

Agenda

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East Area Planning Committee

Date: **Wednesday 7 March 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.

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- subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

- | | | |
|----------|---|---------|
| 1 | Apologies for absence and substitutions | |
| 2 | Declarations of interest | |
| 3 | 17/03419/FUL: The Magdalen Centre, 1 Robert Robinson Avenue, Oxford, OX4 4GA | 11 - 30 |

Site Address: The Magdalen Centre, 1 Robert Robinson Avenue

Proposal: Erection of a 3-storey office building (Use Class B1) and laboratory space above an undercroft parking and arrival space. Formation of car parking spaces and cycle storage. The building will have a ground floor entry pavilion including entrance lobby, changing facilities at back of house. External car parking will be provided at grade and in the undercroft, including 9 accessible spaces and bicycle parking. Additional parking to be provided at Plot B.

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:

(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.

- | | | |
|----------|--|---------|
| 4 | 17/02717/FUL: 2A Ramsay Road, Oxford, OX3 8AX | 31 - 42 |
|----------|--|---------|

Site Address: 2A Ramsay Road, Oxford, OX3 8AX,

Proposal: Erection of front porch. Demolition of single storey side extension and erection of a two storey building to create 2 x 1-bed flats (Use Class C3). Provision of private amenity space, car parking and bin and cycle storage.

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.

(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 17/03101/FUL: Ashlar House, Glanville Road

43 - 58

Site Address: Ashlar House, Adjacent 2 Glanville Road, Oxford, OX4 2DD

Proposal: Erection of 4 x 2 bed flats, 2 x 1 bed flats, 2 x 4 bed dwellinghouse, 1 x 3 bed dwellinghouse (Use Class C3) and associated external works. Provision of amenity space, car parking and bin/cycle stores.

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.

(b) 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. Finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and

3. Complete the section 106 legal agreement referred to above and issue

the planning permission.

6 17/03426/CT3: Bullingdon Community Centre, Peat Moors, Oxford, OX3 7HG

59 - 68

Site Address: Bullingdon Community Centre, Peat Moors, Oxford

Proposal: Part demolition of existing community centre. Erection of part single part double height front and side extension.

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.

7 Minutes

69 - 74

Recommendation: That the minutes of the meeting held on 7 February 2018 are approved as a true and accurate record.

8 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 Oxford OX3 7AE	Called in
17/01519/FUL: 55 Collinwood Road Oxford OX3 8HN	Called in
17/02068/VAR: 70 Glebelands, Oxford, 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, Oxford, OX4 2JZ	Committee-level decision
17/03050/FUL: Land North Of Littlemore Healthcare Trust, Sandford Road, Littlemore, Oxford, OX4 4XN	Major development
17/03064/CT3: Land On The East Side Of Field Avenue, Oxford	Deferred from 7 February Council application
17/03380/FUL: The Iffley Academy, Iffley Turn, Oxford, OX4 4DU	Major development: listed building
17/03425/FUL: Land to the Rear of 2 and 4 Fern Hill Road, OX4 2JN	Called in
18/00012/FUL: 3 David Nicholls Close, Oxford, OX4 4QX	Councillor application
18/00078/FUL: Unit 6 Trade City, Sandy Lane West, Oxford, OX4 6FF	Called in
18/00095/FUL: 9 Union Street, Oxford, OX4 1JP	Council employee
18/00217/CT3: Site Of (cons), 1 - 36 Brome Place, Oxford	Council application
18/00233 FUL: 12 Bleache Place, Oxford, OX4 2JD	Called in
18/00288/CT3: Even 26 To 60, Stowford Road, Oxford	Council application
18/00290/CT3: 2 To 24 Stowford Road, Oxford, OX3 9PJ	Council application
18/00291/CT3: 55 To 89 Bayswater Road, Oxford, OX3 9PD	Council application
18/00408/CT3: Playground Rear Of 22-28 Bracegirdle Road, Oxford, OX3 8RJ	Council application

9 Dates of future meetings

The dates of future meetings are:

4 April 2018

23 May 2018

6 Jun 2018 6.00 pm

4 Jul 2018 6.00 pm

1 Aug 2018 6.00 pm

5 Sep 2018 6.00 pm

3 Oct 2018 6.00 pm

7 Nov 2018 6.00 pm

5 Dec 2018 6.00 pm

16 Jan 2019 6.00 pm

6 Feb 2019 6.00 pm

6 Mar 2019 6.00 pm

3 Apr 2019 6.00 pm

22 May 2019 6.00 pm



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 March 2018

Application Number: 17/03419/FUL

Decision Due by: 23rd April 2018

Extension of Time: N/A

Proposal: Erection of a 3-storey office building (Use Class B1) and laboratory space above an undercroft parking and arrival space. Formation of car parking spaces and cycle storage. The building will have a ground floor entry pavilion including entrance lobby, changing facilities at back of house. External car parking will be provided at grade and in the undercroft, including 9 accessible spaces and bicycle parking. Additional parking to be provided at Plot B.

Site Address: The Magdalen Centre, 1 Robert Robinson Avenue

Ward: Littlemore Ward

Case Officer Andrew
Murdoch

Agent: Mr Tes Adamou **Applicant:** Mr Piers Scrimshaw-Wright

Reason at Committee: Major application

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:

(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 an application for the erection of a 3-storey office building (Use Class B1) and laboratory space above an undercroft parking and arrival space, and formation of car parking spaces and cycle storage. The building will have a ground floor entry pavilion including entrance lobby, changing facilities at

back of house. External car parking for the development will be provided at grade and in the undercroft including 9 accessible spaces and bicycle parking. Additional parking to be provided at Plot B to be used by the centre as a whole.

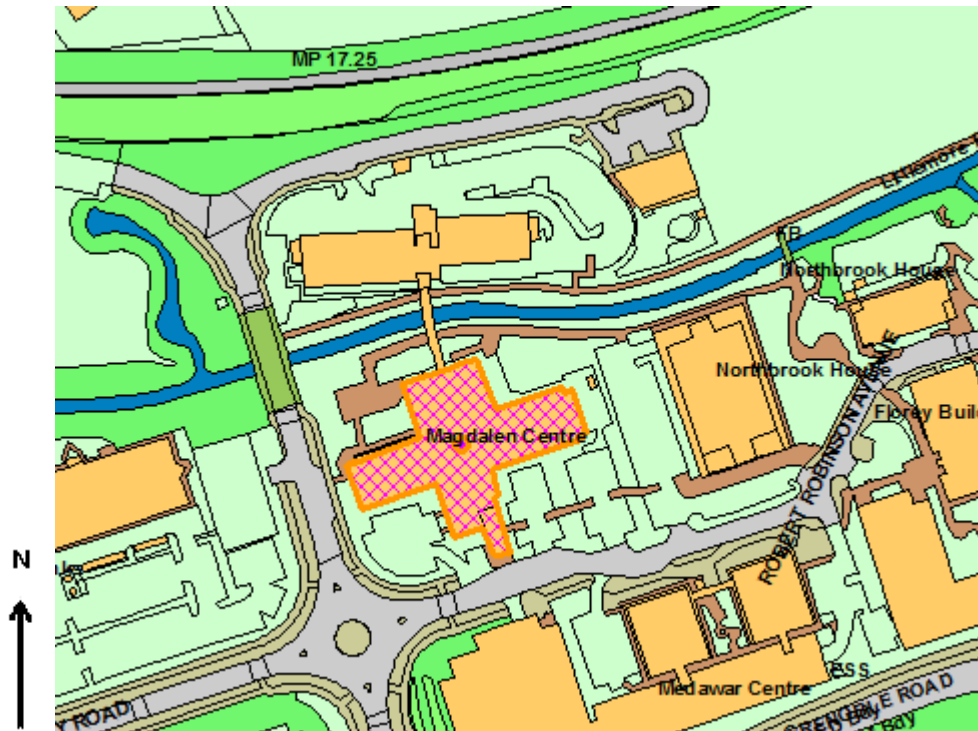
- 2.2. Officers consider that the proposal would accord with the policies of the development plan when considered as a whole and the range of material considerations on balance support the grant of planning permission.
- 2.3. The scheme would also accord with the aims and objectives of the National Planning Policy Framework would constitute sustainable development, and, given conformity with the development plan as a whole, paragraph 14 advises that the development proposal should be approved without delay. 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 application site is situated within Oxford Science Park, which is on the south-eastern edge of the city. The park is bordered by the A4074 to the east, Grenoble Road to the south and an area of undeveloped land (albeit with outline planning permission for residential development) to the north.
- 4.2. The application relates to a site in the north-eastern corner of the Science Park, and forms part of a group of buildings which are known as the Magdalen Centre. The Magdalen Centre occupies two plots to the North and South of the Littlemore Brook that are connected by a pedestrian footbridge. There are two plots, one to the north of the north building which is currently used as a parking area, and the other to the east of this building which is an area of open land.
- 4.3. The site is accessed via a service road that leads from Robert Robinson Avenue which is one of the spine roads that runs through the park from Grenoble Road.
- 4.4. See site plan below



