy CP8 of the Oxford Local Plan 2001-2016.
7. The built form and grain of Kestrel Crescent is characterised by a mixture of semi-detached and terraced properties of uniform size, set within similar sized plots with front gardens and reasonable sized private gardens that help establish a balanced appearance and rhythm to the street scene.
8. An appeal for a 2 bed attached unit at 15 Kestrel Crescent was allowed on appeal and the Inspector considered that the proposal would not result in harm to the street scene.
9. Given this it is therefore considered that the proposed dwelling would strike an appropriate balance with the existing and approved neighbouring dwelling. The scheme when considered with the neighbouring approval would generate a terrace of dwelling but this it is considered would not lead to harm to the street scene as demonstrated by the dismissal of the planning appeal at no 15.
10. The proposed two storey rear extension to the main house is also considered acceptable. The design of the extension would reflect the original dwelling and other extensions within the surrounding area.
11. The overall size, scale, and design of the proposal would create an appropriate visual relationship with the built form of the existing semi-detached property and would relate satisfactorily to the existing dwelling and neighbouring properties within the street. The proposal is therefore

considered to comply with Policy CS18 of the Oxford Core Strategy and Policies CP1, CP6, CP7, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016 and Sites and Housing Plan Policy HP9.

### **Impact upon Adjoining Properties**

12. The Council seeks to safeguard the amenities of properties surrounding any proposed development. Policy HP14 of the Sites and Housing Plan states that residential development should provide reasonable privacy and daylight for the occupants of existing and new homes. In making any assessment the following factors will be considered; whether the degree of overlooking to and from neighbouring properties or gardens resulting from development will compromise privacy of existing or new homes; the orientation of windows in existing and new dwelling in respect of access to daylight, sunlight and solar gain, and that existing and proposed walls hedges, trees and fences help protect privacy and also do not create an overbearing impact. This is also supported through Policy CP10.
13. The proposed two-storey side extension would be unlikely to create any privacy or amenity issues in terms of restricting light, overlooking and overbearing impact upon any of the adjoining properties at 15 Kestrel Crescent. Although the extension would extend the two-storey built form to the boundary with this neighbouring property it would not materially affect any habitable room windows given the first floor window in the side of this property serves a landing. The extension would increase the sense of enclosure between the properties, but they would be separated by the single store garage of no15. The rear gardens are south east facing and so the extension would not have a material impact upon light received to this space. Similarly although there would be a first floor bedroom window in the rear of the extension, it would not give rise to any additional levels of overlooking that already exists between properties at first floor level.
14. Taking into the account the proposed dwelling at 15a which has been allowed at appeal but is not yet built, amended drawings have been submitted to ensure that there would not be a harmful impact on the light and outlook enjoyed by this property..
15. The proposed extension to the main house would have an impact on the living conditions of 19 Kestrel Crescent. However, there is a current application for a similar development to the neighbouring property. If the two extensions were constructed at the same time then there would be no harmful impact. As set out above, a legal agreement is therefore required to ensure that the development is acceptable in relation to its impact on 19 Kestrel Crescent..
16. The proposal would therefore accord with the aims and objectives of Policy CP10 Oxford Local Plan and HP14 of the sites and Housing Plan

### **Quality of residential accommodation**

17. In terms of the overall quality of the residential accommodation, it would be necessary for the proposal to have regards to the policies of the Sites and Housing Plan 2011-2026.
18. The amended drawings show a 1 bed, 2 person unit. This is required to have a minimum of 58 sq m of internal space. The proposed unit provides only 54 sq m of internal space. However, the unit would provide an otherwise good standard of accommodation with lighting, ventilation and layout. On balance, the small shortfall in internal space is considered acceptable when balanced against the other qualities of the development and the benefit of providing an additional residential unit.
19. There would also be a requirement to provide suitable outdoor space for the accommodation it serves. This should be proportionate to the size of dwelling and surrounding area, and also of a good useable quality. There would be sufficient space to provide amenity space for both the proposed and existing dwelling in accordance with Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 of the Sites and Housing Plan. .

