

Agenda

www.oxford.gov.uk



East Area Planning Committee

Date: **Wednesday 7 February 2018**

Time: **6.00 pm**

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

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

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	Councillor Sian Taylor	Northfield Brook;
Vice-Chair	Councillor David Henwood	Cowley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Sajjad Malik	Cowley Marsh;
	Councillor John Tanner	Littlemore;
	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
- downloaded from our website
- viewed using the computers in the Customer Services, St Aldate's, or
- subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

1 Apologies for absence and substitutions

2 Declarations of interest

3 17/02923/FUL: Headington School, Headington Road, Oxford, OX3 7TD

11 - 32

Site Address: Headington School, Headington Road, Oxford

Proposal: Removal of temporary classrooms and erection of a new art school and extension to adjoining dining hall, landscaping and ancillary works.

Recommendation

The Committee is recommended to:

(a) approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and subject to no objection received from Sport England; and

(b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary and issue the planning permission.

4 17/02813/FUL: Land adjacent to 2 Rymers Lane, Oxford, OX4 3LA

33 - 54

Site Address: Land adjacent 2 Rymers Lane

Proposal: Erection of a 37 bedroom supported living facility with ancillary uses and amenity space

Recommendation

The Committee is recommended to:

(a) approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:

The satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and

(b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

5 17/03177/FUL: Ark T Centre, Crowell Road, Oxford

55 - 60

Site Address: Ark T Centre, Crowell Road, Oxford,

Proposal: Demolition of existing sheds and erection of 2No. cabins.

Recommendation

The Committee is recommended to:

(a) approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

(b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

6 17/03064/CT3: Land on the East Side of Field Avenue, Oxford

61 - 70

Site Address: Land on the East Side of Field Avenue, Blackbird Leys, Oxford

Proposal: Creation of 13no car parking spaces and 11no cycle stands. Insertion of 15no bollards and alterations to landscaping.

Recommendation

The Committee is recommended to:

(a) approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of

this report and grant planning permission.

(b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

7 17/02971/CT3: 20 Girdlestone Road, Oxford, OX3 7LZ

71 - 78

Site Address: 20 Girdlestone Road, Oxford, OX3 7LZ

Proposal: Erection of a single storey rear extension (Amended plans)

Recommendation

The Committee is recommended to:

(a) approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

(b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

8 17/02930/CT3: Land at Briar Way, Oxford

79 - 86

Site Address: Land at Briar Way, Blackbird Leys, Oxford

Proposal: Provision of 17 parking spaces and 18 cycle spaces on existing green space area with landscaping. Alterations to landscaping.

Recommendation

The Committee is recommended to:

(a) approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of this report and grant planning permission.

(b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

9 Minutes

87 - 90

Minutes from the meeting of 17 January 2018

Recommendation: That the minutes of the meeting held on 17 January 2018 are approved as a true and accurate record.

10 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.

16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application
17/01338/OUT: 23 And Land To The Rear Of 25 Spring Lane, Littlemore, OX4 6LE	Called in
17/01480/FUL: 4 Lime Walk, OX3 7AE	Called in
17/01519/FUL: 55 Collinwood Road OX3 8HN	Called in.
17/02068/VAR: 70 Glebelands, , OX3 7EN	Committee-level decision
17/02386/FUL: Stoke House, 7 Stoke Place, Oxford, OX3 9BX	Major development
17/02387/FUL: Ruskin Hall, Dunstan Road, OX3 9BZ	Committee application
17/02657/VAR: Royal Mail, 7000 Alec Issigonis Way, OX4 2JZ	Committee-level decision
17/02717/FUL: 2A Ramsay Road, OX3 8AX	Called in
17/03050/FUL: Land North Of Littlemore Healthcare Trust, Sandford Road, Littlemore, Oxford, OX4 4XN	Major development
17/03380/FUL: The Iffley Academy, Iffley Turn, OX4 4DU	Major development: listed building
17/03382/FUL: 8 Cranmer Road, OX4 2QD	Called in
17/03419/FUL: The Magdalen Centre, 1 Robert Robinson Avenue, OX4 4GA	Major development
17/03426/CT3: Bullingdon Community Centre, Peat Moors, OX3 7HG	Council application
18/00012/FUL: 3 David Nicholls Close, OX4 4QX	Councillor application
18/00095/FUL: 9 Union Street, OX4 1JP	Council employee

11 Dates of future meetings

The dates of future meetings are:

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 by noon on the working day before the meeting, 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 in person, via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda).

Written statements from the public

6. Any written statements that members of the public and Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. 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

7. 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

8. 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.
9. 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

10. 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.
11. 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 Constitution changes agreed at Council in April 2017.

EAST AREA PLANNING COMMITTEE

7th February 2018

Application Number: 17/02923/FUL

Decision Due by: 8th February 2018

Proposal: Removal of temporary classrooms and erection of a new art school and extension to adjoining dining hall, landscaping and ancillary works.

Site Address: Headington School, Headington Road, Oxford, Oxfordshire

Ward: Headington Hill And Northway Ward

Case Officer Felicity Byrne

Agent: West Waddy **Applicant:** Headington Girls School

Reason at Committee: Major development

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and subject to no objection received from Sport England; and

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary and issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers the acceptability of the erection of a new building within the Headington School main campus on Headington Road to provide a new art facilities and associated teaching space. It concludes that the proposed development would be acceptable in terms of design and appearance, responding well to the existing collection of school buildings and would not be harmful to the significance of the Headington Hill Conservation Area. Whilst there would be a marginal loss of open playing field contrary to policy, the benefits of the development justify an exception in this case. It would not be harmful to protected trees or neighbouring residential amenities. Biodiversity enhancement measures to offset the loss of open grass area can be achieved.

Officers therefore recommend approval subject to appropriate conditions.

3. COMMUNITY INFRASTRUCTURE LEVY (CIL)

3.1. The proposal is liable for CIL.

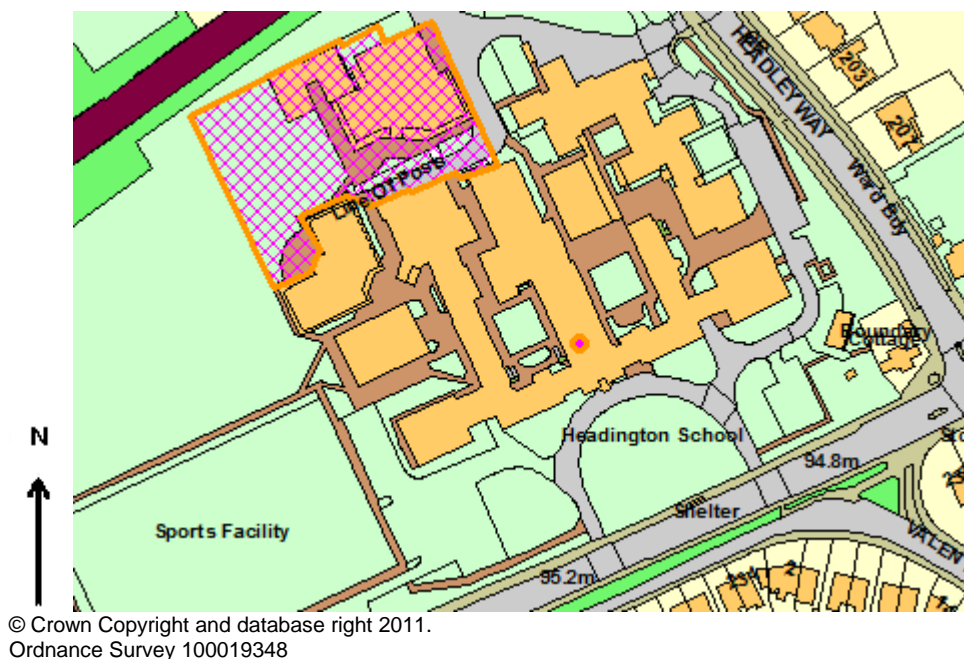
4. SITE AND SURROUNDINGS

4.1. Headington School is located on the northern side of Headington Road and is bordered by Headley Way to the east, Cuckoo Lane to the North, and Pullens Lane to the West. The site is within the Headington Hill Conservation Area.

4.2. The site is located within the Headington School Campus, which can be viewed in three parts, with the main teaching facilities at the eastern end, and recreational, administrative and residential facilities to the west.

4.3. The site is located to the north of the main school buildings and adjacent to the existing dining room, which is situated adjacent to Cuckoo Lane. It is occupied by two sets of two storey portacabins that provide four temporary classrooms.

4.4. SITE LOCATION PLAN



5. PROPOSAL

5.1. The proposal is for the removal of the existing portacabins and erection of a new Arts Centre for the school including studios, lecture theatre, and multi-use/exhibition space. This will release classroom capacity in other school buildings and enable the rebuilding of the existing dining room building, which is now failing and does not meet the needs of the school. Two of the portacabins have permission to be re-located to the further south for a period of 5 years

under permission 16/01301/FUL. The lecture theatre will enable collaborative projects with other local secondary schools.

- 5.2. The building would be approximately 36m in length, 13.5 metres in width and 10m high overall with a parapet roof. It would join the existing dining room, which is proposed to be redeveloped at some point soon in the future. Materials would be red brick and glazed panels with limestone detail mullions. It would be positioned between 21 to 25m away from the boundary with Cuckoo Lane, which is delineated by mature trees and hedging.

6. RELEVANT PLANNING HISTORY

- 6.1. The site has an extensive planning history not all of which is relevant to this application. The table below sets out the relevant planning history as follows:

00/00908/NFH - Demolition of single storey classroom block at rear. Erection of 3 no. 2 storey extensions to existing school buildings to provide an 8 classroom teaching block with offices/stores, a music/drama studio _ a music teaching block.. PER 11th July 2000.

00/01096/NFH - Erection of temporary classroom unit for two years.. PER 28th July 2000.

03/01259/FUL - Single storey extension to school dining room.. PER 31st July 2003.

03/01596/FUL - Formation of hard surfaced area for sports use and erection of a 2.75 metre high mesh fence to its perimeter.. PER 26th September 2003.

03/02277/FUL - Temporary single storey building to provide increased dining facilities.. PER 22nd January 2004.

04/00168/FUL - Single storey dining hall and associated kitchen.. PER 8th April 2004.

04/00423/FUL - Formation of artificial multi-sports pitch. Erection of 8 x 16 m high flood lights. Erection of 3 m high fence rising to 4.5 m high at the ends.. WDN 7th May 2004.

04/00747/FUL - Formation of hardsurfaced area for sports use and erection of 2.75 metre high mesh-fence to its perimeter (increased site area to that approved under notice of permission 03/01596/FUL).. PER 26th November 2004.

04/01047/FUL - Erection of temporary classroom unit for a period of one academic year, September 2004 to August 2005.. PER 27th July 2004.

05/00081/FUL - Formation of artificial multi-sports pitch. Erection of 8 x 15 m high flood lights and 3 m high fence, rising to 4.5 m at either end.. WDN 6th

June 2005.

05/00865/FUL - Retention of portable building until August 2010. PER 21st June 2005.

06/01945/FUL - Formation of artificial multi-sports pitch. Erection of 8 x 15 m high flood lights and 3 m high fence, rising to 4.5 m at either end, behind the proposed goals.. REF 13th July 2007.

06/02566/FUL - Erection of cycle store to provide 60 additional bicycle parking spaces. PER 5th February 2007.

07/00746/FUL - Re-siting of existing portacabin units to provide additional sports facilities, and siting of additional 2-storey portacabin units to provide 4 classrooms, for a temporary period of 5 years.. PER 30th May 2007.

07/01484/FUL - Removal of existing temporary building. Erection of 2 storey music building plus external amphitheatre. PER 3rd September 2007.

07/02284/FUL - Erection of two storey building with single storey glazed link to The Bursary.. PER 29th November 2007.

07/02386/FUL - Construction of all-weather sports pitch.. PER 19th December 2007.

09/00156/FUL - Erection of single storey extensions to form WCs.. PER 26th March 2009.

09/01921/FUL - Demolition of existing sixth form centre and erection of new classrooms/ICT suites.. PER 2nd December 2009.

10/01489/FUL - Erection of a two storey block of 4x temporary classrooms.. PER 3rd August 2010.

11/00778/NMA - Application for a non-material amendment to application reference 10/01489/FUL involving the insertion of an enclosed stair pod between the two storey temporary classrooms.. PER 3rd May 2011.

09/01921/CND - Details submitted in compliance with condition 2 (Samples), 3-5 (Trees), 6-8 (Construction Access), 9 (Construction Travel Plan) 10 & 11 (Foul and Surface Water Drainage and Surface Water Control) of planning permission 09/01921/FUL. SPL 18th May 2011.

09/01921/NMA - Non-material amendment to planning permission 09/01921/FUL involving external alterations to north and east elevations, removal of louvres and alterations to east and west roof slopes.. PER 23rd May 2011.

11/03233/FUL - Erection of new lift shaft to rear of main school building and a single storey rear extension to Davenport Cottage to provide extended office accommodation and living area.. PER 1st March 2012.

12/01650/VAR - Variation of conditions 3 (materials), 4 and 5 (tree protection measures) and 6 (drainage details) of planning permission 11/03233/FUL to allow details to be approved after the commencement of development.. PER 3rd September 2012.

13/02697/FUL - Removal of existing portacabin and temporary buildings. Extension to existing sports hall to provide dance studio and fitness suite. Provision of replacement car parking and external works.. PER 14th January 2014.

13/02697/NMA - Non-material amendment to planning permission 13/02697/FUL to allow a change to brick bond detail. PER 25th June 2014.

14/03288/FUL - Erection of single storey glazed extension to provide new library and reading room facilities.. PER 9th January 2015.