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Ordnance Survey 100019348

5. PROPOSAL

- 5.1. The application is seeking permission for the erection of a three storey office building with undercroft parking and arrival space, which will effectively form an extension to the north building of the Magdalen Centre.
- 5.2. In a similar manner to the other two buildings in the Magdalen Centre, the new building will provide approximately 3,003m² (Gross Internal Floor Area) of B1 (a & b) space which will be occupied at a ratio of approximately 75% office space, and 25% Research & Development. It is anticipated that this will employ 200 people.
- 5.3. The proposal will provide car parking at grade and within the undercroft of approximately 73 spaces, with 9 of these being accessible. There would also be cycle parking within the undercroft for up to 44 bicycles.
- 5.4. There is a second plot (B) to the east which will provide additional car parking for 102 spaces which will be associated to the Magdalen Centre.

6. RELEVANT PLANNING HISTORY

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

00/01243/NF - Erection of new building (B1 office) extensions & internal alterations to Magdalen Centre to provide cafe. Erection of footbridge link. 149 parking spaces, alterations to existing & provision of new landscaping: Approved

89/00742/PW - Erection of 4 storey building for B1 use & development purposes (Magdalen Centre) with associated landscape works & formation & construction of access roads & temporary parking area, envisaged predominantly as research & development use. Approved

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, CP9,	CS18_		
Commercial	1, 2		CS27_ , CS28_ ,		
Natural Environment	9, 11, 13	CP11,			
Transport	4	TR1, TR3, TR4, TR14,	CS13_ ,		Parking Standards SPD
Environmental	10	CP10, CP13, CP19, CP20, CP21, CP22,	CS9_ , CS11_ , CS12_ ,		Energy Statement TAN
Misc	5	CP.13, CP.24, CP.25		MP1, SP43	

8. CONSULTATION RESPONSES

8.1. Site notices were displayed around the application site on the 19th January 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Strategic Comments)

8.2. The principle of development on an established Science Park is found acceptable. However, the proposal seeks to provide car parking at a level that

exceeds adopted parking standards. For this reason, the county council has raised an objection to the planning application. (NB: The county have subsequently withdrawn their objection to the proposed parking).

- 8.3. Through a recent planning application ref. 16/01945/FUL on the Science Park, enhanced bus services and a pedestrian / cycle route through to Littlemore Park site has been secured via a Section 106 agreement. These improvements will benefit this site which is severed from residential areas.

Oxfordshire County Council (Local Highways Authority)

- 8.4. The level of additional car parking proposed is significantly above the maximum allowable under the Adopted Parking Standards SPD for a B1(b) Research and Development building of this size. It is also not clear whether the total level of parking for the Magdalen Centre as a whole, including the proposed extension, is in line with the Maximum level set out in the Adopted Parking Standards SPD. The county council objects to the application for this reason.
- 8.5. Currently the site is not very accessible by public transport and the catchment for walking and cycling is limited by its more remote location and a lack of alternative or direct routes to the wider area. Future plans such as the reinstatement of the Cowley Branch line for passenger services, an enhanced bus service and other proposals set out in the Oxford Transport Strategy will improve access considerably; however these changes may not happen for some time.
- 8.6. A site Travel Plan will play an important role in bringing about more sustainable travel behaviour, however, this will only happen if taken seriously and proposals address site specific issues identified and incentives are used to encourage greater use of public transport, cycling and car sharing.
- 8.7. The above-mentioned comments have been updated by the following in response to the Car Park Provision Briefing Note dated 06 February 2018 submitted by the applicant. This updated consultation response should be read in conjunction with the county council's original consultation response dated 24 January 2018.
- 8.8. The county council had previously raised an objection to the application as the level of car parking proposed appeared to exceed the maximum level set out under the Adopted Parking Standards SPD. The Car Park Provision Briefing Note has clarified the exact number of spaces proposed and that the use of the proposed development would be a mix of both Office use and Research and Development use. With clarification that the proposed development would accommodate office use, which is a more intensive use, and by applying the parking standards for both office and research and development use – according to the breakdown of the proposed floor area for each use – the county council accepts that the level of parking proposed is within the maximum level set out under the Adopted Parking Standards SPD.
- 8.9. Accordingly, the county council can remove its previous objection subject to the suggested conditions as set out in the original response.

Historic England

8.10. No comment

Natural England

8.11. No comments

Public representations

8.12. No comments have been received from members of the public.

8.13. Littlemore Parish Council: The Parish Council welcomes the increase in employment at Oxford Science Park which is likely to follow from an extension to existing buildings there. We are glad to know that demand for work space is rising locally. We note the comment from County Highways about the possible over-provision of parking spaces. Road traffic through Littlemore, especially at Oxford Road, has been of concern for a long time. Improvements to bus, pedestrian and cycle access to the Science Park will relieve pressure on the road system especially through our village centre (which is a Conservation Area) and would be of benefit to the community as well as Science Park workers.

9. PLANNING MATERIAL CONSIDERATIONS

9.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Built Form and Site Layout;
- iii. Impact on Neighbouring amenity
- iv. Transport
- v. Sustainability & Energy
- vi. Landscaping
- vii. Archaeology
- viii. Flood Risk & Drainage
- ix. Land quality
- x. Ecology
- xi. Air Quality

i. Principle of Development

9.2. 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.

9.3. The Oxford Science Park is designated as a key protected employment site and therefore considered a key site for delivering the Core Strategy's aims of managed economic growth to 2026. The existing supply of employment sites is safeguarded through the application of Policy CS28, which aims to resist the loss of these key protected employment sites. In addition to this, the undeveloped

plots within the Oxford Science Park are specifically allocated within Sites and Housing Plan Policy SP43 for B1 employment uses that directly relate to Oxford's key sectors of employment.

- 9.4. Having regards to this context, officers consider that the provision of a new office building with a total floor area of 3,002m² would be consistent with the aims of these policies.

ii. Built Form and Site Layout

- 9.5. 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 in combination require that development proposals incorporate high standards of design and respect local character.
- 9.6. The proposal would provide a three-storey building above an undercroft level which would have an irregular footprint that measures approximately 76m (l) x 14.5m – 9.7m (w) x 14.91m (h). It would be sculpted along the northern façade in order to follow the main road that runs to the north of the building.
- 9.7. Layout: The plot is not in a prominent location within the park being set towards the northern boundary of the site and park in general. It includes a parking area grade and undercroft parking for the northern building, which provides a sense that this is a rear of the park. The proposal would effectively be an extension to the existing Magdalen Centre. The principle of undercroft parking would be retained, but siting the building alongside the northern block, with an elevation fronting onto the public realm would effectively create a more active frontage onto this part of the park. This would create a better sense of place and prominence for the building within the park.
- 9.8. Size and Scale: The detached building would effectively be three storeys suspended above an undercroft level. The overall size and scale of the building would be consistent with the other Magdalen Centre buildings and also others within the Science Park.
- 9.9. Appearance: The building has been designed with a contemporary appearance which would be appropriate for the park. In visual terms the existing northern building has a contemporary glazed elevation facing southwards towards the brook whereas the rear is a simple and uninspiring brick elevation with windows that does not contribute to the visual quality of the public space to the rear. The proposed extension would sit comfortably alongside this building and the contemporary appearance would read well as part of the group of buildings in the Magdalen Centre, whilst also improving the visual appearance of this part of the park as an active area rather than the 'back' of the park.
- 9.10. The second plot for the temporary parking area is located to the east of the main plot and would involve providing a parking area on existing open land. As this is

a future development plot for the Science Park, it would not have an adverse impact upon the visual amenity of the park as it is understood that there will be some development there in the future.