### **Highway Matters**

20. The proposed development is within a sustainable location with nearby shops and services and public transport links in close proximity. The proposed level of off-street parking is considered to be acceptable and the submitted plans indicate that off-street parking will be practical and usable. As such no objection would be raised to the proposal in highway terms, subject to conditions requiring suitable visibility splays to be provided for the parking areas, and parking plans being provided for the hard surfacing. Sufficient cycle parking and refuse storage is also provided.

### **Community Infrastructure Levy**

21. The proposal would be liable for the Community Infrastructure Levy.

### **Conclusion**

22. The proposal is considered acceptable subject to the recommended conditions and the completion of the legal agreement.

### **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:** Sian Saadeh

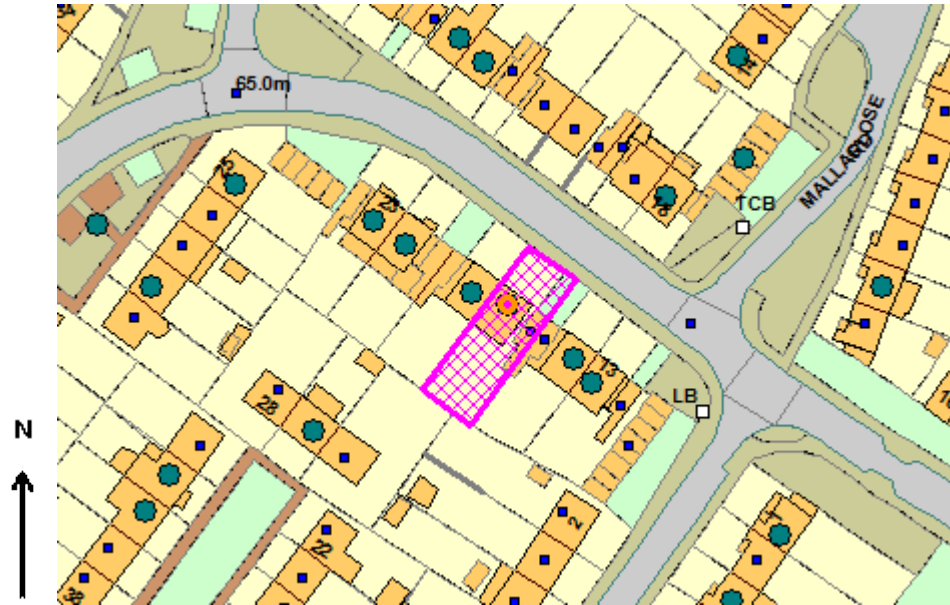
**Extension:**

**Date:** 27th April 2017

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# Appendix 1

## 16/02624/FUL - 17 Kestrel Crescent



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## East Area Planning Committee

10<sup>th</sup> May 2017

*Please note: this is not a planning application.*

**Reference Number:** 14/02641/CONSLT

**Decision Due by:** 10th May 2017

**Proposal:** Proposed diversion of a public path under Section 257 of the Town and Country Planning Act 1990.

**Site Address:** Windrush Tower, Blackbird Leys (**site plan: appendix 1**)

**Ward:** Northfield Brook Ward

**Agent:** Willmott Dixon Energy Services

**Applicant:** Oxford City Council

The application is before the Committee because the applicant is Oxford City Council.

---

### **Recommendation:**

That an order shall be made providing for the diversion of part of the public footpaths, as shown on the plan at **appendix 2**. If after making the order objections are received that cannot be resolved, it shall be submitted to the Secretary of State for a decision. In the event that no objections are received, the order shall be confirmed.

### **Background**

1. An application to divert three short stretches of the footpath around Windrush Tower has been submitted under Section 257 of the Town and Country Planning Act (TCPA) 1990, associated with planning application 14/02641/CT3 at Windrush Tower in Blackbird Leys. See **appendix 2** for the proposed diversions.
2. This planning application was approved on 12 November 2014 by the East Area Planning Committee, along with four other planning applications made by Oxford City Council for the refurbishment of the City's five tower blocks.
3. Application 14/02641/CT3 included a forward extension to the lobby and an enlarging of the car parking area south of Windrush Tower and accessed from Knights Road. These changes would interrupt the existing footpaths and so the footpaths are proposed to be diverted to enable the development.