14/03288/NMA - Non material amendment to planning permission 14/03288/FUL to allow alteration to the roof material. PER 26th June 2015.

15/03112/FUL - Erection of 8No. floodlight columns surrounding existing tennis courts.(amended plans). PER 11th March 2016.

16/01301/FUL - Removal of half of existing portacabin classroom and re-location to site adjacent to all weather pitch. PER 5th October 2016.

17/03051/FUL - Erection of a single storey extension to the existing sixth form building, alterations to roof, replacement staircase and ancillary works. PER 24th January 2018.

7. RELEVANT PLANNING POLICY

7.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents, including Headington Neighbourhood Plan
Design	7 56-68	CP8, CP10, CP11,	CS18_,		CIP1, CIP2, CIP3, CIP4
Conservation/ Heritage	12 126 -141	HE2, HE7, HE11,			CSP4,

Housing	6				
Commercial	1, 2				
Natural Environment	9, 11, 13	NE14, NE15, NE16, NE23,	CS9_, CS10_, CS11_, CS12_,		GSP3,
Social and community	8		CS19_,		TRP1, TRP3, TRP4, TRP5
Transport	4	TR1, TR2,			CIP1, CIP2, CIP3, CIP4 Parking Standards SPD
Environmental	10	CP17, CP18, CP22, CP23,			Energy Statement TAN
Misc	5	CP.13, CP.24, CP.25		MP1	Telecommunications SPD, External Wall Insulation TAN,

8. CONSULTATION RESPONSES

- 8.1. Site notices were displayed around the application site on 28th November 2017 and an advertisement was published in The Oxford Times newspaper on 30th November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 8.2. No objection subject to conditions regarding Construction Traffic Management Plan, surface water drainage scheme, details of alterations to the site access from Headley Way.

Historic England

- 8.3. No comments.

Natural England

- 8.4. No comments to make.

Public representations

No comments received.

Public pre-application consultation

- 8.5 The School have undertaken pre-application engagement and consultation with local residents and local Ward Councillors. This consultation involved an invitation to attend a briefing on the School's proposals held at Headington School on the 4 July 2017. Those residents in closest proximity to the proposed development were invited. Residents on Woodlands Road, Franklin Road and Headley Way were invited. Comments received have been taken into account in the design of the development.

9. PLANNING MATERIAL CONSIDERATIONS

- 9.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Design & Heritage;
- iii. Residential Amenities;
- iv. Transport;;
- v. Biodiversity;
- vi. Energy Efficiency;
- vii. Flood risk;
- viii. Trees and Landscaping;
- ix. Archaeology;
- x. Sports Facilities

i. Principle of Development

- 9.2. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development which is stated to mean, unless material considerations indicate otherwise, approving development proposals that accord with the development plan without delay. The NPPF and Oxford Core Strategy Policy CS2 encourage the reuse of previously developed land, while Policy CP6 of the Oxford Local Plan 2001-2016 requires development proposals to make an efficient use of land in a manner where the built form suits the sites capacity. The Council supports access to education set out in Policy CS16.

- 9.3. The proposal development would be located within part of the site that would constitute previously developed land and therefore the principle of developing this part of the site would accord with the NPPF and above-mentioned policies.

ii. Design and Heritage

- 9.4. The NPPF states that new development should be of high quality and inclusive design that responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (para's 56-68). However, it makes clear that development

of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused (para.64).

9.5. Policy CS18 of the Oxford Core Strategy 2026 require proposals to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; contributes to an attractive public realm; and high quality architecture. The Local Plan expects new development to enhance the quality of the environment, with Policy CP1 central to this purpose and Policy CP8 encourages development to relate to its context with the siting, massing and design creating an appropriate visual relationship with the form, grain and scale of the surrounding area.

9.6. Policy GPS4 of the Headington Neighbourhood Plan (HNP) states that development will be permitted where its design responds appropriately to the site and the character of the surrounding area and again emphasises and supports CS18. HNP Policy CIP1 states that new developments will only be permitted where they respond to and enhance the distinctive local character where it is described in the Character Assessments. HNP CIP3 supports innovative design which accords with the local plan, takes account of local heritage and enhances the distinctive identity, character and setting in terms of scale, layout, density, orientation and massing.

9.7. In relation to Heritage, the NPPF reiterates the Government's commitment to the historic environment and its heritage assets which should be conserved and enjoyed for the quality of life they bring to this and future generations. It emphasises that the historic environment is a finite and irreplaceable resource and the conservation of heritage assets should take a high priority. Local Planning Authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets in considering a proposal and also desirability of new development making a positive contribution to local character and distinctiveness (paragraphs 126 -141). Proposals that make a positive contribution should be treated favourably. However, development that causes harm to a heritage asset or its setting should be avoided unless there is a public benefit to outweigh that harm. The Local Planning Authority also has a statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

9.8. These aims are embodied in CS18 of the CS and Local Plan Policy HE7 which requires development proposals to preserve or enhance the special character and appearance of the heritage assets, including listed buildings and conservation areas. Policy CIP4 of the HHNP seeks to ensure that development will only be permitted where it addresses the conservation and enhancement of the significance, character and any special architectural or historic features of significance the asset may possess.

- 9.9. The Headington Hill Conservation Area (CA) was first designated on 4th January 1971. The Headington Hill Conservation Area Appraisal (CAA) was adopted in July 2012.
- 9.10. The CAA identifies that its significance is derived from its role in providing a green landscape background to the historic city centre; the retention of trees and green landscape; its characteristic buildings; public paths; and the protection of viewpoints across the city. Headington School is recognised as one of the important institutional uses within the southern part of the area. It was established in 1920 with the acquisition of Davenport House and its large park which provides spacious grounds and the attractive green setting to the school. The main school building was constructed to the east in 1928 and has considerable architectural interest in spite of its later alterations and has a frontage to Headington Road that emphasises the roads importance. The high boundary walls that enclose the site from the surrounding roads provide privacy are a key feature of this establishment as they hint at the tranquil open setting that lies beyond. The appraisal acknowledges that the more recent school buildings to the west are set closer to the Headington Road boundary and generally turn their back on the road, rather than addressing the frontage. As such they are considered less successful in reflecting the significance of the institution, the status of the road, or the attractive features of the historic gardens and parkland. There are also attractive views of this open space and mature planting from Cuckoo Lane.
- 9.11. A Heritage Assessment has been submitted with the application. The assessment acknowledges the conclusions within the Conservation Area appraisal. It recognises that the School or its grounds does not play any part in the green landscape background to the City Centre or the view cones associated with the Conservation Area. It goes on to state that the main building of Headington School, the Gardner Building, is of paramount architectural interest, making a positive contribution to the character of Headington Road. Its south facing elevation has a dramatic impact, despite the high boundary walls, planting and green space. This attractive institutional building raises the status of the character of the road. The CAA refers to the classical proportions and detailing of the building, including its regular and carefully proportioned fenestration, with high regard.
- 9.12. The proposed building has been designed to provide state of the art facilities for the existing Art School within the School, including studios, lecture theatre, and multi-use exhibition space. The Design & Access Statement outlines the importance of the new Art School to the creativity and enrichening of pupil's lives at Headington School's whilst creating a building of high quality design that sets a new architectural benchmark for future development of the School. The submission also includes a masterplan for future development for both campuses of the School.
- 9.13. The School has an array of different buildings of disparate architectural styles, a lot of which have been built in the latter half of this Century and not all to a high quality standard of design. However there is a main theme of materials throughout of red brick and glass, with exception of the Sports Hall, and this use

of materials ties these buildings together into a harmonious group. The use of stone is present as an accent material, including on the main Gardner Building fronting Headington Road.

- 9.14. In terms of siting, the proposed building sits to the rear of the campus, adjacent to Cuckoo Lane and will join onto the existing dining room. It is proposed that the dining room building will be replaced in future as it is beginning to fail structurally and no longer meets the needs of the school. In relation to height the proposed building reflects adjacent buildings. It would be lower in height than the existing Music Room adjacent and would align with the side elevation of the Music Building also facing the grass pitches, and hard landscaped courtyard created in between. It would be visible from both Headington Road beyond the Music Building and would be glimpsed from Cuckoo Lane, more so in winter months when the mature trees are not in leaf. In terms of overall scale and massing it would not challenge the hierarchy of the buildings on campus; the Gardner building would still be the largest and most important building on site, and this would still be evident when viewed from the public realm. The building would however act as a bookend to the Gardner Building.
- 9.15. The proposed building is contemporary in architectural style. The Design and Access Statement illustrates how the architects have taken the proportions of the Gardner Building to inform the scale of the façade treatment and the proportions of the larger opening within which the stone mullioned windows sit. The choice of proposed materials means that the building would respond well to its setting and form a cohesive part of the School's campus buildings. From public views from Headington Road it would appear as a building within a garden setting, with larger expanses of stone mullioned windows reflecting the grass and trees surrounding. From Cuckoo Lane the building is more subdued and functional in terms of architectural detailing, taking into account overlooking and shading from trees. From other views within the Campus the elevations are solid and designed to allow a future replacement dining room building to be added on. Proposed landscaping would embed the development within its garden landscape setting.
- 9.16. Officers consider that the design responds appropriately to its setting and would achieve a high quality design of an appropriate height and massing that would be a positive addition to the existing collection of school buildings. It would not harm the significance of this part of the CA and would preserve and enhance its character and appearance. It therefore accords with CP1, CP8, CP9, CP10 and HE7 of the OLP, CS18 of the CS, CIP1 and CIP3 and CIP4 of the HNP, the NPPF.
- 9.17. Special attention has also been paid to the statutory test of preserving or enhancing the character and appearance of the conservation area under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the character and appearance of the Conservation Area, and so the proposal accords with section 72 of the Act.

iii. Impact on Neighbouring Amenity

Privacy

- 9.18. The building has been set in from the school boundary which is lined by mature trees. The closest neighbour on Woodlands Road is also separated by Cuckoo Lane and their own boundary hedging and trees and is located just over 40m way. There would be first floor windows to the design studios facing Cuckoo Lane and the immediate neighbour the other side. However, it is considered that due to the distance in excess of 40m to this property and the mature trees in between there would be no adverse impact in terms of overlooking or loss of privacy towards the neighbours' property from the building and it accords with HP14 of the SHP. All other properties would be a sufficient distance away so as not to be directly impacted upon by the proposals.

Overbearing & loss of light

- 9.19. Again, due to the significant distance between the building and neighbour's property and the mature trees along the boundary the proposal would not be overbearing or cause loss of light to neighbours and accords with HP14 of the SHP. All other properties would be a sufficient distance away so as not to be directly impacted upon by the proposals.

iv. Transport

- 9.20. The site is located on the Headington Road which has good public transport links and is considered to be a sustainable location. The development would increase teaching space and floor area to accommodate existing pupils and there would be no increase in student numbers. Therefore there would be no significant traffic impacts in terms of highways safety, parking or access arrangements. The County as Highways Authority has raised no objection on the basis that it will not create any additional traffic movements to and from the site.
- 9.21. The proposal will retain the current vehicular and pedestrian accesses from Headington Road, although it is indicated in the Masterplan that future improvements, including widening and providing improved visibility, to the existing vehicle and pedestrian / cycle access on to Headley Way are proposed. These improvements to the access are not fundamental to enable this proposal to go ahead; simply they are desired improvements that would make life better for everyone. Whilst the County have requested details of the access improvements by condition, this is not necessary or reasonable to apply to this application and would in any event form a future planning application in itself.
- 9.22. Due to the site's location close to the Headington district centre and key public transport routes into the city, a Construction Traffic Management Plan will be required in order to minimise the impact of construction traffic on the local highway network, particularly at peak times.
- 9.23. The proposal accord with Policies TR1, TR2, TR3 and TR4 of the OLP and the NPPF.

v. Biodiversity

- 9.24. The site is not of any significant or designated ecological value. CS12 of the CS states that there should be no net loss of sites and species of ecological value and where there is opportunity development will be expected to enhance Oxford's biodiversity.
- 9.25. The proposed development would result in the loss of a small area of open grass games pitches which have some value for wildlife and would represent a net loss to biodiversity. However, the campus offers opportunities for habitat mitigation on-site within the ownership of the School and it is considered that the grassland could be suitably compensated for by the provision of native and/or wildlife friendly biodiverse soft landscaping. The proposed development also proposes a green roof which would provide opportunity to plant native species of flowering plants, open areas of stone and gravel to provide habitats for solitary bees and wasps and basking areas for butterflies, and log piles and deadwood to provide habitat for saproxylic invertebrates. A condition requiring details of biodiversity mitigation and enhancement measures demonstrating no net loss could be secured by condition.
- 9.26. The applicant's consultant EcoConsult advised as to bat roosts within the existing portacabins, which was found unlikely, and future building enhancements in the form of bird and bat boxes, and suitable external lighting to benefit foraging bats are suggested. These enhancements could be secured by condition; four of the bird boxes should be swift boxes installed in the walls of the new building, preferably on a northern or shaded aspect.
- 9.27. It is therefore considered that the proposal would not result in the net loss of a site or species of ecological value and further biodiversity measures could be secured by condition in accordance with CS12 of the CS.

vi. Energy

- 9.28. An Energy Efficiency statement and NRIA checklist have been submitted to show how 20% on site renewables can be achieved in accordance with Policies HP11 of the SHP and Core strategy CS11. It states the development would achieve 9 points out a total of 11 and achieve 30% renewable energy provision and a 49.5% reduction in carbon emissions, by using a low carbon technology approach including on-site combined Heat and Power System. The proposal would therefore accord with Policies HP11 of the SHP and CS9 of the CS and details/ implement could be secured by condition.

vii. Flood Risk

- 9.29. The site is within Flood Zone 1 and as such is not at risk from flooding and the site area does not exceed the threshold for which a flood risk assessment is

required. However, the proposal should incorporate measures to ensure there would be no further risk of flooding elsewhere as a result.