- 9.11. Officers consider that the overall size, scale, design and siting of the proposed development would suit the sites capacity and the character and appearance of the Science Park in accordance with the above-mentioned policies.

iii. Impact on Neighbouring Amenity

- 9.12. 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.
- 9.13. The Oxford Science Park is located on the outskirts of the city, and there are no residential properties within the park itself. To the north of the site are the residential properties on Minchery Road. They are sited in excess of 60m away from the application site, and are separated by allotments, and the Cowley Branch Railway Line which is on a slight embankment. The embankment also has significant mature planting along the boundary with the science park, which disrupt views of the park from the residential suburb to the north.
- 9.14. Having regards to the separation distance between these properties and the application site along with the extent of screening on the northern boundary, the proposed extension would not create any adverse impacts in terms of loss of light, overbearing impact, or privacy in accordance with policy CP10 of the Local Plan.

iv. Transport

- 9.15. The site allocation policy SP43 expects proposals to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. A Transport Statement & Addendum, and Travel Plan have been submitted which considers the highway impacts of the development.
- 9.16. Traffic Impact: The TA has assessed the trip generation on the basis of providing B1 (a) Office space rather than B1 (b) Research and Development. The Local Highways Authority have confirmed that traffic generation associated with office use is typically higher than that associated with research and development and on that basis the conclusions of the exercise could be considered robust.
- 9.17. In addition to this, the Local Highways Authority have noted that Chiltern Railways recently reported on the travel habits of 434 employees working at the Science Park, and confirmed that 70% of employees drove to work, with 13% cycling, and 8% using the bus. The modal share for the use of private vehicles within the Transport Assessment is roughly in line with this evidence base, and therefore adds a further level of robustness.

- 9.18. The assessment identifies that the proposal would generate approximately 66 two-way vehicle trips in the AM peak hour and 63 in the PM peak hour. The Local highways Authority have indicated that this number of additional trips is unlikely to significantly impact on existing flows on the local highway network.
- 9.19. Site Accessibility: The main issue with the science park is that it is not readily accessible by public transport and the catchment for walking and cycling is limited by its more remote location and a lack of alternative / direct routes to the wider area. This places greater emphasis on achieving appropriate measures to provide alternative options to the car and ensure that traffic impacts are not worse than predicted.
- 9.20. The Transport Assessment has identified that the main residential areas are within at least a 15 minute walk of the Science Park, but that Littlemore, Cowley, Blackbird Leys, and Greater Leys are within convenient cycling distance, albeit these routes include roads where cycling is less likely to be convenient or the safe option (i.e. A4074, Henley Road, and Sandford Road). The Local Highways Authority have identified that there are future plans to upgrade the A4074 to provide a 'Cycle Super Route' which would create a safer and direct route between the Science Park and City centre. It is anticipated that this will be funded through CIL contributions.
- 9.21. Public transport services to the Oxford Science Park are currently limited; the 3A service provides just a half-hourly service connecting the site to Oxford city centre via Iffley Road. The service does not stop at Oxford train station and for anybody travelling from outside the city, or parts of the city without a direct bus service, multiple bus services are required. The potential opening of the Cowley Branch Line for passenger services is also likely to improve access to the Science Park considerably, but is unlikely to happen for some time.
- 9.22. However, under the legal agreement linked for Plot 12 of the Oxford Science Park (Ref: 16/01945/FUL) the applicant, Oxford Science Park Ltd, has committed to providing one or all of the following public transport service improvements for a period of five years. This will increase the attractiveness of the use of public transport for travel to and from the Science Park; enhance existing services to the city centre (from 2 to 4 buses per hour in peak hours), or enhance and extend services to Oxford train station (from 2 to 3 buses per hour in the peak hours), or provide a service to Cowley and Headington (operating at least 2 buses per hour in the peak* hours) to arrive at the site between 07:00 and 10:00, and leave the site 16:00-19:00 on working days (all Mondays to Fridays except public holidays). In addition the creation of a new pedestrian and cycle link through to the Littlemore Park site was also secured through the same recent application (16/01945/FUL).
- 9.23. These measures will also be of benefit to the Magdalen Centre and would mean a new and larger residential catchment would be within walking and cycling distance of the development and wider Oxford Science Park area. It would also provide a more direct route for cyclists using Sandford Road and Oxford Road.
- 9.24. Car Parking: The existing Magdalen Centre has 146 parking spaces (142 spaces

and 4 disabled spaces) within the footprint of the proposed extension. The proposal seeks to replace these and provide a total of 228 parking spaces (including 9 disabled spaces). The spaces will be provided through undercroft parking within the main site, and 102 spaces in the car park in Plot B.

- 9.25. The local Highways Authority initially raised an objection to the development as the proposed car parking appeared to exceed the maximum levels set out with the Oxford Local Plan. Having reviewed the proposed car parking arrangements, it is clear that the Local Highways Authority in their objection had not given consideration to the fact that the parking provision relates to the Magdalen Centre as a whole including the North and South buildings, and proposed extension. The parking provision therefore needs to be considered in that context.
- 9.26. The applicant has confirmed that the development will provide a mix of Class B1(a) Office and B1(b) Research and Development space. The standards for these types of use will be 1 space per 35m² or 1 space per 2 staff for office space and 1 space per 2 staff, and 1 space per 35m² up to 235m² and 1 space per 60m² thereafter or 1 space per 2 staff. Having regards to these standards, the maximum parking provision for the development using the anticipated ratios for the B1 (a) and (b) floor space would provide a total of 88 spaces for the extension (71 spaces for B1(a) and 17 for B1(b)). The proposal would provide a total of 82 additional spaces on top of the existing 146 parking spaces. This would be below the maximum standards required by the Local Plan. It would also fall well below the 1 space to 2 staff ratio that could be sought.
- 9.27. Following this clarification, the Local Highways Authority has removed their objection to the proposed parking provision. Officers are also satisfied that the development would provide an appropriate level of parking provision in accordance with the Oxford Local Plan.
- 9.28. Cycle Parking: The proposal will provide 44 covered cycle parking spaces which would be above the minimum local plan standards. The plans submitted show that the cycle parking will be appropriately located close to the main entrance to the building and all appear to be easily accessible with unrestricted and level access to the street. Shower and changing facilities are also to be provided as required. The cycle parking should be secured by condition.
- 9.29. Travel Plan: An interim Travel Plan has been submitted but it is clear that this needs to be prepared in conjunction with the existing Framework Travel Plan for the whole of the Science Park. The Travel Plan for the site and the Science Park as a whole provides an opportunity to develop and co-ordinate measures across the whole site for the benefit of employers and employees. This should be secured by condition, which also ensures that it is developed in conjunction with the County Council Travel Plans team.

v. Sustainability and Energy

- 9.30. An Energy Strategy and NRIA report has been submitted as required by Oxford

Core Strategy Policy CS9.