## **Section 257 orders**

4. Section 257 of the TCPA 1990 gives local planning authorities power to authorise the stopping up or diversion of any footpaths, bridleways or restricted byways where they are satisfied that it is necessary to enable development to be carried out.
5. This is a separate legal process to a planning application and the diversion cannot be made as part of the application for planning permission for the proposed development.
6. The process is for the order to be made, then it must undergo formal 28 day consultation period before it can be confirmed. If no objections are made, the order is confirmed as an unopposed order. If objections are made and cannot be overcome during the formal consultation process, the order must be submitted to the Secretary of State for a final decision on whether to confirm it.
7. The order can be found in **Appendix 3**.

## **Assessment**

8. It is not a statutory requirement to undertake a formal consultation exercise at this stage, prior to the order being made. Officers understand that the applicant has informally consulted the utility companies and the Highways Authority and no concerns were raised regarding the footpath diversions.
9. The footpath diversions are minimal and are unlikely to cause any inconvenience for pedestrians. Although part of the diversion (marked in orange on the plan at **appendix 2**) will take pedestrians over the vehicle entrance from Knights Road into the car parking area to the south of Windrush Tower, this is not a highway and traffic speeds will be very low and therefore not unduly hazardous for pedestrians.
10. Officers are therefore satisfied that there will be no disadvantage or loss to members of the public generally or to persons whose properties adjoin the footpath as a consequence of the diversion. The proposed diversion retains a means of access which will meet the needs of members of the public and local residents.
11. Officers therefore recommend that the East Area Planning Committee makes the order.

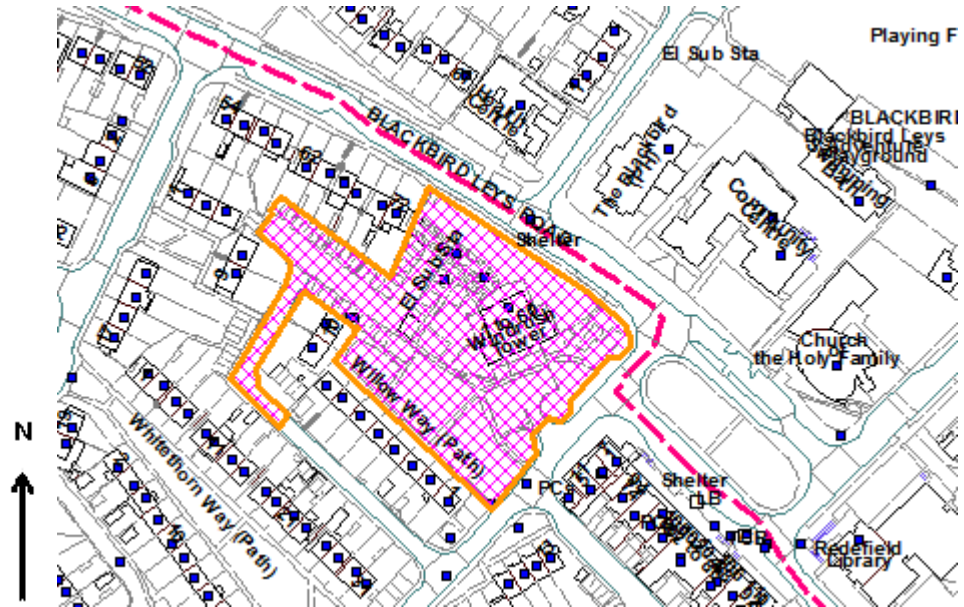
**Background Papers:** 14/02641/CT3, 14/02641/CONSLT, Section 257 Order