- 9.30. The planning statement states that there will clearly be an increase in built form within the site compared to the current situation, however there is sufficient soft landscaping within and immediately surrounding the site to act as a soakaway for any run off which may occur from the roof or areas of hardstanding. Furthermore, given the scale of the development and the proposed roof structure, there is scope to incorporate rainwater harvesting into the scheme, further lessening the amount of run-off and potential for localised water pooling. It will also be possible to use permeable materials for areas of hard surface which surround the building, thus not increasing run-off or disposal of surface water to the main sewers.
- 9.31. Officers concur with this assessment and these sustainable drainage mitigation measures can be secured by condition and it would therefore accord with CS11.

viii. Trees and Landscaping

- 9.32. The principle arboricultural consideration and constraint related to the proposed development is the important tree belt along the site's northern boundary with Cuckoo Lane/ Woodlands Road.
- 9.33. The footprint of the proposed new extension would be set further away from the tree-line than the existing temporary portacabin blocks, although it would be higher. The footprint of the new building is considered to be outside of Root Protection Areas and crown spreads of this tree belt.
- 9.34. Part of the grassed area to the north west of the proposed building is indicated to become an emergency vehicle turning circle; this involves installation of grass reinforcement matting, which ties in with the existing 'no-dig' cell web vehicle access from the staff and visitor parking area. This would be acceptable in principle, subject to details of design and construction that are compatible with protection of trees roots which can be suitably secured by condition.
- 9.35. The application is acceptable in relation to the Council's adopted Local Plan Policies CP1, CP11, NE15 and NE16, subject to planning conditions for the protection of retained trees and provision of landscape enhancement measures.

ix. Archaeology

- 9.36. This site is of interest because of the potential for Iron Age and Roman settlement. An excavation for the adjacent Music Room site in 2008 by Thames Valley Archaeological Services recorded a series of early Roman boundaries forming part of a rectilinear plan. A series of recut boundaries appeared to form part of an enclosure or field located which can be projected across the current application site. A few residual sherds of late Iron Age pottery and over 100 sherds of early Roman pottery were recovered including a concentration of the latter in one excavated feature, the un-abraded character of this pottery suggests

that it was disposed of as rubbish of rubbish rather than forming part of a re-deposited manuring scatter. The TVAS excavation report concluded that domestic occupation was likely present in the near if not immediate vicinity of the Music Room footprint. The 2017 geophysical survey by Sumo (2018) failed to identify even the known Roman ditches that run into this area and therefore was largely unsuccessful, however it does provide some comfort that no kilns are present.

- 9.37. The National Planning Policy Framework states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where appropriate local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
- 9.38. In this case, bearing in mind the results of the previous adjacent archaeological excavation, any consent granted for this application should be subject to an archaeological condition securing a programme of archeological work through a written scheme of investigation. On this basis the proposal would accord with Policy HE and the NPPF.

x. Sports Facilities

- 9.39. The school playing fields are designated as protected open space under SR2 of the OLP. The grassed area in front of the existing dining hall and Music room is used for informal rounders and contains a long jump track & sand pit. The development would result in the loss of this small area of grass and relocation of the long jump and informal rounders pitch elsewhere within the school playing fields. This loss of grassed area would be minimal in relation to the overall provision of open space and sports facilities within the School. Sport England has been consulted and their response is awaited.
- 9.40. It is considered that whilst there would be a small loss of protected open space under policy SR2, given that the sports facilities can be provided elsewhere and there would still be a large area of open space remaining, there would be no long term harm to the functioning of the open air sporting facilities. In addition the benefits derived from the development in providing improved teaching facilities which would be available to the public, including use by other schools, would outweigh the marginal loss of grassed area in this case. It is therefore considered that the proposals are justified in this case under policy SR2.

10. CONCLUSION

- 10.1. The proposed development would make an efficient and appropriate use of

previously developed land in order to provide improved and accessible academic facilities for the school which meet modern day standards. The proposed building would be of a size and scale that would create an appropriate visual relationship with the built form of the original school buildings and would not harm the significance of the Headington Hill Conservation Area. It has been concluded that the development would preserve the character and appearance of the Conservation Area and accords with section 72 of the Act which is a higher duty. Whilst there would be a marginal loss of open playing field under policy SR2, the benefits of the development justify an exception in this case. The proposed development would accord with the relevant national planning policy and policies of the current development plan.

- 10.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to conditions and subject to receiving no objection from Sport England.

11. CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3. Samples of the exterior materials to be used shall be submitted to, and approved in writing by the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of the visual appearance of the Headington Conservation Area in which it stands in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016.

4. A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin including the demolition/ removal of the existing temporary portacabins. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

5. Prior to the commencement on site details of the Construction site arrangements including storing of materials shall be submitted to and approved in writing by the Local Planning Authority before commencement of development including demolition/ removal and enabling works. There shall be no construction access from Woodlands Road through the tree belt. The development shall be undertaken in complete accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect retained trees during development works in accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

6. Detailed measures for the protection of trees to be retained during the development shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) before any works on site begin. Such measures shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction in accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

7. A landscape plan shall be submitted to, and approved in writing by the Local Planning Authority before development starts. The plan shall include a survey of existing trees showing sizes and species, and indicate which (if any) it is requested should be removed, and shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner.

Reason: In the interests of visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

8. The landscaping proposals as approved by the Local Planning Authority shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

9. Prior to the start of any work on site including site clearance, details of the design of all new hard surfaces and reinforced grass matting access for emergency vehicles and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material. The works shall only be carried out in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

10. Prior to the start of any work on site, details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction- Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1, CP11 and NE15.

11. Prior to the commencement of development including demolition and enabling works a Construction Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The construction of the development shall be carried out in strict accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of local amenity and the free flow of traffic on the public highway in accordance with policies CP1, CP19, CP21 and TR2 of the Adopted Oxford Local Plan 2001-2016.

12. Prior to the commencement of development details of biodiversity mitigation measures demonstrating that there would be not net loss of biodiversity shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the approved dwellings and retained as such thereafter.

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

13. Prior to the commencement of the development, details of biodiversity enhancement measures including at least 6 x bird nesting and 2x bat roosting devices shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the approved building and retained as such thereafter.

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

14. No development shall take place until full details of external lighting have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason: to ensure that protected species are not disturbed in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

15. A watching brief should be undertaken throughout the course of the development to identify any unexpected contamination. Any unexpected contamination that is found during the course of construction of the approved development shall be reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued. All soil materials imported to the site for landscaping purposes should be tested for suitability prior to importation to site. The developer should obtain certification from the topsoil provider to ensure that the material is appropriate for the proposed end use and evidence of this must be submitted to this authority for approval.

Reason: To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001- 2016.

16. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

17. Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including prehistoric and early Roman remains in accordance with Local Plan Policy HE2.

18. Details of Sustainable Drainage Measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Only the approved details shall be implemented and thereafter retained.

Reason: To ensure no risk of flooding elsewhere in accordance with CS11 of the Core Strategy.

12. APPENDICES

Appendix 1 – Site Location Plan

13. HUMAN RIGHTS ACT 1998

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

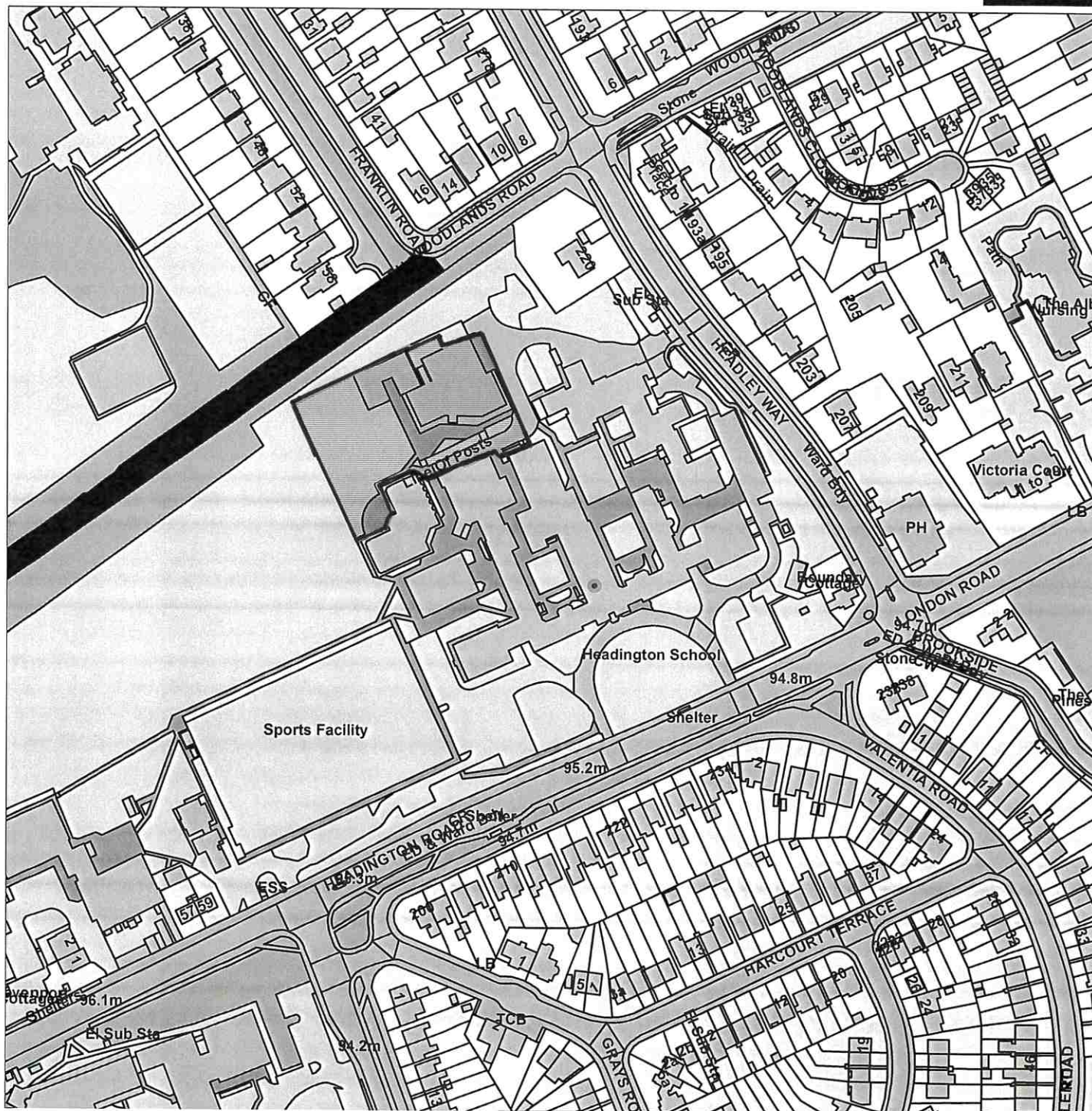
14. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

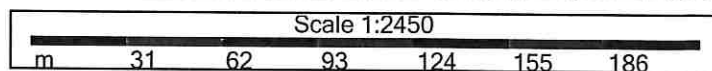
This page is intentionally left blank

Appendix 1

17/02923/FUL, Headington School



1:2450



Organisation	Oxford City Council
Department	City Development
Comments	Headington Road
Date	29 January 2018
SLA Number	100019348



EAST AREA PLANNING COMMITTEE

7th February 2018

Application Number: 17/02813/FUL

Decision Due by: 23rd January 2018

Extension of Time: 16th February 2018

Proposal: Erection of a 37 bedroom supported living facility with ancillary uses and amenity space

Site Address: Land adjacent 2 Rymers Lane

Ward: Cowley Ward

Case Officer Andrew
Murdoch

Agent: Mrs Dawn Brodie **Applicant:** Cantay Estates Ltd And A2
Dominion Housing Group
Ltd

Reason at Committee: The application is a committee item

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:

1. The satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. EXECUTIVE SUMMARY

- 2.1. This report considers a planning application which is seeking full permission for the erection of a 37 bedroom supported living facility (C2 Use Class) to be run by A2 Dominion with ancillary uses and amenity space.
- 2.2. The East Area Planning Committee previously granted outline planning permission for a 39 bedroom student accommodation scheme on the 10th May 2017 under 16/02997/OUT. In approving this application the means of access and scale of the development were considered at outline stage and all other matters (appearance, landscape, and layout) reserved for a later date. A further full application for a similar development was submitted under 17/00963/FUL. This was approved by the East Area Planning Committee on the 6th September 2017 subject to the completion of a legal agreement securing affordable housing. The legal agreement is currently being prepared. Neither application has been implemented on site.
- 2.3. The proposed development is to provide supported housing accommodation, support services, and rehabilitation for a range of vulnerable people with a connection to Oxford who have become homeless. The need to provide this accommodation has come as a result of the withdrawal of funding by the County Council which has resulted in the decommissioning of similar facilities (Simon House and Lucy Faithful House) within the city.
- 2.4. The key matters for assessment set out in this report include the following:
 - Principle of development;
 - Provision of supported housing accommodation
 - Design and Impact on Character of Surrounding Area;
 - Neighbouring amenity
 - Transport
 - Landscaping
 - Archaeology
 - Noise
 - Sustainability
 - Other Matters
- 2.5. Officers consider that the proposal would be acceptable in all regards and would be in accordance with the relevant National and Local Policies. Furthermore there are not any material considerations that would outweigh the compliance with these national and local plan policies.

3. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 3.1. The proposal is liable for a CIL payment.

4. SITE AND SURROUNDINGS

- 4.1. 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 off Rymers Lane to the north, and the residential properties and multi-storey car park (which serves Templars Square Shopping Centre) on Between Towns Road to the south.