- 9.31. The Energy Strategy states that carbon emissions will be reduced through passive design measures in the building (high fabric performance, effective façade design for daylighting and limiting excessive solar gains); active design measures such as installing high efficiency systems to reduce energy consumption; and using Low & Zero Carbon Technologies including an air source heat pump system that will provide space heating and cooling system for the building in order to provide a greater energy and carbon efficiency in comparison to the conventional system. The NRIA scores 8/11 which comfortably exceeds the minimum target of 6/11, and the scheme will achieve a BREAMM target of 'Very Good'.
- 9.32. Officers would raise no objection to this aspect of the proposal subject to a condition requiring the recommendations the Energy Strategy to be carried out, in accordance with policy CS9 of the Core Strategy.

vi. Landscaping

- 9.33. A Landscaping Strategy has been submitted with the application. The proposal would remove several fastigiated hornbeam trees from the northern boundary of the application site. These are young and relatively small trees so that the impact from their removal will be very local to the access road. The boundary planting along the northern boundary of the science park between the access road and railway line is unaffected and this provides a dense and effective visual screen in wider views for example from Minchery Road in Littlemore. Although the net loss of trees and canopy cover is regrettable, for these reasons the tree removals will not be significantly detrimental to public amenity in the area and would not conflict with Oxford Local Plan Policies CP1, CP11 and NE15.
- 9.34. The proposed landscape strategy would be appropriate and has given consideration to integrating the development with the wider science park. In order to ensure that this is achieved a condition should be attached requiring detailed planting plans and schedules.

vii. Archaeology

- 9.35. This application is located on a plot of land to the north of Littlemore Brook that was subject to geophysical survey (rapid magnetometer and targeted resistivity survey) and subsequent trial trenching in 1999. The investigations did not identify any significant archaeological remains in this zone but did identify significant multi-period activity immediately adjacent on the southern side of the stream.
- 9.36. The previous applications for the site had a watching brief during construction. This identified two beaver dams dating to the Iron Age period, a Roman horse burial and associated pottery and other miscellaneous features and finds within and below the alluvium and peat. Although the entire development footprint of the current buildings was zoned as a watching brief area by the subsequent watching report it is unclear whether land the east of the new building was fully cleared of alluvium and peat. As such officers are satisfied that the development

is unlikely to have any significant archaeological implications in accordance with the NPPF.

viii. Flood Risk & Drainage

- 9.37. The Flood Risk Assessment submitted with the application, identifies that the site is primarily within Flood Zone 2 with a part of the site as it moves closer to Littlemore Brook within Flood Zone 3.
- 9.38. The NPPG states that purpose of the Exception Test is to ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available (paragraph 23).
- 9.39. The development would be classed as a 'less vulnerable use' which the NPPF considers to be acceptable for Flood Zone 2. The development has been designed so that the majority of the development is located at first floor level and above levels in excess of 2m above Flood Zone Level 2. It would only be the lobby that would be located at ground floor level but would employ flood resilience measures for Flood Zone 2. The building will also be linked to the other Magdalen Centre buildings by a high level pedestrian link which enables dry access away from the site. As such officers would raise no issue in terms of flood risk.
- 9.40. The Flood Risk Assessment indicates that the scheme will employ flood resilient construction up to the 1 in 100y flood level + 700mm as recommended by the Environment Agency. Officers consider that this should be adequate to deal with residual flood risk, along with the provision of a Flood Warning and Evacuation Plan. Details of both of these can be provided as part of a condition. This will also be required for the substation, the location of which is to be confirmed. In addition to this, the condition should also require the undercroft parking areas to be assessed using the methodology the EA/DEFRA methodology for such areas in conjunction with the Flood Warning and Evacuation Plan.
- 9.41. In terms of surface water drainage, the development will provide Sustainable Urban Drainage Systems for the development. The main building and temporary parking area will discharge part of its surface water to the existing drainage network within the Science Park and the remainder to ground. The Flood Risk Assessment identifies that the existing drainage system within the Science Park uses attenuated measures that then discharges to Littlemore Brook at the normal greenfield run off rate.
- 9.42. Having reviewed the Flood Risk Assessment officers are satisfied that the existing drainage system has capacity to receive some of the surface water from the scheme, whilst the remainder would be discharged to ground through the use of permeable paving. Therefore subject to a condition requiring the development to be carried out in accordance with these details, officers consider that the proposal would accord with the aims of Oxford Core Strategy Policy CS11.

ix. Land Quality

- 9.43. A Geoenvironmental and Geotechnical Desktop Study have been submitted with the application. The report acknowledges that there is a slight potential ground contamination risk from Made Ground and potentially filled ground at the site and as such it is recommended that some site investigation works are completed to establish potential contamination risks at the site and remediate the land if it is considered necessary to ensure that the site is suitable for use after development.
- 9.44. Officers would agree with the overall assessment and recommendations in the reports, and would recommend that conditions are imposed on any grant of permission to secure the necessary intrusive site investigations, risk assessment and any required remediation in accordance with policy CP22 of the Local Plan;

x. Ecology

- 9.45. The NPPF makes clear that new developments should minimise the impacts upon biodiversity and take the opportunity to incorporate biodiversity enhancements. There is also legislation and European directives to avoid harm to biodiversity interests and to have regard to conserving habitats. At a local level Oxford Core Strategy Policy CS12 states that Sites of Specific Scientific Interest (SSSI) must be protected from any development that would have an adverse impact; No development should have an impact upon a site that is designated as having local importance for nature conservation or as a wildlife corridor; and Species and habitats if importance for biodiversity are protected from harm, unless the harm can be properly mitigated
- 9.46. The site is in close proximity to the Littlemore Railway Cutting which is a Site of Specific Scientific Interest (SSSI) and Site of Local Importance to Nature Conservation (SLINC). A Preliminary Ecological Appraisal has been submitted with the application which states that the application will not have an adverse impact on any statutory designated sites.
- 9.47. The appraisal identifies that the site will not have any adverse impact upon the green corridors around the site including Littlemore Brook to the south and the Railway embankment to the north. It goes on to note that habitats in the proposed development area could have the potential to support breeding birds, foraging bats, and badgers and as such these may pose a constraint to the works. The report recommends a precautionary approach being taken with respect to breeding birds and badgers during construction. Having reviewed the appraisal officers are satisfied that the development will not have an impact on any protected species and any such impact could be mitigated through appropriate mitigation measures, in accordance with the NPPF.
- 9.48. In terms of biodiversity enhancements, bat and bird boxes for house sparrow and or swifts should be affixed to the north side of the building and bat boxes to the west side. Installation on trees will not be suitable as most suitably sized trees are outside the control of the blue or red line boundary. These could also be secured by condition.

xi. Air Quality

- 9.49. An Air Quality Assessment has been submitted with the application which considers the potential impacts on air quality during both the construction and operational phases of the proposed development.
- 9.50. These documents conclude that overall, the construction and operational air quality effects of the New Magdalen Building are not significant on the basis that the traffic generation is not significant, and no energy combustion system will be built on site. In addition to this dust mitigation measures are to be implemented during construction.
- 9.51. Officers agree with the conclusions of the assessment and consider that air quality issues are not considered a constraint to planning consent for the proposed development. Notwithstanding this, the National Planning Policy Framework indicates that developments should enable future occupiers to make “green” vehicle choices and “incorporate facilities for charging plug-in and other ultra-low emissions vehicles”. The Oxford City Council’s Air Quality Action Plan 2013 commits to seeking to ensure that new developments make appropriate provision for walking, cycling, public transport and low emission vehicle infrastructure e.g. Electric Vehicle charging points.
- 9.52. Therefore officers would recommend that a condition be attached which requires the provision of electric vehicle charging points at a ratio of 1 per 1000m² of commercial floorspace, which in the case of this proposal would equate to 6 charging points.

10. CONCLUSION

- 10.1. Officers would advise members that having considered the application carefully including all representations made with respect to the application, that the proposal is considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework, and relevant policies of the Oxford Core Strategy 2026, and Oxford Local Plan 2001-2016, when considered as a whole, and that there are no material considerations that would outweigh these policies.
- 10.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions recommended in Section 11 of the report.

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 above ground 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 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 No work shall commence until details of flood resilience measures for the building and substation should be provided up to a level of 58.95m AOD, in line with the stated Environment Agency recommendation, including, but not limited to measures suggested in the Flood Risk Assessment. The development shall be carried out in accordance with these approved details.

Reason: In accordance with Environment Agency recommendations, and to reduce flood risk in line the NPPF and Policy CS11 of the Oxford Core Strategy

- 8 A Flood Warning and Evacuation Plan should be submitted to deal with residual flooding of the buildings and car parks within the flood zones before the development commences. The Flood Hazards should be assessed in accordance with DEFRA/EA Technical Report FD2321/TR2 and resilience measures. The development shall be occupied in accordance with this document.

Reason: To reduce flood risk in line with the NPPF and Policy CS11 of the Oxford Core Strategy.

- 9 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Discharge Rates
 - Discharge Volumes
 - Maintenance and management of SUDS features including the management provider.
 - Sizing of features - attenuation volume
 - Infiltration in accordance with BRE365
 - Detailed drainage layout with pipe numbers
 - SUDS (Permeable Paving, Infiltration basin, Rainwater Butts, Soakaway)
 - Network drainage calculations
 - Flood Flow Routeing in exceedance plans

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, in accordance with Policy CS11 of the Oxford Core Strategy 2026

- 10 The parking spaces shall be laid out, surfaced, drained and completed in accordance with the approved details before the development hereby permitted is first brought into use and shall be retained for the parking of vehicles at all times thereafter.