**Contact Officer:** Nadia Robinson

**Date:** 25th April 2017

# Appendix 1

## 14/02641/CONSLT - Windrush Tower



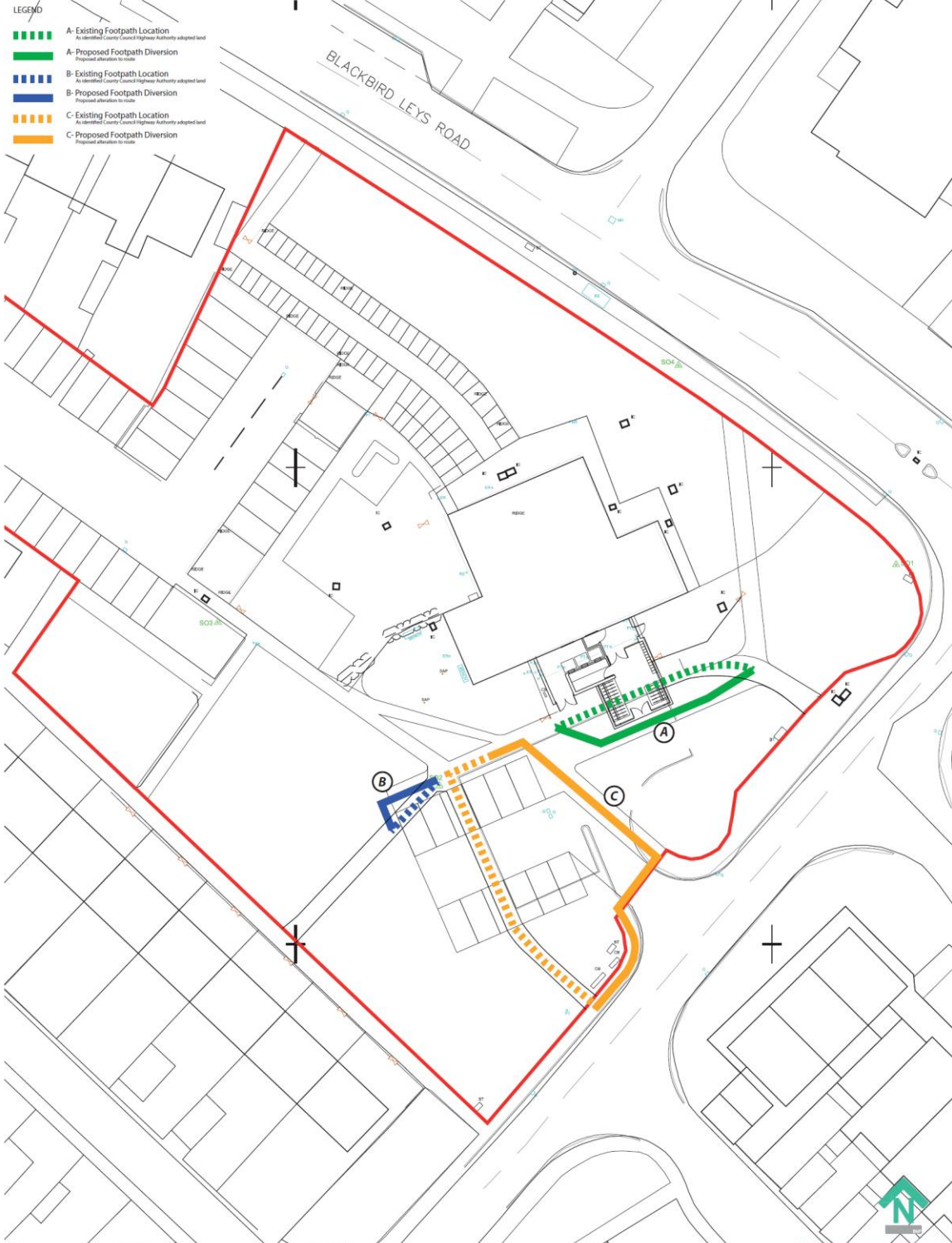
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# Appendix 2 14/02641/CONSLT – Windrush Tower

## Windrush Tower, Oxford City Council Proposed Footpath Diversions



<b>Notes</b> - Copyright to this drawing remains the property of BM3 Architecture Limited. - Do not scale this drawing. - Refer to typical dimensions only. - Contractors and consultants are to adhere to BM3 Architecture Limited of any discrepancies.	<b>Revision</b> No. Description Date By Dra.	<b>Project</b> OXFORD TOWERS WINDRUSH HIGH RISE			<b>Drawing</b> Oxford City Council Proposed Footpath Diversions		<b>Client</b> Oxford City Council	
		<b>Scale</b> 1:400 @ A3			<b>Date</b> SEPT 16		<b>Job No.</b> 52311	
			<b>Drawn by</b> KA		<b>Checked</b> RJP		<b>CRIS Element</b> P1	