- 4.2. 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



© Crown Copyright and database right 2011.
Ordnance Survey 100019348

5. PROPOSAL

- 5.1. The application is seeking permission for the provision of a 37 bedroom supported living facility with ancillary uses and amenity space under Use Class C2 (Residential Institutions)
- 5.2. The accommodation will be provided in a three-storey building which steps down to two-storeys to the north where adjacent to the Victorian terrace of properties on the eastern side of Rymers Lane.
- 5.3. The facility forms part of the City Councils homelessness services strategy which seeks to provide early intervention and homelessness prevention; suitable accommodation; and support for people in housing crisis, in order to assist

clients to move-on into independent accommodation. The facility would be operated and managed by A2Dominion.

- 5.4. The building will be subdivided into two separate houses. House 1 is located to the south of the site adjacent to the retail facilities. It will provide 22 bedrooms and provides support and care for the most vulnerable that are at the start of the three-stage progression through the Independent Living Plan. The house will be manned on a 24hr basis daily by 2 staff that will provide continuous support for residents. There is to be meeting space, and staff accommodation on the ground floor of this building. House 2 is located to the north, and provides 15 bedrooms arranged as cluster flats. This building will accommodate people who have moved through the Independent Living Plan and are in a position to move out of the facility. The building is not manned, but the staff in House 1 are available for support and assistance.
- 5.5. The facility will have pedestrian access from Rymers Lane with a separate gate at each side of the building to allow access to the on-site bicycle storage. The development will be 'car-free' as the residents of the facility are highly unlikely to own vehicles given their circumstances as is the case with the existing supported accommodation within the city. There is to be no parking provision for staff or visitors given the sites sustainable location on the edge of the Cowley Primary District Centre. A2Dominion will provide staff parking at the nearby Sinnet Court.

6. RELEVANT PLANNING HISTORY

- 6.1. The table below sets out the relevant planning history for the application site:

16/02997/OUT - 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: Approved

17/00963/FUL - Development comprising a purpose built student accommodation facility of 39 study bedrooms with ancillary facilities for use during academic term time and vacation periods: Approved in principle by the East Area Planning Committee subject to the completion of a legal agreement securing affordable housing contributions. The legal agreement is currently being prepared.

7. RELEVANT PLANNING POLICY

- 7.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	7	CP1, CP6, CP10, CP8,		HP9, HP14,	
Housing	6		CS2, CS3, CS20, CS23,		
Transport	4	TR3, TR4,		HP16, HP15,	Parking Standards SPD
Environmental	10	CP20, CP21,	CS11, CS19, CS10,	HP11,	Energy Statement TAN
Misc	5	CP.13, CP.24, CP.25		MP1	

8. CONSULTATION RESPONSES

- 8.1. Site notices were displayed around the application site on 7th November 2017 and an advertisement was published in The Oxford Times newspaper on 2nd November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 8.2. Objection
- 8.3. The lack of off-street parking for staff, residents and visitors on site would lead to on-street parking in the local area
- 8.4. It is proposed that the development is to be car-free. Policy HP16 also states that car free developments will be approved where they are located within a controlled parking zone. However the site is not located within a controlled parking zone and so the car-free status of the development cannot be enforced.

Oxfordshire County Council (Drainage)

- 8.5. The assessment of soakage needs to be confirmed using Infiltration tests to be undertaken in accordance with BRE365 before determining the drainage strategy. If no soakage is confirmed then the Local planning Authority in consultation with Thames Water need to agree the discharge to their network needs to be determined

Oxfordshire County Council (Local Members Views) - Cllr John Sanders

- 8.6. My main reservation regarding this proposal is the inadequate provision for parking for the proposed site.
- 8.7. The developer proposes that staff would be prepared to walk 2km – that is 15 city blocks to reach the site. A more realistic conclusion would be that staff would choose to park in nearby streets – such as Rymers Lane, Clive Road and Campbell Road – adding to the existing parking problems in those streets.
- 8.8. Additionally I find it incredible that the developer seems to have little appreciation of the hurdles that would face residents in the development. As the residents begin to find employment, many will find it necessary to drive to work. It is my experience that such places normally provide parking space for residents. I anticipate that half the residents would require parking spaces.
- 8.9. I would prefer to see adequate provision for staff and resident parking provided on site.

Natural England

- 8.10. No comments to make on this application.
- 8.11. Natural England has not assessed this application for impacts on protected species.
- 8.12. The lack of comment does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

Environment Agency

- 8.13. No objection subject to conditions requiring a watching brief for contamination.
- 8.14. The agency has reviewed the submitted Phase I and II Site Investigation dated June 2016 ref. S.4832. No potential sources of contamination have been identified the risk of pollution to controlled waters is low.
- 8.15. Given the previous use of the site and the length of time that industrial activities have occurred, there could be undetected hotspots of contamination encountered during development. A careful watching brief for potential sources of contamination should be maintained.

Public representations

- 8.16. Letters of comment have been submitted from the following addresses in 44, 113 Campbell Road, 7 Cornwallis Road; 83 Rose Hill; 25, 39, 56, 58 Rymers Lane; 80 Temple Road; Flat 2, 7A, 7A Trevor Place; Mr L Brown; Ms K Lovelock

In summary, the main points of support were:

- This is a fantastic proposal but there are not enough beds to replace Simon and Lucy Faithful House
- The location of a homeless shelter in an area where there are jobs available, as well as access to support services and to lower cost shops makes perfect sense.
- The proposal makes best use of a vacant plot
- The parking objections should not be sustained, as there would be more impact if the site was developed for housing.
- The development will not harm the character of the area, which is made up of an eclectic mix of families
- There should be clauses in any permission to support local residents from impacts of anti-social behaviour / respecting neighbours etc
- There should be an evaluation of the facility with local residents / A2 Dominion, and Local Councillors to ensure that it integrates with the community
- There should be a condition preventing this to be converted to an emergency night shelter in the future
- While supportive of the proposed use, the design of the building looks like a factory or a prison and will not help integrate the residents and the community

In summary, the main points of objection were:

- The site is not appropriate for a homeless shelter
- The scheme should be redrawn to accommodate both homeless people and key workers – there is a shortage of the latter.
- The site, although small, is big enough to offer a reasonable division to help both groups and house homeless people side by side with working people.
- The site should be used for affordable housing
- Moving the issue the Council had in the centre of the city to areas away from the view of tourists and other visitors is not the best use of this site.
- Adverse effect on the character of the area
- Adverse effect on privacy
- The development will increase traffic throughout the area
- There will be an adverse impact on parking
- There are whole families and businesses in close proximity to the facility that could be potentially effected from anti-social behaviour that is commonly associated with people struggling with complex needs
- The area experiences a number of anti-social behaviour issues. The school has been placed in special measures, a brothel has been closed in Rymers Lane, and issues at the parade of shops near Templars Square including alcoholics. The shelter will compound the problem.
- The development could compromise the major redevelopment of Templars Square
- The originally approved use for the site was residential
- There has not been sufficient public consultation
- This should not become an emergency centre in the future

Response Organisation

On behalf of Response Organisation, the largest mental health charity in Oxfordshire, we would like to note our support for this much needed development.

The issue of homelessness and mental health are interlinked and we are desperately in need for more purpose built accommodation for homeless individuals in Oxford.

The design of the building and the option of move on are excellent. Also the location being away from existing services in the city centre is ideal. We have seen from recent developments that individuals fare much better when integrated into communities away from the city centre

9. PLANNING MATERIAL CONSIDERATIONS

9.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Provision of supported housing accommodation
- iii. Design and Impact on Character of Surrounding Area;
- iv. Neighbouring amenity
- v. Transport
- vi. Landscaping
- vii. Archaeology
- viii. Noise
- ix. Sustainability
- x. Other Matters

i. Principle of Development

- 9.2. 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.
- 9.3. 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.
- 9.4. 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.

- 9.5. 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

ii. Provision of Supported Housing Accommodation

- 9.6. Oxford Core Strategy Policy CS23 states that permission will only be granted for residential development that delivers a balanced mix of housing to meet the projected future household need, 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, such as amongst others, people with specialist housing needs.
- 9.7. The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development (paragraph 49). It goes on to encourage the delivery of a wide choice of high quality homes, widen opportunities for home ownership, and creating inclusive and mixed communities.
- 9.8. In so far as the proposal is concerned, there would be no specific policy reasons to object to the general principle of providing sheltered accommodation on this site. Indeed the use of the site for this type of accommodation could be viewed as helping to provide a mixed range of accommodation to suit those with specialist housing needs which would broadly accord with the aims and objectives of the above-mentioned policies.
- 9.9. Need: The proposed accommodation would form an important and integral part of the City Council's homelessness strategy to ensure an effective pathway for people with multiple and complex needs who are rough sleeping, or very vulnerably housed, and in need of accommodation and high levels of support.
- 9.10. There is currently a high demand within the city for this type of accommodation which has been created following the decommissioning of a number of these facilities within the city centre as a result of the County Council withdrawing funding. This has resulted in the loss of 61 bed spaces at Lucy Faithful House, 84 bed spaces at Julian Housing while a further 52 spaces are to be lost when Simon House closes in 2018. In order to address this loss of accommodation, the City Council agreed to re-commission new homelessness support services from A2Dominion with a view to providing the accommodation lost at Simon House on another site. This is in addition to those services that are jointly commissioned (between Oxfordshire County Council, the Oxfordshire District Councils, and the Oxfordshire Clinical Commissioning Group) which are expected to meet the needs of Oxford City's connected clients going forwards, with over 150 bed spaces available in the adult homeless pathway. The Council have also agreed to provide funding to keep Simon House partially open to provide support and accommodation for homelessness clients, usually with a

local connection to Oxford, until an alternative site is found and opens, while also providing additional complex needs provision across the city.

- 9.11. The Planning Statement has identified that there is a need to retain provision, with 24/7 supervision, rather than developing dispersed models of accommodation in order to maintain an effective pathway for people who are rough sleeping and in need of accommodation and support. As such officers consider that the proposal will meet an identified and pressing need for accommodation.
- 9.12. Management: The facility will be managed by A2Dominion, a Registered Provider, who have been operating in Oxford for circa 25 years and currently manage Simon House in the city centre.
- 9.13. During the consultation process, some concerns have been raised about potential impact that the facility will have on the surrounding area in terms of creating anti-social behaviour. A draft Management Protocol has been submitted with the application to set out how it will be managed.
- 9.14. The accommodation will provide 22 bedrooms in supported complex needs accommodation 'House 1', whereby occupants will be expected to enter into an Independent Living Programme which moves them towards recovery and independence over an average 6-9 month period, but with stays of up to 2 years possible. It is anticipated that the occupants will work on a programme that will see them move towards independent accommodation with minimal support. The second block 'House 2' provides 15 bedrooms of 'move-on' accommodation, for 2-3 years, which is aimed at those occupants progressing out of the pathway with the expectation that they are working and preparing to move into private-non supported accommodation.
- 9.15. The supported accommodation 'House 1' will be managed 24/7 by a team of support staff, which will result in two members of staff on site at all times. The management will focus on this complex needs accommodation but also allows for 24 hour monitoring through CCTV of the 'move-on' units in 'House 2'. In terms of security and safeguarding the public and adjoining interests, the facility is only accessed through a pass operated security access system at each of the pedestrian access points. The management plan includes procedures for dealing with anti-social behaviour / housing management. This includes monthly risk assessments that consider whether support needs to be withdrawn for residents along with drug and alcohol testing where required. Any disturbances for neighbours would be handled by on-site management in the first instance. A2 Dominion have confirmed that they will have a dedicated Resident Liaison Officer for local residents to contact should they have any need to, and there is a 24 hour complaints line operated by A2Dominion.
- 9.16. Oxford Local Plan Policy CP19 makes clear that permission will be refused for development proposals that cause unacceptable nuisance, and where such nuisance is controllable, appropriate planning conditions will be imposed. It is considered that although part of the site will cater for those with complex housing needs, it is sited within the Cowley Centre Primary District Centre, which is a

mixed-use area rather than a wholly residential area. The facility will be highly managed by a responsible Registered Provider, who understands the need to integrate with the local community and thereby effectively manage their tenants. The management plan provides details as to how this will be handled, and the presence of 24/7 on-site supervision would mean that any anti-social behaviour could be effectively managed and / or prevented. It also provides a suitable route for residents to make any complaints about behaviour that concerns them. Therefore whilst local residents concerns about possible anti-social behaviour are understood, officers consider that a condition that secures the implementation of a management plan for the facility would deal with this matter.

iii. Design and Impact on Character of Surrounding Area

- 9.17. The NPPF requires that local authorities seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It suggests that opportunities should be taken through the design of new development to improve the character and quality of an area and the way it functions. Policies CP1, CP6 and CP8 of the Oxford Local Plan, together with Policy CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan in combination require that development proposals incorporate high standards of design and respect local character.
- 9.18. 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.
- 9.19. 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 to read as a series of mill buildings. The size and scale of the building follows the indicative plans approved as part of the extant planning permissions. 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.
- 9.20. Appearance: The Design and Access Statement has indicated that the concept for the buildings appearance is to reflect that of the Victorian Terrace. As with the outline permission the windows at first floor level have been designed to align with the terrace. It would be important to ensure that the materials used in the building relate to the surrounding buildings. This could be dealt with through an appropriately worded condition which seeks approval of these.