Reason: In the interests of highway safety, to ensure the provision of off-street car parking and in accordance with Oxford Local Plan Policies CP1 and TR3.

- 11 That prior to the first occupation of the development hereby approved, a site Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted interim travel plan will be revised in line with the approved guidance contained in 'Transport for New Developments; Transport Assessments and Travel Plans' in support of this application. The Travel Plan shall be implemented when the development hereby permitted is first occupied and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Oxford Local Plan Policy TR2

- 12 A Construction Traffic Management Plan should be submitted to the Local Planning Authority and agreed prior to commencement of works. The CTMP should follow Oxfordshire County Council's template if possible. 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,
- Travel initiatives for site related worker vehicles,
- 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.

The CTMP should be implemented at all times during the construction works.

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 in accordance with policies CP1, CP19, CP21 and TR2 of the Adopted Oxford Local Plan 2001-2016.

- 13 The development hereby permitted shall be carried out in accordance with the approved Energy Statement Rev.1 (December 2017) and NRIA report and the recommendations within these assessments unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability in accordance with Policy CS9 of the Oxford Core Strategy 2026

- 14 Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with relevant British Standards and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) (or equivalent British Standards and Model Procedures if replaced). Each phase shall be submitted in writing and approved by the local planning authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model and preliminary risk assessment. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

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.

If unexpected contamination is found to be present on the application site, an appropriate specialist company and Oxford City Council should be informed and an investigation undertaken to determine the nature and extent of the contamination and any need for remediation.

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 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.

- 15 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 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 a Construction Environmental Management Plan (CEMP) / Dust Management Plan (DMP), containing the specific dust mitigation measures identified for this development, has first been submitted to and approved in writing by the Local Planning Authority. The specific dust mitigation measures to be included in the plan have been developed taking into account the specific characteristics of the site (type of work to be developed during construction phase, proximity of sensitive receptors, etc.) and can be found in Appendix A5 of the Air Quality Assessment "Air Quality Assessment: Oxford Science Park", dated December 2017, prepared by Air Quality Consultants, that was submitted with the planning application. These approved measures shall be implemented before and during all construction works.

Reason - to ensure that the overall dust impacts during the construction phase of the proposed development will be "not significant", in accordance with Core Policy 23 of the Oxford Local Plan 2001- 2016.

- 17 Prior to the commencement of development, details of the Electric Vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following provision:
- The amount of electric car charging points should cover at least 10% of the amount of permitted parking of the development
 - Appropriate cable provision to prepare for increased demand in future years.

The electric vehicle infrastructure shall be formed, and laid out in accordance with these details before the development is first in operation 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.

- 18 Prior to the commencement of the development, details of biodiversity enhancement measures including at least 10 x bird nesting and 5 x 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 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.

- 19 No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect mammals from being trapped in open

excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include:

- a) creation of sloping escape ramps, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- b) open pipework being blanked off at the end of each working day.

These measures shall be implemented prior to the commencement of work on site.

Reason: To prevent harm to mammals including badgers in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

12. HUMAN RIGHTS ACT 1998

- 12.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to grant permission for 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.

13. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 13.1. 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.

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EAST AREA PLANNING COMMITTEE

7th March 2018

Application Number: 17/02717/FUL

Decision Due by: 25th December 2017

Extension of Time:

Proposal: Erection of front porch. Demolition of single storey side extension and erection of a two storey building to create 2 x 1-bed flats (Use Class C3). Provision of private amenity space, car parking and bin and cycle storage.

Site Address: 2A Ramsay Road, Oxford, OX3 8AX,

Ward: Quarry And Risinghurst Ward

Case Officer Tim Hunter

Agent: Mr Robert Tomlinson **Applicant:** Mr Pascal Pert

Reason at Committee: The application has been called in by Councillors Sinclair, Price, Brown, Simm, Taylor and Fry, because of concerns over the capacity of the site and impact on neighbours.

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.

(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 replacement of a side extension with a detached building to provide two 1-bed flats, along with the provision of bin and cycle stores, private amenity space and the erection of a porch to the original dwelling.

2.2. The report concludes that the proposed development would be acceptable in terms of design and appearance. The new dwellings are, in principle welcome and the development would not be unacceptably harmful to neighbouring

residential amenities. The facilities and amenities proposed to the new dwellings are acceptable and subject to the removal of eligibility for parking permits, the principle of car free units for the new dwellings is acceptable in this location. Officers therefore recommend approval subject to appropriate conditions.

3. LEGAL AGREEMENT

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

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

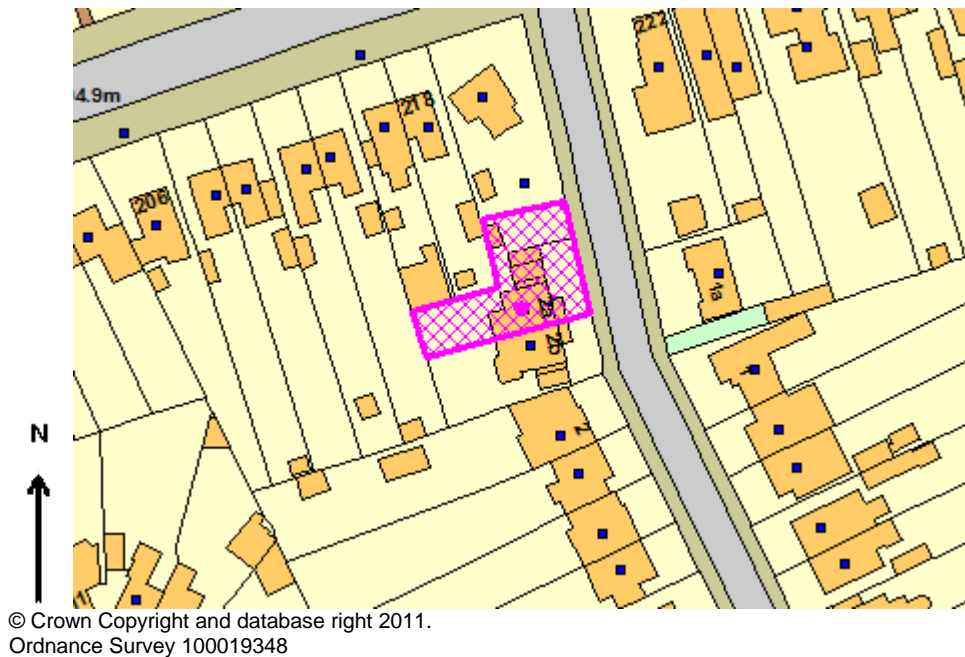
4.1. The proposal is liable for CIL. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. CIL applies to developments of 100 square metres or more, or to new houses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

5. SITE AND SURROUNDINGS

5.1. The site is located within the Headington area of Oxford, just off the London Road. The area is an established residential area and most of the nearby characterised by a mix houses, with few if any flats or commercial premises.

5.2. The site comprises a relatively modern semidetached house and was, with its matching semi at 2B Ramsey Road constructed on what would have been the end of the rear gardens to 216, 218 and 220 London Road. The plot is L shaped, with the part of the site behind 220 London Road extending further to the north than the rest of the site.

5.3. Site location plan



6. PROPOSAL

- 6.1. The application proposes the erection of a new building on the northern part of the site to provide 2 x 1-bed flats, the provision of private amenity space, cycle and bin storage and the provision of a replacement parking space to serve the existing house.
- 6.2. The building would be 6.5m high – about 0.6m lower than the existing house, with a footprint of 8m x 6.5m and would incorporate a covered porch to the front door of the ground floor flat as well as a projection on the ground floor that would appear as an enclosed porch to the front door of the upper flat (that would actually provide some of the ground floor accommodation). The flats would be car free, but cycle parking would be provided between the two amenity spaces.