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**Appendix 3**  
**14/02641/CONSLT – Windrush Tower**

**OXFORD CITY COUNCIL**

**Town and Country Planning Act 1990 (TCPA 1990)**

**DIVERSION ORDER REFERENCE NO: 14/02641/ORDER**

1. OXFORD CITY COUNCIL (the Council) makes this order in exercise of its powers under section 257 of the TCPA 1990 and any other enabling powers.
2. The Council authorises the diversion of three parts of the highway to the south of Windrush Tower Knights Road Oxford from that shown as a dashed line in green (footpath “A”), blue (footpath “B”) and orange (footpath “C”) to that shown as a solid line in green (footpath “A”), blue (footpath “B”) and orange (footpath “C”) on the attached plan titled “Proposed Footpath Diversions” (the “Plan”) to the reasonable satisfaction of the Council, in order to enable the development described in the Schedule to be carried out in accordance with the planning permission granted under Part III of the TCPA 1990 to Oxford City Council of St Aldates Chambers, St Aldates, Oxford, OX1 1BX by the Council on 12.11.2014 under reference 14/02641/CT3.
3. Where immediately before the date of this order any apparatus of statutory undertakers lies under, in, on, over, along or across any length of highway authorised to be diverted pursuant to this order then, subject to section 261(4) of the TCPA 1990, those undertakers shall have the same rights in relation to that apparatus after the area is diverted as they had immediately before.
4. This order shall come into force on the date on which notice that it has been confirmed is first published in accordance with Part II of Schedule 14 to the TCPA 1990 and may be cited as 14/02641/ORDER.

Made: 10 May 2017

The Common Seal of the Oxford City Council  
was hereto affixed  
in the presence of:

-----

Authorised Signatory

## The SCHEDULE Development

Works to Windrush Tower to include Thermal upgrade and recladding, the formation of new entrance lobby, provision of car parking and landscaping, replacement windows and provision of windows to balconies, demolition of roof top parapet structure and installation of feature corner parapet to South East elevation.

## **Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 8 March 2017**

www.oxford.gov.uk



### **Committee members:**

Councillor Coulter (Chair)

Councillor Henwood (Vice-Chair)

Councillor Chapman

Councillor Clarkson

Councillor Lygo (for Councillor Paule)

Councillor Taylor

Councillor Wolff

### **Officers:**

Adrian Arnold, Development Management Service Manager

Philip Devonald, Planning Legal Locum

Andrew Murdoch, Planning Team Leader

Sian Saadeh, Development Management Team Leader

Jennifer Thompson, Committee and Members Services Officer

### **Also present:**

Councillor Mick Haines

### **Apologies:**

Councillor(s) Paule and Wilkinson sent apologies.

### **Vote of thanks**

The Chair and the Committee recorded their thanks to their legal adviser, Michael Morgan, for his advice to them during his time with the Council.

### **108. Declarations of interest**

Minute 109: Councillor Henwood declared that he had made a contribution to the Save Temple Cowley Pools campaign in the past and said he would withdraw from consideration of from this application to avoid any perception of bias or predetermination.

## **109.16/01225/FUL: Temple Cowley Pools, Temple Road, OX4 2EZ**

Councillor Henwood declared that he had made a contribution to the Save Temple Cowley Pools campaign in the past and recused himself from this item. He stepped down from the Committee for the duration of this item, left the room and took no part in the discussion or decision.

The Committee considered an application for planning permission for the erection of 48 dwellings with associated car parking, landscaping, open space and access at Temple Cowley Pools, Temple Road, Cowley.

The Planning Officer reported receipt of two comments received after publication of the agenda.

Nigel Gibson; Jane Alexander; Jane Johnston; and Judith Harley, representing Old Temple Cowley Residents' Association, spoke against the application.

Chris Struthers and Roger Davis, representing the applicant and agent, spoke in support of the application.