- 9.21. In summary, officers consider that the proposed scale and density of the development could be accommodated within the plot and the building has been designed in a manner that follows basic urban design principles and establishes a clear sense of place that responds to the surrounding area, and special character of the adjacent Beauchamp Lane Conservation Area which would not be harmed. 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.

iv. Impact on Neighbouring Amenity

- 9.22. Policy CP10 of the Local Plan requires development proposals to be sited in a manner which meets functional need, but also in a manner that safeguards the amenities of other properties.
- 9.23. Residential Amenity: The property most likely to be affected by the built form of the proposal would be 2 Rymers Lane which lies to the north of the site, and has an east facing rear garden. This property has been extended over time, with a two-storey extension added in 1999 which brought it closer to the application site. 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 according to the plans for the extension (99/00103/NF) it would appear to serve the accommodation in the roof as part of a stairwell to the loft room. It is not the only source of light to this room given that 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.
- 9.24. The linear development pattern means that the majority of windows face out onto the street, and directly towards the rear of the site and so will not create any overlooking issues of this adjoining property (or indeed other properties on the western side of Rymers Lane). 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 2 Rymers Lane and the other properties in the terrace to prevent any adverse overlooking.
- 9.25. 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 or indeed any other properties in the surrounding area. The proposals would therefore comply with CP10 of the Local Plan.

v. Transport

- 9.26. A Transport Statement has been submitted with the application which considers the highway impacts of the proposed development.
- 9.27. Traffic Impact: The Transport Statement identifies that the nature of a supported housing facility would result in fewer trips than the extant planning permission for residential development on the site, which had approximately 6 parking spaces. This would be because of the fact that residents of the facility would be highly unlikely to own cars, with the only traffic demand likely to come from staff. The Local Highways Authority has raised no objection in terms of traffic impact.
- 9.28. Car-Free Development: As with the previous student accommodation schemes, the development would not provide any off-street parking spaces. 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. Therefore it would be a suitable location for a car-free scheme. The County Council has however raised concerns as to how a car-free development could be secured in the absence of any on-street parking controls which could prevent any parking within the surrounding streets. Therefore this needs to be considered.
- 9.29. The Transport Statement identifies that it is highly unlikely that residents within the facility will have access to a private vehicle. The residents licence agreement also has a clause which prevents them from bringing a vehicle to the area. Any visitors to the facility would be able to use public transport given the sustainable location, or use public car parks within the vicinity should they travel to the site by car. Although the County Council has removed their initial objection relating to concerns about parking, they have stated that it is unrealistic that all visitors will choose to park in public car parks at a cost when there is unrestricted on-street parking available within the surrounding streets. However, having regard to this matter, officers are of the view that the County Council has not given enough consideration to the nature of the existing use. The applicant has confirmed that the experience of other sites within the city (i.e. Simon House) is that the use does not generate significant numbers of visitors. Therefore it is highly likely that demand for on-street spaces from residents and visitors will be extremely low. Similarly while it is difficult to predict whether or not any visitors that do come to the site will use the public car parks in close proximity to the site, or the surrounding streets, the number of visitors would not be significant and the availability of options for parking vehicles along with access from public transport would reduce the extent of pressure on on-street parking from visitors. As such it would be difficult to uphold an objection on this basis.
- 9.30. In order to support the car-free nature of the scheme, no on-site parking for staff will be provided. A2Dominion will actively encourage all staff to travel to the site by sustainable transport. The Transport Statement identifies that the development will be managed on a 24hour basis with typically between 2 and 6 staff working at any one time. In order to encourage staff to use public transport,

private allocated parking would be provided at their facility in Sinnet Court, Southfield Road which is only 2km away. In considering how their other facilities within the city are managed, the TA has identified that staff could generate in the region of 2 vehicles at any one time. This would represent a small number that could add to parking pressures in the area.

- 9.31. The applicant has provided some data on parking within the area, which identifies that there is spare capacity for on-street parking in the vicinity of the site, which could easily accommodate the low parking demand from the proposed development. Having regard to this fact, the Local Highways Authority has stated that while stressing that increases in on-street parking demand in this location will further restrict any spare capacity and will cause an inconvenience to local residents, considering information provided in the parking survey, they have therefore removed their objection.
- 9.32. As such officers would advise members that the development is unlikely to compromise highway safety or lead to obstructions caused by ad hoc overspill or displaced parking. As such, it is unlikely that the highways impact of the development could be considered 'severe' as set out in the NPPF.

Cycle Parking

- 9.33. The development will provide 22 cycle parking spaces that are proposed for staff and residents. 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. As such no objection would be raised to this aspect of the proposal.

Refuse, Delivery and Servicing Arrangements

- 9.34. 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.
- 9.35. It is proposed that there will be around 1 or 2 deliveries a week to support the facility, which will take place from Rymers Lane. The application suggests a loading bay along Rymers Lane located close to the traffic build out, subject to further consultation Oxfordshire County Council's Traffic and Road Safety Team. However as the frequency of deliveries is only 1 or 2 times a week, the Local Highways Authority has stated that it is not considered necessary to provide an official loading bay.
- 9.36. Travel Plan: A Travel Plan Statement is recommended in order to encourage staff to use sustainable forms of transport. This could be secured by condition
- 9.37. 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

vi. Landscaping

- 9.38. 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, in accordance with the relevant local policies.

vii. Archaeology

- 9.39. 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.
- 9.40. 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.
- 9.41. 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, in accordance with the relevant local policies and the NPPF.

viii. Noise

- 9.42. 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.
- 9.43. 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.

ix. Sustainability

- 9.44. 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. This would accord with the requirements of Sites and Housing Plan Policy HP11

x. Other

- 9.45. Drainage: The proposed drainage strategy does not follow a Sustainable Urban Drainage hierarchy. It is considered that the drainage should ensure that it is connected to the surface water sewer within Rymers Lane as this would result in greater betterment from the proposal (as the clean water will be separated from the foul, and therefore the sewer undertaker will not be unnecessarily treating surface water). A condition should be attached seeking prior approval of a full drainage strategy for the site.
- 9.46. 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.
- 9.47. 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.
- 9.48. 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.

- 9.49. Air Quality: The Air Quality Assessment submitted with the application has considered potential impacts on air quality during the operational phase of the proposed development. 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.

10. CONCLUSION

- 10.1. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the satisfactory completion (under authority delegated to the Head of Development Management) of a legal agreement under section 106 of the Town and Country Planning Act 1990 and subject to the conditions set out.

11. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.
- 2 The development referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans.

Reason: To avoid doubt as no objection is raised only in respect of the deemed consent application as submitted and to ensure an acceptable development as indicated on the submitted drawings.
- 3 Samples of the exterior materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.
- 4 A landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority before development starts. The plan shall include a survey of existing trees showing sizes and species, and indicate which (if any) it is requested should be removed, and shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner.

Reason: In the interests of visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.
- 5 The landscaping proposals as approved by the Local Planning Authority shall be carried out upon substantial completion of the development and be completed not later than the first planting season after substantial completion.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

- 6 Prior to the start of any work on site including site clearance, details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material. The works shall only be carried out in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016

- 7 Prior to the start of any work on site, details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction-Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1,CP11 and NE15.

- 8 Detailed measures for the protection of trees to be retained during the development shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) before any works on site begin. Such measures shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 9 A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016

- 10 A Construction Traffic Management Plan should be submitted to the Local Planning Authority and agreed prior to commencement of works. This should identify:
- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,
 - Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),
 - Details of wheel cleaning / wash facilities to prevent mud, etc from migrating on to the adjacent highway,
 - Contact details for the Site Supervisor responsible for on-site works,
 - Parking provision for site related worker vehicles,
 - Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,
 - Engagement with local residents and businesses.

The approved Construction Traffic Management Plan shall then be adhered to during the construction period.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times.

- 11 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The scheme shall also include:
- Discharge Rates
 - Discharge Volumes
 - Maintenance and management of SUDS features
 - Sizing of features - attenuation volume
 - Infiltration in accordance with BRE365
 - Detailed drainage layout with pipe numbers
 - SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
 - Network drainage calculations

The development shall be carried out in accordance with the approved details.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community

- 12 That prior to the first occupation details of the refuse and cycle storage for the development shall be submitted to and approved in writing by the Local Planning Authority. The refuse and cycle storage shall be provided in accordance with these approved details prior to the development being first occupied, and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, and in accordance with Policies CP1, and CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 of the Sites and Housing Plan 2011-2026

- 13 All internal living and sleeping areas within either building hereby approved will be designed to meet BS8233:14 noise criteria. Where windows need to remain in the closed position to achieve such levels, the development shall install a proper system of ventilation to meet requirements of Building Regulations 2010 (Document F1).

In respect of proposed mechanical plant, the development shall ensure that the noise level generated by the installation does not impact adversely on the nearest noise sensitive receptor. For this purpose all plant shall be designed to meet requirements of BS4142:14 to ensure rating level does not rise above measured background value.

Reasons: In the interests of the amenities of occupiers in accordance with policy CP21 of the adopted Oxford Local Plan 2001-2016

- 14 No work shall commence until details of the sustainability measures to be incorporated into the development in order to meet the target set out in Sites and Housing Plan Policy HP11 have been submitted to and approved in writing by the Local Planning Authority. The energy efficiency measures shall be implemented and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise carbon emissions in accordance with policy CS9 of the Oxford Core Strategy 2026.

- 15 Prior to the commencement of the development, details of biodiversity enhancement measures including at least 5 x swift nesting devices (to be built into the building walls) shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the approved dwellings and retained as such thereafter.

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

- 16 Prior to the commencement of the development a contaminated land phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted in writing and approved by the LPA.

Phase 1 and 2 have already been submitted to and approved by the LPA.

Phase 3 requires that a remediation strategy, validation plan, and/or monitoring plan be submitted to and approved by the LPA to ensure the site will be suitable for its proposed use.

Reason- To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.

- 17 The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.

- 18 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.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

- 19 The development shall not be occupied until a Management Plan for the facility has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be brought into operation upon first occupation of the development and remain in place at all times thereafter unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To avoid doubt and in order to ensure the development is appropriately managed so as to protect the amenities of neighbouring occupiers, in accordance with policy CP10 of the Oxford Local Plan.

12. APPENDICES

Appendix 1 – Site Location Plan

13. HUMAN RIGHTS ACT 1998

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

14. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

This page is intentionally left blank

EAST AREA PLANNING COMMITTEE

Application Number: 17/03177/FUL

Decision Due by: 14th February 2018

Extension of Time:

Proposal: Demolition of existing sheds and erection of 2No. cabins.

Site Address: Ark T Centre, Crowell Road, Oxford, Oxfordshire

Ward: Cowley Ward

Case Officer Alice Watkins

Agent: N/A

Applicant: Ms Emmy O'Shaughnessy

Reason at Committee: Councillor Gant is the chair of the Trustees

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. EXECUTIVE SUMMARY

2.1. This report considers the demolition of three timber sheds and erection of two replacement sheds.

2.2. The key matters for assessment set out in this report include the following:

- Design;
- Residential Amenity

2.3. The development is considered acceptable in design terms and will not have a detrimental impact on the residential amenity of neighbouring properties. The proposal is considered to comply with Policies CP1, CP6, CP8, CP10, CP19 and

CP21 of the Local Plan, CS18 and CS20 of the Core Strategy and HP9 of the Sites and Housing Plan.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

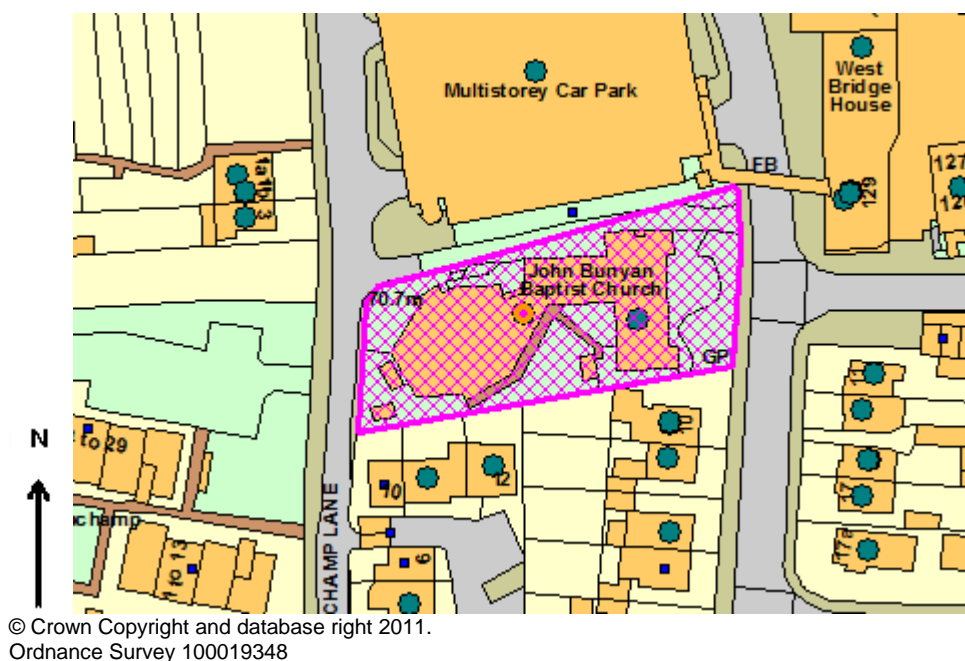
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The Ark T Centre is located between Beauchamp Lane and Crowell Road. It is adjacent to the John Bunyan Baptist Church and to the south of the multi-storey car park. The Ark T Centre is a community facility and offers a number of various projects with a creative basis as well as hosting a large number of workshops, classes and other events.

5.2. A site location plan is set out below:



6. PROPOSAL

6.1. The application seeks full planning permission to demolish three existing timber sheds in the rear garden of the Ark T Centre and replacement with two timber cabins. The cabins would be sited along the southern boundary of the site. They would measure 4.5m x 3.5m with a maximum height of 2.5m. The cabins would feature a mono-pitched roof with eaves of 2.25m at the rear and 2.1m at the

front. They would feature double doors and glazing to the front elevation and constructed from pine.