7. RELEVANT PLANNING HISTORY

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

03/00436/FUL - Demolition of double garage. Subdivision of side garden. Erection of detached 2 storey block of 2 x 1 bedroom flats. Provision of 2 on plot parking spaces, bin store and cycle parking area. REF 1st May 2003.

03/01193/FUL - Demolition of double garage. Single and two storey side extension, to include integral garage.. PER 24th July 2003.

68/19821/A_H - Erection of pair of semi-detached dwelling houses with garages for private cars. (2A and 2B Ramsay Road). PER 27th February 1968.

17/01552/FUL - Erection of front porch. Erection of two storey side extension to provide 4 x 1-bed apartments (Use Class C3). Provision of amenity space, bin

and cycle stores.. REF 18th August 2017.

17/02717/FUL - Erection of front porch. Demolition of single storey side extension and erection of a two storey building to create 2 x 1-bed flats (Use Class C3). Provision of private amenity space, car parking and bin and cycle storage.. PDE .

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	CP8,	CS18	HP9	Headington Neighbourhood Plan: CIP1, GSP4
Conservation/ Heritage	12				
Housing	6		CS23	HP2, HP10, HP11, HP12, HP13	
Natural Environment	9, 11, 13	NE15			
Social and community	8				
Transport	4	CP1		HP16	Parking Standards SPD
Environmental	10			HP11	Energy Statement TAN
Misc	5	CP.13, CP.24, CP.25		MP1	Telecommunications SPD, External Wall Insulation TAN,

9. CONSULTATION RESPONSES

9.1. A site notice was displayed on the application site on 12th December 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

9.2. No objection, subject to conditions, including the removal of both new and existing properties from eligibility for parking permits.

Public representations

9.3. Comments were received from 4 addresses on this application from addresses in Ramsay Road, London Road and Weyland Road.

In summary, the main points of objection were:

- Overshadowing to adjacent properties
- Overbearing to adjacent properties
- Overlooking to adjacent properties (obscure glazing difficult to control).
- Building out of character with surroundings
- Impact on local parking pressure

Officer Response

9.4. A detailed assessment is undertaken below, but to pick up on the window concerns, the nature of the upper floor windows in the north and eastern walls can be controlled by condition. Flats do not have permitted development rights under the General Permitted Development Order and as such there is the ability to control replacement windows.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Design;
- iii. Neighbouring amenity
- iv. Transport
- v. Internal space
- vi. Outside space
- vii. Flooding

i. Principle of Development

10.2. Policy CP2 of the Core Strategy requires that the majority of development should take place on previously developed sites, where appropriate. The proposed development would take place on land that currently contains an existing garage; though large parts of the site that would be developed are currently residential garden land. Residential garden land is not defined as previously developed land as set out in the National Planning Policy Framework (NPPF).

10.3. However, in the scope of the Council's adopted planning policies, specifically Policy CP6 of the Oxford Local Plan 2001-2016 and Policies HP9 and HP10 of the Sites and Housing Plan (2013) there is scope to accept the principle of development on garden land where the size of the plot to be developed is of appropriate dimensions to accommodate the proposal, taking into account the minimum requirements for living conditions set out in Policies HP12, HP13 and HP14.

10.4. In this case, Officers consider that 2A Ramsay Road has an area of garden land that provides ample outdoor amenity space and that there is scope to consider that more efficient use of this land could be made with regard to Policy HP10.

ii. Design and Impact on Character of Surrounding Area

10.5. The proposed development introduces a significant addition within the street and will also be clearly visible from the surrounding area.

10.6. The proposal does not attempt to match the older properties along Ramsay Road or London Road. Rather, the materials and design cues will reflect the existing houses at 2A and 2B Ramsay Road, but set back from the existing house and more limited in height. With each flat having its own front door, the appearance from the street will be more like a new pair of semis than a small block of flats. Unlike the previous scheme, the proposed building is not attached to the existing pair of semis.

10.7. Because of its relatively limited height and forward projection and the appropriate visual relationship with the buildings next door, the impact of the proposed flats on the character of the area will be relatively modest, the development will not be unacceptably harmful to visual amenity and the proposal complies with Policies CP1 and CP8 of the adopted Oxford Local Plan 2001 - 2016, Policy CS18 of the Core Strategy and Policy HP9 of the Site and Housing Plan as well as CIP1 and GSP4 of the Headington Neighbourhood Plan.

iii. Impact on Neighbouring Amenity

Overshadowing

10.8. Appendix 7 of the SHP sets out the 45/25 degree guidance, used to assess the effect of development on the windows of neighbouring properties.

10.9. The proposed development would comply with the 25/45 degree code. As such there is no sound planning basis to demonstrate an unacceptable loss of light to the habitable rooms of adjacent properties.

10.10. Whilst the building would be two stories, it would be some 3.5m away from the northern boundary and 1.25m from the western boundary (narrowing to 0.6m). The height at the eaves would be 5m to the western boundary. Given the orientation of the site, the building would result in some loss of sunlight to the gardens of houses to the north - particularly 220 London Road. However

Officers note that the building is now set further away from the northern boundary than the refused scheme and this will reduce the impact, particularly on 220 London Road. Furthermore the impact will mainly be experienced to the rear of the garden at 218 London Road, is mitigated by the length of the affected garden, and could not be argued to be unduly harmful.

Overbearing

- 10.11. Because of the two storey height and proximity to the northern and western boundaries, the building would result in a loss of outlook to the gardens of houses to the north - particularly 218 London Road, the effect on 220 having been somewhat reduced by the increase distance of the northern wall of the development from that garden.
- 10.12. Careful consideration has been given to the impact on the garden at 218 London Road, the rear of which will experience an increased sense of enclosure and overbearing. However, the impact will mainly be experienced to the rear of that garden and is mitigated by the length of the affected garden.

Overlooking

- 10.13. There are a number of upper floor windows to the north and west elevations that could potentially result in overlooking. Officers note the suggestion by the applicant that these could be fitted with obscure glazing and fixed shut below 1.7m above floor height. Whilst this may leave some residual sense of overlooking, this would remove the potential for actual overlooking of adjacent dwellings and their gardens. Officers note the concerns of local residents that this would be difficult to enforce, but consider that a pre-occupation condition could successfully secure the desired outcome and as flats do not benefit from permitted development rights, any proposed change would require a further grant of planning permission.

iv. Transport

Transport Sustainability

- 10.14. The site is situated in a sustainable location with various shops and services within easy reach at Headington District Shopping Centre and very close to the London Road that provides an excellent choice of buses into Oxford City Centre.
- 10.15. The proposal will result in the loss of parking spaces to the site as a whole, with one replacement space being provided for the existing house and none for the new flats. Oxfordshire County Council as the Local Highway Authority has indicated that the site is suitable for a car free development and subject to a condition removing both the new and existing dwelling from eligibility for parking permits; the proposal is acceptable in highway and parking terms and with regard to Policy HP16 of the SHP.

Cycle Parking

10.16. Dedicated cycle storage areas are shown on the proposed plans allowing decent level access out to the road.

10.17. If permission is granted, it is considered reasonable and appropriate to impose a condition to secure an acceptable provision of cycle storage to ensure the needs of the new dwelling are successfully met and that the development complies with Policies HP15 of the SHP.

v. External space

10.18. An separate area of outside space is provided for each of the flats. Whilst these are of somewhat limited size and amenity value, particularly that adjacent to the road, they are meaningfully more generous than the balcony or terrace that would be acceptable under Policy HP13 of the SHP.

Refuse

10.19. A dedicated bin storage area is shown on the proposed plans allowing level access out to the road.

10.20. If permission is granted, it is considered reasonable and appropriate to impose conditions to secure an acceptable provision of bin storage to ensure the needs of the new dwelling are successfully met and that the development complies with Policies HP13 of the SHP.

vi. Internal space

10.21. Each flat would have its own front door, kitchen and bathroom and at around 42sqm, the indoor space provided to each flat is of a good size, in excess of the 39sqm required by the Nationally Described Space Standard size, is provided with reasonable light and outlook and acceptable circulation and potential storage space, in accordance with Policy HP12 of the SHP.

vii. Flooding

10.22. The development will add to the level of non-porous surfaces on the site, resulting in an increased level of rain water run-off. However the increase is relatively modest and subject to a condition to ensure the development is carried out in accordance with the principles of Sustainable urban Drainage Systems, the proposals will not result in an unacceptable risk of flooding and comply with Policy CS11 of the Core Strategy.

viii. Other

10.23. There are a number of large shrubs to the northern part of the site that will be lost. These are not considered to contribute greatly to public amenity and the previous refusal did not have regard to their loss.