The Committee asked questions of the officers and speakers

A motion to refuse the application on the grounds that the determination of the need for leisure provision in the area was based on out of date data was not seconded and therefore fell.

The Committee agreed to partially amend conditions (5) to include details of sufficient low level cycle storage and (14) to include one disabled parking space for the library

**The Committee resolved** to support the development in principle but defer application 16/01225/FUL in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions below, on its completion:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Details of all means of enclosure.
5. Details of refuse and cycle storage (including residents and visitors) (sufficient low level storage)
6. Revised window design for southern elevation of Block C (either high level or repositioned).
7. Revised Landscaping plan required.
8. Landscaping carried out by completion.
9. Landscaping management plan.
10. Details of access road (including tactile crossing at junction and visibility splays).
11. Swept Path Analysis for refuse vehicles.
12. Residents travel Information Pack.
13. Construction Environmental Management Plan (including Traffic Management).

14. Details of parking management (including parking controls, parking management for the library; one disabled space for the library).
15. Electric Vehicles Charging Infrastructure.
16. Details of Biodiversity Enhancements.
17. Sustainable Urban Drainage Scheme & Strategy (including maintenance plan).
18. Archaeology Written Scheme of Investigation.
19. Contaminated Land Assessment.
20. Removal of Permitted Development Rights.
21. Details of Fire Hydrants.
22. Sustainability Measures (including detailed design of PV panels).

**Legal Agreement:** Affordable housing to the mix specified within the application.

### **110.16/03108/RES: Jack Russell, 21 Salford Road, OX3 0RX**

Councillor Henwood returned to his place on the committee.

The Committee considered an application for planning permission for the demolition of the public house; erection of 16 flats (6 x 3-bed, 8 x 2-bed, 2 x 1-bed) on three floors; provision of 19 car parking spaces. (Reserved matters of outline planning permission 15/02282/OUT seeking approval of access, appearance, landscaping, layout and scale) (amended plans) at the Jack Russell, 21 Salford Road, Oxford.

The Planning Officer recommended deletion of condition 7 in the report as this duplicated a condition on the outline permission.

Anthony Baker, Councillor Haines, Max Tucker, and Anthony Golding spoke against the application setting out their opposition to the development and the loss of the pub.

Martin Gilbert, the agent, spoke in support of the application.

The Committee considered the details of the scheme, mindful of the relationship to the relevant outline permission. They agreed to add a condition requiring installation of ducting suitable for installation of charging points for electric vehicles and an informative to ensure cycle storage was flexible and varied enough to be useful for all residents.

**The Committee resolved** to grant planning permission for application 16/03108/RES subject to conditions:

1. Development begun within time limit.
  2. Develop in accordance with approved plans.
  3. Samples.
  4. Bat assessment.
  5. Contaminated Land 1.
  6. Contaminated Land 2.
  7. Installation of ducting suitable for installation of charging points for electric vehicles
- Informative:** cycle parking to be flexible and varied enough to be useful for all residents.

## **111.16/01752/FUL: Land at Swan Motor Centre and to the East Between Towns Road, Oxford**

The Committee considered an application for planning permission for the redevelopment of the site to provide purpose built managed student accommodation comprising 144 study rooms, provision for one commercial unit of (85sqm), provision of an on-site management suite of (67sqm), together with associated landscaping and infrastructure (amended plans) on land at Swan Motor Centre and to the East of Between Towns Road.

Judith Harley, representing Old Temple Cowley Road Residents' Association, and Martin Tasker, local resident, spoke against the application.

Roger Smith, the agent, and Stephen Hodder, the architect, spoke in support of the application.

The Committee asked question of the speakers and considered the details of the application, noting those matters dealt with by condition. They noted that there was a need to reduce low-level nuisance from students congregating outside to smoke and to encourage students to integrate into the local community. They agreed to add two informatives: that the management plan includes management of students smoking around and on the site; and there should be an accessible noticeboard for advertising local community events.