7. RELEVANT PLANNING HISTORY

7.1. There is no relevant planning history for the site.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	7	CP1, CP6, CP8, CP10,	CS18_,	HP9_,	
Social and community	8		CS20_,		
Environmental	10	CP19, CP21,			
Misc	5			MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 5th January 2018.

Statutory and Non-Statutory Consultees

9.2. No comments were received from Statutory or Non-Statutory Consultees.

Public representations

9.3. No public representations were received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Design;
- ii. Neighbouring amenity etc.

i. Design and Impact on Character of Surrounding Area

- 10.2 Policies CP1, CP6, CP8, CP10, HP9 and CS18 seek to ensure that development is well designed and relates well to the existing house and surroundings. Policy CS20 of the Core Strategy states that planning permission will be granted for community facilities where this will meet an existing deficiency.
- 10.3 There are three existing timber sheds at the rear of the site. It is proposed to replace these sheds with two slightly larger cabins. The cabins proposed would not detract from and could be argued to improve the appearance of the site over and above the three existing, domestic and slightly tired looking sheds on site at present. The proposed cabins would be contained within the site, shielded by the main building and would not be visible from the public domain. The proposed cabins would be of an appropriate size for the site and not feature as dominant additions in the rear garden. The development is considered acceptable in design terms.
- 10.4 The proposal is considered to comply with Policies CP1, CP6, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan, CS18 and CS20 of the Core Strategy and the NPPF.

ii. Impact on Neighbouring Amenity

- 10.5 The site shares a boundary with 10 Crowell Road which is a residential property. The cabins would be located alongside the northern side boundary of the garden of No. 10. The cabins proposed would be used as office space and it is not considered that the development would result in unacceptable noise or disturbance to the neighbouring property. The existing sheds have previously been used as music studios and it is considered that the proposed cabins would not have a greater impact than the existing sheds and may even result in a more compatible use. The proposed cabins, given the limited height, would also not be overbearing, affect access to light or privacy. All other properties are a sufficient distance so as not to be directly or adversely affected.
- 10.6 The development is considered to comply with Policies CP19 and CP21 of the Local Plan and the NPPF.

11. CONCLUSION

- 11.1. The proposed development is considered acceptable in design terms and is not considered to have a detrimental impact on the neighbouring properties. The proposal is considered to comply with Policies CP1, CP6, CP8, CP10, CP19 and CP21 of the Local Plan, CS18 and CS20 of the Core Strategy, HP9 of the Sites and Housing Plan and the NPPF.
- 11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed.

12. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 The materials to be used in the external elevations of the new development shall be as specified in the application form.

Reason: To ensure that the new development is in keeping with existing building(s) in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

13. APPENDICES

Appendix 1 – Site Location Plan

14. HUMAN RIGHTS ACT 1998

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

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. 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.

EAST AREA PLANNING COMMITTEE

8th February 2018

Application Number: 17/03064/CT3

Decision Due by: 18th January 2018

Extension of Time: TBC

Proposal: Creation of 13no. car parking spaces and 11no. cycle stands. Insertion of 15no. bollards and alterations to landscaping.

Site Address: Land On The East Side Of
Field Avenue
Oxford
Oxfordshire

Ward: Blackbird Leys Ward

Case Officer Tim Hunter

Agent: Claire Alvey **Applicant:** Oxford City Council

Reason at Committee: The applicant is Oxford City Council.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. EXECUTIVE SUMMARY

2.1. This report considers the formation of 13 parking spaces using areas of existing grass verge.

2.2. The key matters for assessment set out in this report include the following:

- Design

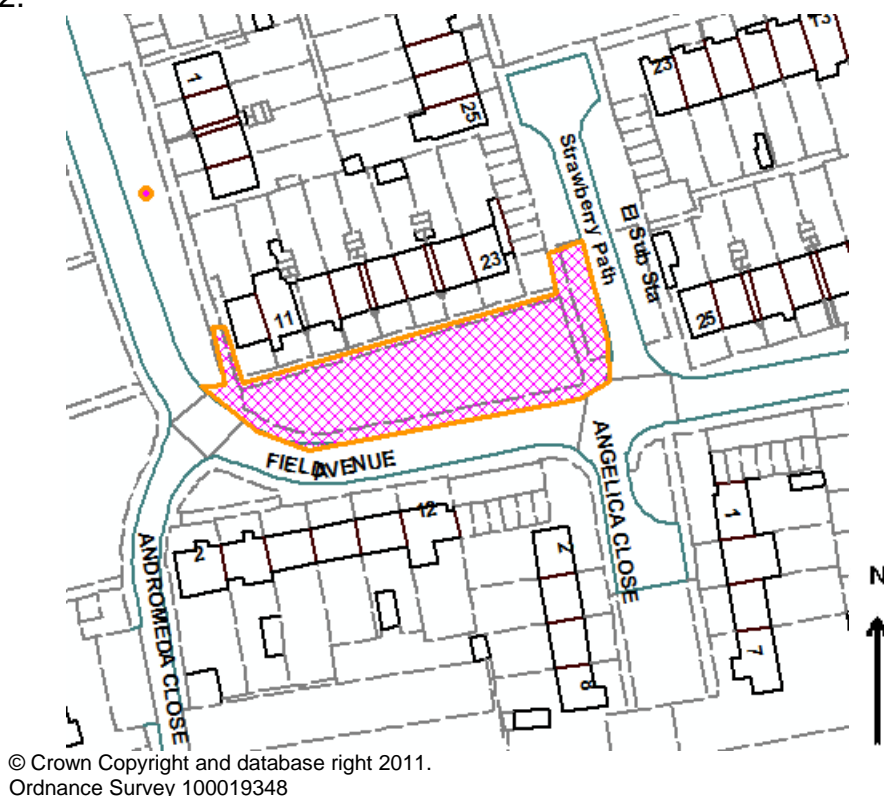
- Impact on amenity
- Parking Standards
- Trees and Landscaping
- Drainage
- Air Quality

2.3 Officers consider that the design of the proposals will protect the visual and public amenity value of this open area, whilst providing formal car and cycle parking and facilitating improvements in air quality by the provision of charging points for electric vehicles. Issues around planting, public and highway safety and flooding can be addressed by the conditions proposed, to ensure that the development complies with Policies CP1, CP6, CP8, CP10, CP11, CP19, CP20, CP21, CP23 and NE15 of the adopted Oxford Local Plan 2001 – 2016, CS11, CS18 and CS19 of the Core Strategy and MP1 and HP16 of the Sites and Housing Plan.

3. SITE AND SURROUNDINGS

3.1. The site is located in Blackbird Leys to the south east of the city centre. The area proposed for parking is a large grassed verge on the corner of Field Avenue and Strawberry Path.

3.2.



4. PROPOSAL

4.1. The application proposes the formation of 13 resident parking spaces, including one accessible space, which would be provided to the front of 9-23 Field Avenue between the main pedestrian footpath and the front access path to the dwellings.

4.2. The new parking area would require the removal of some existing trees.

5. RELEVANT PLANNING HISTORY

5.1. The table below sets out the relevant planning history for the application site:

No relevant planning history

6. RELEVANT PLANNING POLICY

6.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	Paras 56 -68	CP1, CP6, CP8	CS18, CS19		
Natural Environment	17, 109-125, 152	CP11, NE15			
Transport	9, 29-41			HP16	Parking Standards SPD
Environmental	7-10, 14, 17, 94, 99-108 109-125	CP10, CP19, CP20, CP21, CP23	CS11,		NPPF Technical Guidance
Misc				MP1	

7. CONSULTATION RESPONSES

7.1. A site notice was displayed at the application site on 7th December 2017 and an advertisement was published in The Oxford Times newspaper on 30th November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

7.2. No objection subject to provision of visibility splays by condition, adequate reversing room being provided behind spaces and spaces being provided in line with minimum space standards.

Oxford City Council (Land Quality)

- 7.3. No objection but suggests informative

Oxford City Council (Trees)

- 7.4. No objection subject to conditions to protect retained tree

Public representations

- 7.5. 1no. third party comment was received from an address on Field Avenue. In addition, a direct representation has been made from a member of the public to Highways Development and those comments are reflected below.

In summary, the main points of objection were:

- It is unclear how the new spaces will be allocated.
- Too many bike racks - no-one will use them as bikes will be stolen
- Less Spaces than currently on offer and grass mid-winter is not in a bad condition.
- Turning from Strawberry Path tight and loss of spaces
- Shrubs obscure the view
- Trip rail fencing and cycle hoops can be used as seating for undesirables

Officer Response

- 7.6. The development seeks to maintain a balance between parking need and green space as well as providing opportunities for sustainable transport modes.

8. PLANNING MATERIAL CONSIDERATIONS

- 8.1. Officers consider the determining issues to be:

- i. Design;
- ii. Residential Amenity;
- iii. Parking/Highways;
- iv. Trees and landscaping;
- v. Drainage
- vi. Air Quality

i. Design

- 8.2. The proposed development would be acceptable in design terms. Parts of the existing grass area would be retained which would maintain the green and open feel. Furthermore the proposals would improve the quality of the green areas which are being eroded by informal parking and thus the proposals would provide a formal arrangement while maintaining the green areas in part. The new access roadway is specified as asphalt which will reflect other areas of road nearby, whilst the new car parking spaces are laid out in brindle block paving with charcoal delineation. This approach is visually appropriate and will be

visually softened by the retention and provision of replacement trees and new low level parking. The timber posts and knee level rail fencing proposed to separate cars from pedestrians and landscaping areas, will achieve an appropriate balance between the need for robust separation and a muted visual impact. As such the development will protect the visual amenity value of the existing open area, in accordance with Policies CP1, CP8 and CP11 of the local plan and CS18 of the Core Strategy.

ii. **Impact on amenity**

8.3. The proposed development would be in an area where there is existing on-street parking and it is well lit. Therefore the impact of noise and activity associated with car parking would not be materially different from the existing situation for residents. The parking spaces are not directly against the buildings and separation between parking and the dwellings has been retained. As such there would be no adverse impact on residential amenity in accordance with policies CP1, CP9 CP10, CP20 and CP21 of the Local Plan.

iii. **Parking/Highways**

8.4. The area experiences a high level of on-street parking and informal parking on the grass verges. The application seeks to alleviate on-street parking and create formalised parking spaces with good visibility which comply with highway safety requirements to ease movements on the street. The Local Highway Authority has requested pedestrian and vehicular visibility splays by condition and there is no indication that these could not be achieved, as the position of the proposed access roadway will allow for a 2.4 x 25m vehicular visibility splay onto Strawberry Path.

8.5. The spaces are adequately sized and meet the standard size required. Provision has been made for a disabled parking space. The proposals are therefore considered to accord with policy TR3 of the Local Plan.

8.6. 11 cycle parking spaces are also proposed, to facilitate journeys by bicycle and reduce the need for cars, in accordance with Policy TR4 of the Local Plan.

iv. **Trees and Landscaping**

8.7. The proposals require the removal and replacement of some recently planted small trees and subject to a condition to secure the replacement trees, the net result would not be significantly detrimental to public amenity.

8.8. One more mature tree is to be retained and to avoid damage to this tree, it will need to be protected from physical damage during the construction phase and new hard surfaces will need to be 'no-dig' in design and construction where they encroach within Root Protection Areas (as defined by BS5837:2012). Details of this and tree protection plan and an arboricultural method statement are requested by condition to protect retained trees during construction, in accordance with Policy NE15 of the Local Plan.

v. Drainage

- 8.9. Field Avenue is located in Flood Zone 2. As stated in the Design and Access Statement and in accordance with Oxford City Council standing advice, there is no need for a formal flood risk assessment for this type of development as there will be no change to the handling of surface water and this is a minor development that does not include buildings and covers less than 250m².
- 8.10. However, given the overall increase in impermeable area on what is currently grass verges, details of the drainage infrastructure will be required prior to commencement, as well as details on how this is to be maintained in order to ensure the systems remains safe and functional for the lifetime of the development. In line with Policy CS11 of the Oxford Core Strategy, it is expected that Sustainable Drainage systems (SuDS) would be used unless shown not to be feasible.

vi. Air Quality

- 8.11. Policy CP23 of the Core Strategy puts emphasis on improving air quality in the city. In order to improve air quality electric car usage is increasing. Future parking places that will be built in the city should have the necessary ducting to allow EV charging infrastructure. This will also align with Oxford City Council's Zero Emission Zone (ZEZ) proposal. Therefore a condition is recommended to ensure that the infrastructure for electric charging points is installed to meet future demand in the interests of air quality, in accordance with Policy CS23 of the Core Strategy.

vii. Community Safety

- 8.12. Note has been taken of comments relating to public safety – that people could hide behind vegetation and use the street furniture as seating. Officers consider that bollards and timber rails fencing are generally unsuitable for seating, either because of their height or because the upturned edge of the timber rails is uncomfortable to rest upon. It is noted that low level shrubs are specified for the planting and it is unlikely that this would provide much in the way of cover for those wishing to conceal themselves, indeed, parked cars and vans are likely to offer more in the way of concealment opportunities. With regard to the security of cycles, this is likely to be a function of the locks used and overall, the development will not result in an unacceptable increase in the opportunity for crime and the proposal accords with the aims of policy CS19 of the Core Strategy.

viii Land Quality

- 8.13. Contamination risks to this site are considered to be low, especially with the proposed end-use of car parking, but an informative should be included in any permission granted in case contamination is identified during the course of development.

9. CONCLUSION

9.1. The proposed development is considered to make a more efficient use of the land, not detract from the character and appearance of the area, reduce on street parking and provide cycle parking and safe SuDs compliant parking spaces whilst retaining green verges and retaining or replacing existing trees, in accordance with Policies CP1, CP6, CP8, CP10, CP11, CP19, CP20, CP21, CP23 and NE15 of the adopted Oxford Local Plan 2001 – 2016, CS11, CS18 and CS19 of the Core Strategy and MP1 and HP16 of the Sites and Housing Plan.