11. CONCLUSION

- 11.1. Subject to the conditions proposed, the proposed development is acceptable in terms of principle, design, inside and outside space and parking. The potential for overlooking can be controlled and there will be some overshadowing to adjacent properties (primarily the rear of the garden at 218 London Road). This needs to be balanced against the need for new dwellings in Oxford and making more efficient use of land and on balance, the effect on neighbouring gardens is not considered to be of a magnitude that would justify a refusal of planning permission.
- 11.2. 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.

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 new development shall be as specified in the application form and approved plans. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016 CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

- 4 Before first occupation of the development hereby approved, the north and west facing upper floor windows shall, be glazed in obscure glass, that is non-opening below 1.7 metres above finished floor levels in the room(s) they serve and thereafter retained.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies CP1 and CP10 of the Adopted Oxford Local Plan 2001-2016 and HP14 of the Sites and Housing Plan.

- 5 The development hereby permitted shall not be occupied until the Order governing parking at 2A Ramsey Road has been varied by the Oxfordshire County Council as highway authority to exclude the original house and the flats hereby approved, subject to this permission, from eligibility for resident's parking permits and residents' visitors' parking permits unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policies CP1, CP6, CP10 and TR13 of the Adopted Oxford Local Plan 2001-2016.

- 6 All extensions / developments which increase the size of the hard areas must be drained using Sustainable Urban Drainage measures (SuDS), including porous pavements to decrease the run off and volumes to public surface water sewers and thus reduce flooding. The applicant should carry out soakage tests to prove the effectiveness of soakaways or filter trenches. Where this 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.

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

- 7 Prior to occupation of the dwelling 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 adopted Oxford Local Plan 2001 - 2016.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) no structure including additions to the existing dwelling house at 2A Ramsay Road, as defined in Classes A, B, C, D, E of Schedule 2, Part 1 of the Order shall be erected or undertaken without the prior written consent of the Local Planning Authority.

Reason: The Local Planning Authority considers that even minor changes in the design or enlargement of the development should be subject of further consideration to safeguard the appearance of the area in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

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 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.

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

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EAST AREA PLANNING COMMITTEE

7th March 2018

Application Number: 17/03101/FUL

Decision Due by: 23rd January 2018

Extension of Time: 14th March 2018

Proposal: Erection of 4 x 2 bed flats, 2 x 1 bed flats, 2 x 4 bed dwellinghouse, 1 x 3 bed dwellinghouse (Use Class C3) and associated external works. Provision of amenity space, car parking and bin/cycle stores.

Site Address: Ashlar House Adjacent 2 , Glanville Road, Oxford, OX4 2DD

Ward: Cowley Marsh Ward

Case Officer Tim Hunter

Agent: Mrs Dawn Brodie **Applicant:** Cantay Estates Ltd

Reason at Committee: The proposal is for nine residential units and determination at committee is therefore required in accordance with the City Council's Constitution.

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.

(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. Finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the

heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and

3. Complete the section 106 legal agreement referred to above and issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers the demolition of the existing building and replacement with nine new dwellings in two blocks with a total of 14 car parking spaces provided to the frontage and between the blocks. The front block will provide four two bed flats and two one bed flats, with the rear block providing two 3 bed houses and one 4 bed house, all with small gardens behind.

2.2. The proposed redevelopment is considered to secure an efficient use of previously developed land within a predominantly residential area and would facilitate the removal of a vacant, disused and semi-derelict former builder's yard which is no longer fit for purpose and detracts significantly from the appearance of the locality and street-scene. The overall layout, scale and design of the proposed buildings are sympathetic to the site and its surroundings whilst safeguarding the residential amenities of neighbouring properties. The proposed dwellings would provide good quality housing for future occupants and delivers contributions towards new affordable housing in accordance with policy. The proposal is acceptable in highways terms, will be energy efficient and does not create any biodiversity, environmental or flooding impacts. The development therefore accords with the National Planning Policy Framework and policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016 and the Sites and Housing Plan 2011-2026.

3. LEGAL AGREEMENT

3.1. To secure financial contributions towards the delivery of affordable housing off-site, the applicant will need to provide an undertaking under the terms of Section 106 of the Town & Country Planning Act 1990.

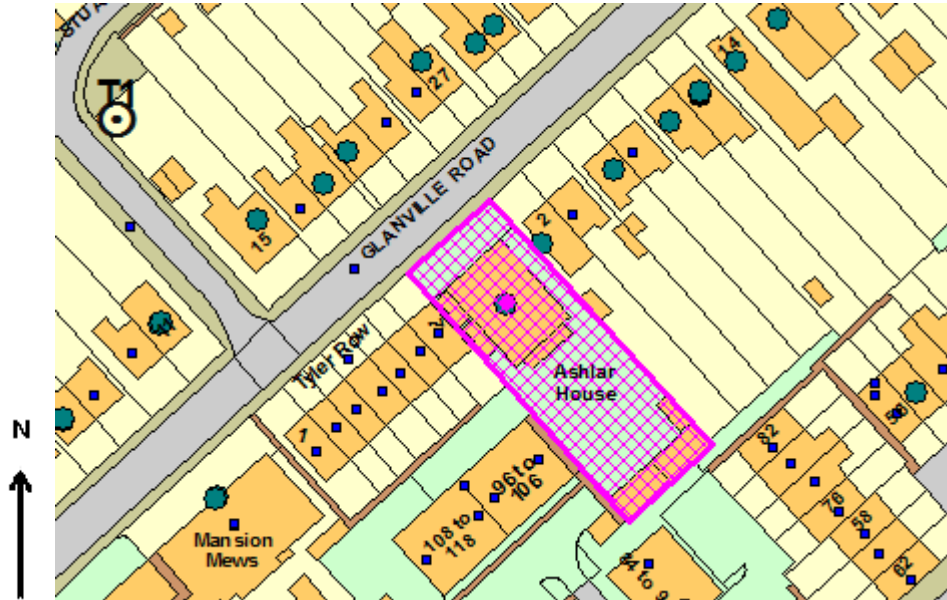
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal will be liable for a CIL payment.

5. SITE AND SURROUNDINGS

5.1. The site is located within a residential area just off the Cowley Road. Whilst there were formerly a variety of commercial uses in the area, most of these have now been replaced by housing and student accommodation.

- 5.2. One of the last is the current application site, which was last in use as a builders yard with a single storey, somewhat utilitarian building towards the front of the site, the rest of which is mainly open.
- 5.3. Ashlar House, Glanville Road:



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6. PROPOSAL

- 6.1. The application proposes the erection of nine new dwellings following the demolition of the builder's yard and associated building. The dwellings would be created as; a block of six flats with a frontage onto Glanville Road and one terrace of three dwellings to the rear, served off a new access, adjacent no.2 Glanville Road, along the line of the entrance used previously to access the storage area for the builder's yard.
- 6.2. The new dwellings proposed are all 2.5 storey in height, (11m to the ridge of the flats and 10m to the ridge of the proposed dwellings). All of the dwellings are designed to have their own garden space, with the flats provided with balconies or terraces to the rear. Parking is provided to the frontage and within a courtyard between the flats and the houses.
- 6.3. The current scheme is an amended version of that originally submitted and provides an additional parking space along with some changes to the frontage to accommodate a temporary bin store.
- 6.4. Permission was granted for a somewhat similar scheme in 2016 that would have provided 6 terraced houses in two blocks.

7. RELEVANT PLANNING HISTORY

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

75/00718/A_H - Advance Towelmaster Glanville Road - Formation of 2 office toilets and loading bay and demolition of old garages. PER 29th August 1975.

08/02529/FUL - Change of use from Business use (class B1) to Education and Training (class D1).. PER 26th January 2009.

09/01766/CND - Details of car and cycle parking submitted in compliance with conditions 2 and 3 of planning permission 08/02529/FUL.. PER 8th September 2009.