**The Committee resolved** to grant planning permission for application 16/01752/FUL, subject to conditions below and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing, and to delegate authority to the Head of Planning and Regulatory Services to issue the permission:

### **Conditions**

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – Samples.
4. Landscaping.
5. Landscape Management Plan.
6. Retained Trees.
7. Boundary Treatments.
8. Energy Requirements.
9. Cycle Parking.
10. Construction Traffic Management Plan.
11. Disabled Parking.
12. Pedestrian Visibility.
13. Vehicular Visibility Splays.
14. Refuse and Recycling Stores.
15. Council Store.
16. Retail Unit.
17. Students - No cars.
18. Full time students only.



19. Phased Drop Off Arrangements.
20. Day to day management.
21. Travel Plan and Travel Pack.
22. Signage.
23. External Lighting.
24. Biodiversity Enhancement Measures.
25. Additional Drainage Information.
26. SUDs.
27. Drainage Infrastructure.
28. Phased Risk Assessment.
29. Remedial Work.
30. Unexpected Contamination.
31. Archaeology.
32. Piling Methodology.
33. Tree Pits.

**Informatives:**

- that the management plan include management of students smoking around and on the site;
- there should be an accessible noticeboard for advertising local community events.

**112.16/03157/FUL: Ampleforth Arms, 53 Collinwood Road, Oxford,OX3 8HH**

The Committee considered an application for planning permission for the part demolition of the existing public house; part redevelopment and conversion to create a new community run public house at basement and ground floor level and 1 x 1-bed, 3 x 2-bed and 2 x 3 bed residential apartments over ground, first and second floors; erection of 1 x 3-bed dwellinghouse.(Use Class C3); and provision of private amenity space, landscaping, car parking and associated infrastructure at the Ampleforth Arms, 53 Collinwood Road, OX3 8HH

Owen Francis, the agent; Nick Charlton, representing the applicant; and Linda Simms, representing the management group spoke in support of the application and confirmed this would operate as a community-run local pub.

The Planning Officer reported that as set out in the report the legal agreement should include provision to ensure the pub is retained at the site for the benefit of the community and the committee agreed to specify this.

**The Committee resolved** to grant planning permission for application 16/03157/FUL, subject to the conditions below and the satisfactory completion of a Section 106 agreement to secure a contribution towards affordable housing and provision to ensure the pub is retained at the site for the benefit of the community, and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

**Conditions:**

1. Time limit.
2. Strictly in accordance.

3. Samples.
4. Hours of use of pub garden space.
5. Construction Traffic Management Plan.
6. Drainage.
7. SUDs.
8. Further details car parking areas.
9. Further details ventilation and extract.
10. Further details screening and boundaries.
11. Drainage.
12. Removal of PD rights for pub (change of use).
13. Contaminated Land investigation.
14. Contaminated Land remedial works.
15. Bin storage.
16. Bike storage.

### **113.16/00679/FUL: Site of Former Shelley Arms, 114 Cricket Road**

The Committee considered an application for planning permission for the demolition of public house; erection of 3 x 4-bed dwellings and a three storey building to provide 2 x 2-bed and 2 x 1-bed flats (Use Class C3); and provision of private amenity space, car parking, bin and cycle store (Amended plans) at the site of the former Shelley Arms, 114 Cricket Road.

Huw Mellor and Ollie McGovern, the agent and the applicant's representative, spoke in support of the application.

**The Committee resolved** to grant planning permission for application 16/00679/FUL subject to the following conditions:

1. Time Limit.
2. Accordance with approved plans.
3. Visibility Splays.
4. Swept path analysis.
5. Access details.
6. Samples.
7. Bin storage.
8. Cycle Storage.
9. Boundary and screening details.
10. Drainage scheme.
11. SUDs.
12. Contaminated land assessment.
13. Energy Statement.
14. Biodiversity enhancements.

### **114.Minutes**

The Committee resolved to approve the minutes of the meeting held on 8 February 2017 as a true and accurate record subject to amending Minute 104 to include a fourth

paragraph: *The Planning Officer reported that at this point it was not proposed to undertake enforcement action for works on the stable block as alterations had resulted in its architectural significance being diminished although this decision did not indicate the works were not substandard.*

### **115. Forthcoming applications**

The Committee noted the list of applications.

### **116. Dates of future meetings**

The Committee noted the dates.

**The meeting started at 6.00 pm and ended at 9.10 pm**

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