9.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the approval of satisfactory conditions.

10. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 The materials used in the external construction of the approved development shall be those specified in the submitted application form and approved plans unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policy CP1 of the Oxford Local Plan 2001-2016.

- 4 Prior to the start of any work on site including site clearance, details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material. The hard surfaces shall only be constructed in accordance with the approved details".

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 5 Detailed measures for the protection of trees to be retained during the development shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) before any works on site begin. Such measures shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 6 A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1,CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 7 Prior to the commencement of development, plans, calculations and drainage details to show how surface water will be dealt with on-site through the use of sustainable drainage methods (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. The plans, calculations and drainage details will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics.

The plans, calculations and drainage details submitted shall demonstrate that;

- I. The drainage system is to be designed to control surface water runoff for all rainfall up to a 1 in 100 year storm event with an allowance for climate change.
- II. The rate at which surface water is discharged from the site may vary with the severity of the storm event but must not exceed the greenfield runoff rate for a given storm event.
- III. Excess surface water runoff must be stored on site and released to receiving system at greenfield rates.

Any proposal which relies on Infiltration will need to be based on on-site infiltration testing in accordance with BRE365 or alternative suitable methodology, details of which are to be submitted to and approved by the LPA.

Before the start of work on site, details of a Sustainable Drainage (SuDS) Maintenance Plan shall also be submitted to and approved in writing by the Local Planning Authority and subsequently adhered to for the lifetime of the development. The Sustainable Drainage (SuDS) Maintenance Plan will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics, and will be required to provide details of the frequency and types of maintenance for each individual sustainable drainage structure proposed and ensure the sustainable drainage system will continue to function in perpetuity.

Reason: To ensure compliance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 8 Prior to the commencement of development details and designs shall be submitted to and approved in writing by the LPA for the provision of ducting to allow for future installation of Electronic Vehicle charging infrastructure, in order to make resident parking places EV ready for future demand. The details and location of such provision should take into consideration the availability of electrical supply and should therefore be designed making reference to information held by the local distribution network operator.

Such provision shall be formed, and laid out in accordance with the approved details before usage of the parking spaces commences and shall remain in place thereafter.

Reason: To contribute to improving local air quality in accordance with CP23 of the Oxford Local Plan 2001- 2016 and enable the provision of low emission vehicle infrastructure.

- 9 Prior to the use of the new parking bays, pedestrian vision splays measuring 2m by 2m shall be provided to each side of the access. This vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.6m as measured from carriageway level.

Reason: To provide and maintain adequate visibility in the interest of highway safety in accordance with policy CP1 of the Local Plan.

- 10 Prior to the use of the new parking bays, vehicle visibility splays shall be provided in both directions in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Splays measuring 2.4m by 25m shall be provided to each side of the access. This vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.6m as measured

from carriageway level. Thereafter, the visibility splays shall be kept permanently free from obstruction to vision.

Reason: In the interest of highway safety, in accordance with Policy CP1 of the Local Plan.

11. HUMAN RIGHTS ACT 1998

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

12. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 12.1. 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.

EAST AREA PLANNING COMMITTEE

Application Number: 17/02971/CT3

Decision Due by: 3rd January 2018

Extension of Time:

Proposal: Erection of a single storey rear extension (Amended plans)

Site Address: 20 Girdlestone Road, Oxford, Oxfordshire, OX3 7LZ

Ward: Churchill Ward

Case Officer Alice Watkins

Agent: N/A **Applicant:** Mr Michael Long

Reason at Committee: The application is submitted by Oxford City Council.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a single storey rear extension.

2.2. The key matters for assessment set out in this report include the following:

- Design;
- Residential Amenity
- Flood Risk

2.3. The development is considered acceptable in design terms and will not have a detrimental impact on the residential amenity of neighbouring properties. The proposal is considered to comply with Policies CP1, CP6, CP8 and CP10 of the

Local Plan, CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and CIP1, CIP3 and GSP4 of the Headington Neighbourhood Plan. The proposal is considered to comply with the NPPF.

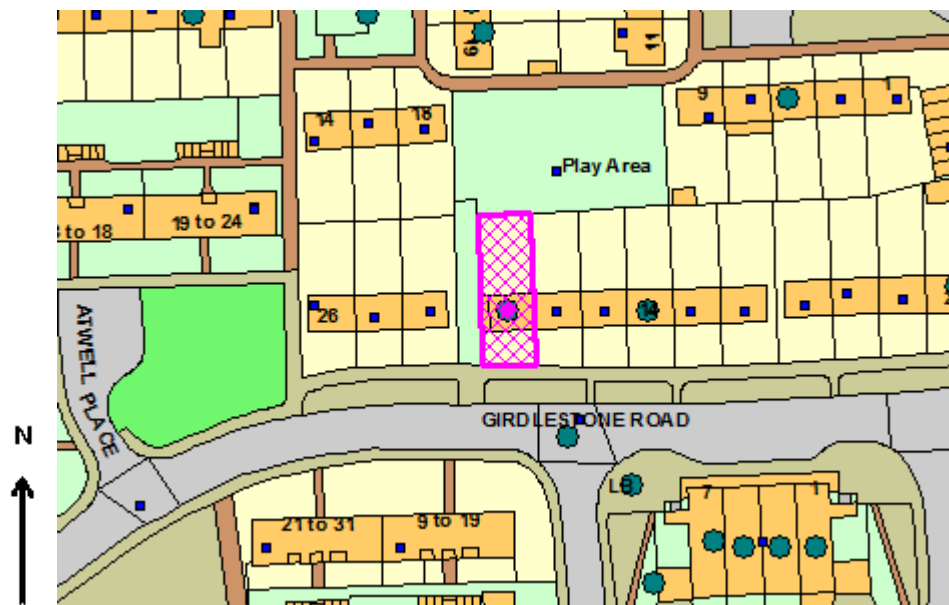
3. COMMUNITY INFRASTRUCTURE LEVY (CIL)

3.1. The proposal is not liable for CIL.

4. SITE AND SURROUNDINGS

4.1. The site is an end of terrace property which is located on the north side of Girdlestone Road. The dwelling is two storey and is finished with render. The properties along Girdlestone Road are all finished with render painted in various shades. There is a play area to the rear of the site and a row of shops on the south side of the road.

4.2. A site location plan is set out below



© Crown Copyright and database right 2011.
Ordnance Survey 100019348

5. PROPOSAL

5.1. The application proposes to erect a single storey rear extension. The extension extends by 5.3m from the rear of the dwelling. It features a flat roof with a maximum height of 3m and an eaves height of 2.7m. The extension dog legs around the existing kitchen window within the rear elevation. An accessible bedroom and bathroom would be provided.

6. RELEVANT PLANNING HISTORY

6.1. The table below sets out the relevant planning history for the application site:

54/04057/A_H - Land at Town Furze - Layout of housing estate.. PER 9th November 1954.

55/04177/A_H - Land at Town Furze - 159 houses and 84 flats.. PER 11th January 1955.

7. RELEVANT PLANNING POLICY

7.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	7	CP1 CP6 CP8 CP10	CS18	HP9	CIP1 CIP3 GSP4
Housing	6			HP14	
Natural Environment	9, 11, 13		CS11		
Misc	5			MP1	

8. CONSULTATION RESPONSES

8.1. Site notices were displayed around the application site on 20th November 2017 and an advertisement was published in The Oxford Times newspaper on 16th November 2017.

Statutory and Non-Statutory Consultees

Natural England

8.2. Further information required to determine impacts on designated sites. A SUDs strategy which demonstrates how a reduction in the quantity or quality of groundwater recharge, or an increase in surface water runoff will be avoided.

Officer Response

- 8.3. The Flood Mitigation Officer has been consulted. Given the scale of the proposal and the comments received from Natural England, it is considered that a suitably worded condition will be able to deal with any increase in surface water runoff.

Public representations

- 8.4. No public representations were received.

9. PLANNING MATERIAL CONSIDERATIONS

- 9.1. Officers consider the determining issues to be:

- i. Design;
- ii. Neighbouring amenity
- iii. Flood Risk

i. Design and Impact on Character of Surrounding Area

- 9.2. While the extension extends by 5.3m from the rear of the dwelling, it features a flat roof with a maximum height of 3m which reduces the overall scale and massing. While the extension is of a somewhat unusual design with the dogleg, it has been designed to be fully accessible and simple in all design respects. The extension is considered to form a good visual relationship with the host dwelling and would read as a subservient addition. It is to be constructed from materials to match the host dwelling. Given the positioning to the rear, it would not be visible from the public domain to the frontage with only limited views from the footpath to the side and play area to the rear. The development is therefore considered acceptable in design terms and would not detract from the character and appearance of the dwelling or the locality in general.
- 9.3. The proposal is considered to comply with Policies CP1, CP6, CP8 and CP10 of the Local Plan, CS18 of the Core Strategy, HP9 of the Sites and Housing Plan, CIP1, CIP3 and GSP4 of the Headington Neighbourhood Plan and the NPPF.

ii. Impact on Neighbouring Amenity

- 9.4. There is a ground floor window to the rear of 18 Girdlestone Road which serves a habitable room. The 45° line has been applied in relation to this window and the proposed extension does not contravene it due to the chamfered relationship between the side and rear elevations proposed. It is not considered that the extension would impact upon the light afforded to the neighbouring property. Due to the single storey height and the distance from the boundary shared with No. 18, it is not considered that the development would have an overbearing impact or result in a loss of outlook to the neighbouring property. There would be no windows within the side elevation and only a double door within the chamfered part that serves a circulation space. Given this, the angled nature and distance

from the boundary, there would be no direct impact upon privacy from the neighbouring property, no. 18.

9.5. The dwelling to the west, no. 22 would be a sufficient distance away from the proposals so as not to be adversely affected. No other properties would be impacted.

9.6. The proposal is therefore considered to comply with Policy HP14 of the Sites and Housing Plan and the NPPF.

iii. Flooding

9.7 The proposed development is situated in the Lye Valley Catchment area. The proposal has the potential to increase the built impermeable area on the site. However the Council's Flood Officer advises that considering the scale and type of development as well as the comments from Natural England, a suitably worded condition would deal with any increase in surface water runoff. The development is considered to comply with Policy CS11 of the Core Strategy and the NPPF on this basis.

10. CONCLUSION

10.1. The proposed development is considered acceptable in design terms and is not considered to have a detrimental impact on the neighbouring properties or flood risk. The proposal is considered to comply with Policies CP1, CP6, CP8 and CP10 of the Local Plan, CS11 and CS18 of the Core Strategy, HP9 and HP14 of the Sites and Housing Plan, CIP1, CIP3 and GSP4 of the Headington Neighbourhood Plan and the NPPF.

10.2. It is recommended that the Committee resolve to grant planning permission for the development proposed.

11. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 The materials to be used in the external elevations of the new development shall match those of the existing building.

Reason: To ensure that the new development is in keeping with existing building(s) in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

- 4 A Sustainable Drainage Strategy should be submitted to and approved by the Local Planning authority.

All Impermeable areas of the proposed development, including roofs, driveways, and patio areas should be drained using Sustainable Drainage measures (SuDS).

This may include the use of porous pavements and infiltration, or attenuation storage to decrease the run off rates and volumes to public surface water sewers and thus reduce flooding.

Soakage tests should be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches. Where infiltration is not feasible, surface water should be attenuated on site and discharged at a controlled discharge rate no greater than prior to development using appropriate SuDS techniques.

If the use of SuDS are not reasonably practical, the design of the surface water drainage system should be carried out in accordance with Approved Document H of the Building Regulations.

The drainage system should be designed and maintained to remain functional, safe, and accessible for the lifetime of the development.

Reason: To avoid increasing surface water run-off and volumes to prevent an increase in flood risk in accordance with policies CS11 of the Oxford Core Strategy 2011-2026

- 5 Inert gravel materials are to be used in any Sustainable Drainage system.

Reason: To ensure groundwater chemistry upstream of the Lye Valley Sites of Special Scientific Interest (SSSI) is maintained.

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.
- 2 The development is located within the Lye Valley catchment area and contributes water drainage (by both surface and infiltration) to the Lye Valley SSSI. The Lye Valley SSSI is particularly sensitive to changes in water contribution to the underlying ground water. Given this any increase in impermeable surfaces within this area is likely to have a detrimental effect on the SSSI. Any increases in impermeable surfaces on the site should be mitigated by the use of soakaway and infiltration measures.

12. APPENDICES

Appendix 1 – Site Location Plan

.

13. HUMAN RIGHTS ACT 1998

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

14. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 14.1. 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.

This page is intentionally left blank

EAST AREA PLANNING COMMITTEE

8th February 2018

Application Number: 17/02930/CT3

Decision Due by: 13th December 2017

Extension of Time: TBC

Proposal: Provision of 17 No. parking spaces and 18no. cycle spaces on existing green space area with landscaping. Alterations to landscaping.

Site Address: Street Record
Briar Way
Oxford
Oxfordshire

Ward: Blackbird Leys Ward

Case Officer Tim Hunter

Agent: Claire Alvey **Applicant:** Oxford City Council

Reason at Committee: The applicant is Oxford City Council.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. EXECUTIVE SUMMARY

2.1. This report considers the formation of 18 parking spaces using areas of existing grass verge.

2.2. The key matters for assessment set out in this report include the following:

- Design

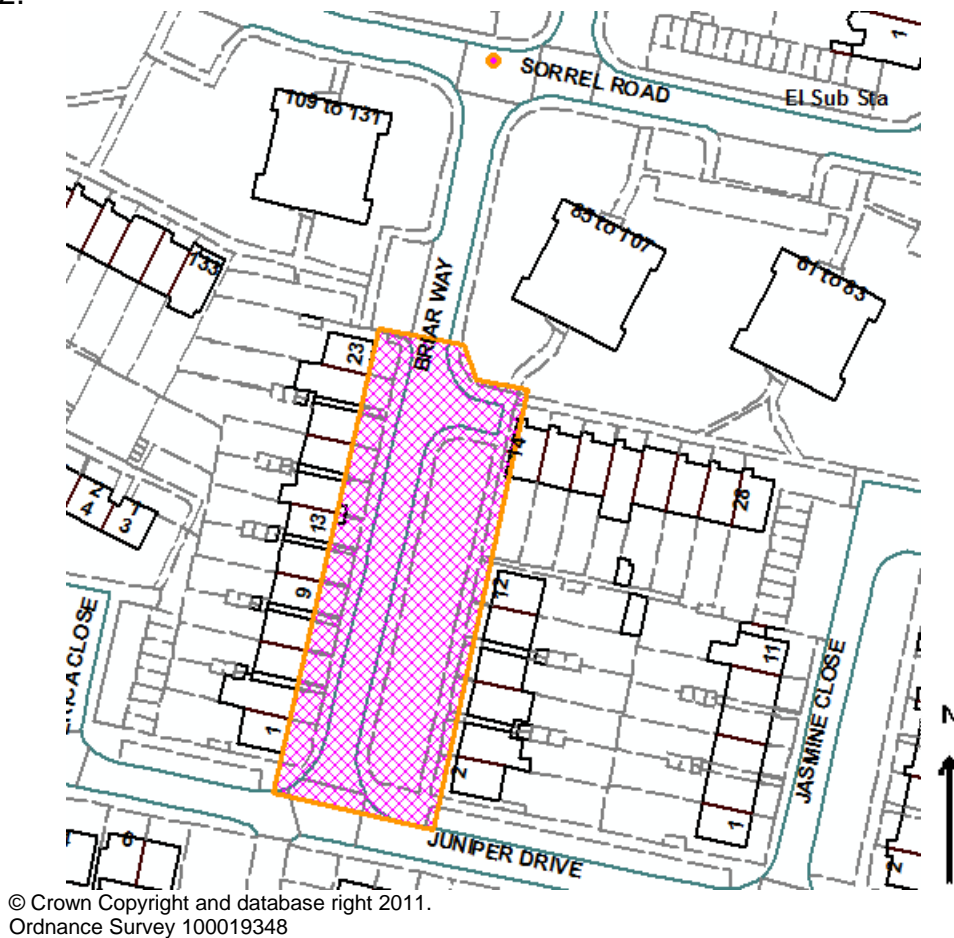
- Impact on amenity
- Parking Standards
- Landscaping
- Drainage
- Air Quality

2.3 Officers consider that the design of the proposals will protect the visual and public amenity value of this open area, whilst providing formal car and cycle parking and facilitating improvements in air quality by the provision of charging points for electric vehicles. Issues around planting, public and highway safety and flooding can be addressed by the conditions proposed, to ensure that the development complies with Policies CP1, CP6, CP8, CP10, CP11, CP19, CP20, CP21, CP23 and NE15 of the adopted Oxford Local Plan 2001 – 2016, CS11, CS18 and CS19 of the Core Strategy and MP1 and HP16 of the Sites and Housing Plan.

3. SITE AND SURROUNDINGS

3.1. The site is located in Blackbird Leys to the south east of the city centre. The area proposed for parking is a large grassed verge on the east side of Briar Way.

3.2.



4. PROPOSAL

- 4.1. The application proposes the formation of 13 resident parking spaces, including one accessible space, which would be provided to the front of 2-14 Briar Way between a secondary pedestrian footpath and the front access path to the dwellings.

5. RELEVANT PLANNING HISTORY

- 5.1. The table below sets out the relevant planning history for the application site:

No relevant planning history

6. RELEVANT PLANNING POLICY

- 6.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	Paras 56 -68	CP1, CP6, CP8	CS18, CS19		
Natural Environment	17, 109-125, 152	CP11, NE15			
Transport	9, 29-41			HP16	Parking Standards SPD
Environmental	7-10, 14, 17, 94, 99-108 109-125	CP10, CP19, CP20, CP21, CP23	CS11,		NPPF Technical Guidance
Misc				MP1	

7. CONSULTATION RESPONSES

- 7.1. A site notice was displayed at the application site on the 14th November 2017 and an advertisement was published in The Oxford Times newspaper on 16th November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 7.2. No objection subject to conditions requiring sustainable drainage and alterations to lighting column and public highway.

Oxford City Council (Air Quality)

- 7.3. No objection subject to condition requiring EV charging point infrastructure.

Public representations

- 7.4. No public comments have been received.

8. PLANNING MATERIAL CONSIDERATIONS

- 8.1. Officers consider the determining issues to be:

- i. Design;
- ii. Residential Amenity;
- iii. Parking/Highways;
- iv. Trees and landscaping;
- v. Drainage
- vi. Air Quality

i. Design

- 8.2. The proposed development would be acceptable in design terms. Parts of the existing grass area would be retained which would maintain the green and open feel. Furthermore the proposals would improve the quality of the green areas which are being eroded by informal parking and thus the proposals would provide a formal arrangement while maintaining the green areas in part. The new car parking spaces are laid out in brindle block paving with charcoal delineation. This approach is visually appropriate and will be visually softened by the provision of new trees and new low level parking. The timber posts proposed to separate cars from pedestrians and landscaping areas, will achieve an appropriate balance between the need for robust separation and a muted visual impact. As such the development will protect the visual amenity value of the existing open area, in accordance with Policies CP1, CP8 and CP11 of the local plan and CS18 of the Core Strategy.

ii. Impact on amenity

- 8.3. The proposed development would be in an area where there is existing on-street parking and it is well lit. Therefore the impact of noise and activity associated with car parking would not be materially different from the existing situation for residents. The parking spaces are not directly against the buildings and separation between parking and the dwellings has been retained. As such there would be no adverse impact on residential amenity in accordance with policies CP1, CP9 CP10, CP20 and CP21 of the Local Plan.

iii. Parking/Highways

8.4. The area experiences a high level of on-street parking and informal parking on the grass verges. The application seeks to alleviate on-street parking and create formalised parking spaces with good visibility which comply with highway safety requirements to ease movements on the street.

8.5. The Local Highway Authority (LHA) has advised that parking bays which run parallel to the highway are considered a better option where possible as reversing over the footway can cause potential conflicts with pedestrians, cyclists and other vehicles. For this reason, the LHA has safety concerns with the proposals; however it is recognised that the proposals are seeking to rationalise current ad-hoc parking which could also pose a safety risk and for this reason, the LHA does not object to the proposal, although it is recommended that the spaces be increased in width to 2.5m in width.

8.6. Provision has been made for a disabled parking space and the proposals accord with policy TR3 of the Local Plan.

8.7. 18 cycle parking spaces are also proposed, to facilitate journeys by bicycle and reduce the need for cars, in accordance with Policy TR4 of the Local Plan.

iv. Landscaping

8.8. The proposals include the provision of three new trees and low planting (shrubs). This new provision is considered to adequately ameliorate the loss of part of the grassed area.

v. Drainage

8.9. Given the overall increase in impermeable area on what is currently grass verges, details of the drainage infrastructure will be required prior to commencement, as well as details on how this is to be maintained in order to ensure the systems remains safe and functional for the lifetime of the development. In line with Policy CS11 of the Oxford Core Strategy, it is expected that Sustainable Drainage systems (SuDS) would be used unless shown not to be feasible and this can be covered by condition.

vi. Air Quality

8.10. Policy CP23 of the Core Strategy puts emphasis on improving air quality in the city. In order to improve air quality electric car usage is increasing. Future parking places that will be built in the city should have the necessary ducting to allow EV charging infrastructure. This will also align with Oxford City Council's Zero Emission Zone (ZEZ) proposal. Therefore a condition is recommended to ensure that the infrastructure for electric charging points would be installed to meet future demand in the interests of air quality, in accordance with Policy CS23 of the Core Strategy.

9. CONCLUSION

9.1. The proposed development is considered to make a more efficient use of the

land, would not detract from the character and appearance of the area, would reduce on street parking and provide cycle parking and safe SuDs compliant parking spaces whilst retaining green verges and retaining or replacing existing trees, in accordance with Policies CP1, CP6, CP8, CP10, CP11, CP19, CP20, CP21, CP23 and NE15 of the adopted Oxford Local Plan 2001 – 2016, CS11, CS18 and CS19 of the Core Strategy and MP1 and HP16 of the Sites and Housing Plan.

- 9.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the approval of satisfactory conditions.

10. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 The materials used in the external construction of the approved development shall be those specified in the submitted application form and approved plans unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policy CP1 of the Oxford Local Plan 2001-2016.

- 4 Prior to the commencement of development, plans, calculations and drainage details to show how surface water will be dealt with on-site through the use of sustainable drainage methods (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. The plans, calculations and drainage details will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics.

The plans, calculations and drainage details submitted shall demonstrate that;

I. The drainage system is to be designed to control surface water runoff for all rainfall up to a 1 in 100 year storm event with an allowance for climate change.

II. The rate at which surface water is discharged from the site may vary with the severity of the storm event but must not exceed the greenfield runoff rate for a given storm event.

III. Excess surface water runoff must be stored on site and released to receiving system at greenfield rates.

Any proposal which relies on Infiltration will need to be based on on-site infiltration testing in accordance with BRE365 or alternative suitable methodology, details of which are to be submitted to and approved by the LPA.

Before the start of work on site, details of a Sustainable Drainage (SuDS) Maintenance Plan shall also be submitted to and approved in writing by the Local Planning Authority and subsequently adhered to for the lifetime of the development. The Sustainable Drainage (SuDS) Maintenance Plan will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics, and will be required to provide details of the frequency and types of maintenance for each individual sustainable drainage structure proposed and ensure the sustainable drainage system will continue to function in perpetuity.

Reason: To ensure compliance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 5 Prior to the commencement of development details and designs shall be submitted to and approved in writing by the LPA for the provision of ducting to allow for future installation of Electronic Vehicle charging infrastructure, in order to make resident parking places EV ready for future demand. The details and location of such provision should take into consideration the availability of electrical supply and should therefore be designed making reference to information held by the local distribution network operator.

Such provision shall be formed, and laid out in accordance with the approved details before usage of the parking spaces commences and shall remain in place thereafter.

Reason: To contribute to improving local air quality in accordance with CP23 of the Oxford Local Plan 2001- 2016 and enable the provision of low emission vehicle infrastructure.

11. HUMAN RIGHTS ACT 1998

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

12. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 12.1. 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.

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 17 January 2018



Committee members:

Councillor Taylor (Chair)	Councillor Henwood (Vice-Chair)
Councillor Chapman	Councillor Cook (for Councillor Clarkson)
Councillor Lloyd-Shogbesan	Councillor Lygo (for Councillor Malik)
Councillor Tanner	Councillor Wolff

Officers:

Adrian Arnold, Development Management Service Manager
Lindsay Cane, Legal Services Manager / Company Secretary
Hayley Jeffery, Development Management Team Leader
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillors Clarkson and Malik sent apologies.

65. Declarations of interest

Councillor Cook - as a Council appointed trustee for Oxford Preservation Trust; and as a member of the Oxford Civic Society.

He stated that he had taken no part in any discussions or decision making by those organisations that may have taken place regarding these applications

66. 17/02889/CT3: Site of 21-55 Birchfield Close, Oxford

The Committee considered an application for the Demolition of existing outbuildings and relocation to the north of the site; erection of new refuse store area and formation of new planting, seating and drying areas; and erection of new fencing and hedge planting around the site at 21-55 Birchfield Close, Blackbird Leys, Oxford.

The Planning Officer reported that an extension of time to issue the decision had been agreed with the applicant.

She recommended and the Committee agreed to include a further delegation of any ancillary items relating to the stopping up, diverting, or otherwise of the footpath, to allow any such matters to be dealt with by the Head of Planning, Sustainable Development and Regulatory Services.

Members of the Committee raised concerns that the cycle parking spaces shown may not all be of adequate size to take normal bicycles, child-adapted bikes, and trailers. Officers agreed to confirm with the applicant before issuing planning permission that the spaces were suitably sized to allow storage of a range of types of cycle. In making their decision the Committee noted that they were to determine the application before them on its merits and not make modifications to the plans, and to accept assurances that officers would check the adequacy of the spaces.

The Committee resolved to:

1. approve the application for the reasons given in the report and subject to the **three** required planning conditions set out in section 12 of this report and grant planning permission.
2. delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:
 - a. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and
 - b. Decide any ancillary items relating to the stopping up, diverting, or otherwise of the footpath.

67. 17/02960/CT3: Rose Hill Community Centre, Carole's Way, OX4 4HF

The Committee considered an application for the installation of an air conditioning unit to the roof of the Rose Hill Community Centre, Carole's Way, Oxford.

The Planning Officer reported an amendment to paragraph 6.1 of the report to correct the size of the unit to 0.85m by 0.3m.

The Committee resolved to:

1. approve the application for the reasons given in the report and subject to the **two** required planning conditions set out in section 12 of this report and grant planning permission.
2. delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

68. Minutes

The Committee resolved to approve the minutes of the meetings held on 4 October and 6 December 2017 as a true and accurate record.

69. Forthcoming applications

The Committee noted the list of forthcoming applications.

70. Dates of future meetings

The Committee noted the meeting dates.

The meeting started at 6.00 pm and ended at 6.30 pm

Chair

Date: Wednesday 7 February 2018

This page is intentionally left blank