14/02103/FUL - Demolition of existing builder's yard. Erection of 1 x 2 bed flat (use class C3), 2 x 3 bed flat (use class C3), 3 x 3 bed flat (use class C3), 3 x 3 bed house (use class C3). Provision of private amenity space, carparking, cycling and bins storage.. WDN 19th March 2015.

15/00955/FUL - Demolition of existing builder's yard. Erection of 3 x 3 bed dwellinghouse (Use Class C3) and 3 x4 bed dwellinghouse (Use Class C3). Provision of private amenity space, car parking, cycling and bins storage. (Amended plans 16/09/15). PER 30th September 2016.

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	CP6, CP8, CP11, HE9,	CS18_,	HP9_,	
Housing	6		CS23_,	HP2_, HP4_, HP12_, HP13_, HP14_,	Affordable Housing and Planning Obligations SPD Balance of Dwellings SPD
Commercial	1, 2		CS28_,		
Natural Environment	9, 11, 13	CP18,	CS12_,		
Social and community	8	CP13,	CS13_, CS19_,		

Transport	4	CP1, TR1, TR3, TR4,		HP15_, HP16_,	Parking Standards SPD
Environmental	10		CS9_, CS11_,		Energy Statement TAN
Misc	5	CP.13, CP.24, CP.25		MP1	Waste Bin Storage and Access Requirements for New and Change of Use Developments Technical Advice Note

9. CONSULTATION RESPONSES

9.1. A site notice was displayed on the application site on 7th December 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

9.2. The Local Highway Authority had originally raised concerns about the number of parking spaces proposed, and recommended refusal due to insufficient level of parking which could result in increased levels of on-street parking and have a detrimental impact on the local residents, but has withdrawn that objection in response to the amended proposal.

Natural England

9.3. No comments

Internal (Land Quality)

9.4. No objection subject to conditions

Public representations

9.5. Two local people commented on this application from addresses in Glanville Road.

In summary, the main points of objection were:

- Over development
- Inability of site to provide what is proposed
- Access
- Amount of development on site
- Effect on adjoining properties
- Effect on character of area

- Effect on traffic
- Height of proposal
- On-street parking
- Open space provision
- Parking provision

Officer Response

9.6. In response to the suggestion that the site is too small to contain the proposed development, the plans have been checked and no discrepancy has been found. In any event, if approved, the development would need to be carried out entirely in accordance with the approved plans.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Mix of housing
- iii. Design
- iv. Inside and outside space
- v. Neighbouring amenity
- vi. Transport
- vii. Flooding

i. Principle of Development

10.2. The National Planning Policy Framework (NPPF) and Oxford Core Strategy Policy CS2 encourages the reuse/redevelopment of previously developed land. Redevelopment of this site would provide a useful 'windfall' of new housing development and therefore make a contribution towards meeting the Council's identified housing requirement.

10.3. When considering the redevelopment of former employment sites however, Policy CS28 of the Core Strategy makes clear that the loss of employment land will only be acceptable if either:

- the current or permitted employment use is or has a history of causing significant nuisance or environmental problems or;
- no suitable commercial occupiers have been found to enable an employment-generating use to continue and;
- the loss of jobs would not reduce the diversity and availability of job opportunities or the loss of small, start-up business premises available.

10.4. There is no record of the previous employment use of the site creating a significant nuisance or environmental problems in the area although use as a builders yard is not desirable or particularly compatible with residential uses. The applicant must therefore demonstrate that no suitable alternative employment use can be found for the property and the loss of jobs or premises would not be unacceptable.

- 10.5. In this context, evidence has been submitted which shows that the vacant builder's yard has been marketed for over two years without a suitable commercial occupant being secured. Many enquiries were received showing interest in redeveloping the property to residential use (as proposed by this application), along with other enquiries for a variety of commercial uses, including car workshop/servicing, taxi depot, scaffolding yard, car tyre sales, storage, pre-school nursery, youth club, gym etc. Some of those uses would not be considered suitable in what is now a predominantly residential location, because of the noise, traffic and nuisance they would have the potential to create. However, none of the more acceptable uses enquired about led to a firm proposal or offer.
- 10.6. It is also clear that the loss of the vacant builder's yard would not lead to a loss of existing jobs nor would it result in the loss of small business units. Even as a going concern the permitted use as a builders yard would have only provided a minimal number of jobs with such uses requiring sizeable areas for storage with job numbers being low.
- 10.7. In this context, the principle of demolition and residential redevelopment of the builder's yard is considered acceptable with regard to policy CS28 of the Core Strategy.

ii. Design and Impact on Character of Surrounding Area

- 10.8. The NPPF considers that good design is a key aspect of sustainable development. This means that the level of development within any scheme should suit the site's capacity and respond appropriately and realistically to the site constraints and its surroundings. This is reflected in Oxford Local Plan Policy CP6 which requires development to make the best use of the sites capacity in a manner compatible with the site itself and the surrounding area.
- 10.9. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate a high-quality urban design that responds to the site and its surroundings; creates a strong sense of place; attractive public realm; and provide high quality architecture. Policy CP8 of the Oxford Local Plan 2001-2016 also states that the siting, massing, and design of development should create an appropriate visual relationship with the form, grain, scale, materials, and details of the surrounding area. This is supported by Sites and Housing Plan Policies HP9 and HP10.
- 10.10. The character and age of residential development in the area is mixed but includes some modern redevelopment.
- 10.11. The redevelopment of the former bus depot, immediately adjacent to the application site is predominantly a flatted development of three and four storeys. Part of that redevelopment includes frontage development onto Glanville Road of three storeys which at its ridge is higher than this scheme. In terms of height and scale therefore, the application would not look out of keeping with the locality or street scene. The inclusion of what would be considered as backland housing in the street is a little unusual, though the positioning of the rear block reflects the

adjacent development in Reliance Way, and due to the depth of the site is considered to sit comfortably within its surroundings. It also represents an efficient use of the site.

10.12. In terms of style, the scheme proposes a sympathetic modern design which is interesting but also complements the original character of the street and what could be regarded as the more pastiche development style of the adjacent redevelopment of the former bus garage site station. The elevation which presents itself to Glanville Road, includes gabled dormers, to echo the more traditional detailing of adjacent properties, whilst flat-roofed dormers are proposed to elevations within the courtyard created to the rear.

10.13. A mixed palette of materials has been put forward to create further interest. The rear terrace is intended to be built in a combination of buff brick, rough-cast render and grey slate, with timber detailing, and the materials have been chosen to reflect similar materials used within the adjacent flatted scheme in Reliance Way. The front terrace however, is to be built in red brick, with a red/brown tile roof, to reflect the materials of properties fronting Glanville Road. The rough-cast render and timber detailing on both terraces will provide continuity of materials across the scheme. The design and materials are considered to be acceptable, and ensure that the development sits comfortably within the site and its surroundings. Overall the proposals are considered to accord with policy CP6 of the Oxford Local Plan, CS18 of the Core Strategy, Sites and Housing Plan Policies HP9 and HP10 and the NPPF.

iii. Mix of Housing

10.14. To be acceptable, the proposal must provide a mix of housing that complies with the mix prescribed for the East Oxford Neighbourhood Area, as identified within the Balance of Dwellings Supplementary Planning Document (BoDSPD).

10.15. The BoDSPD states that residential development of 4-9 units should seek to provide a significant proportion of any new homes proposed as 'family homes'. Although the proportion of one beds, two beds and four beds proposed are all acceptable, the new homes proposed in this case are family-sized 3 & 4-bed homes and in this context, the application only proposes two three bedroom homes, below the 45% minimum suggested by the BoDSPD. However this alone is not considered to be of sufficient concern to warrant refusal as the scheme as a whole is considered reflective of the mix of dwellings in the area and would provide a balanced scheme.

10.16. Furthermore Officers note that there is no loss of family dwellings proposed and that most of the current pressure on such properties is from their loss to become HMOs, a situation that is not controlled by the SPD. Indeed, comments have been received suggesting that the family homes currently proposed may be at risk of becoming HMO themselves. It is though noted that the provision a larger number of more modest homes may reduce the pressure for HMOs in the area and as such the provision should be supported.

10.17. In terms of affordable housing, the site area is below the 0.25 hectare

threshold and is not required to make any on-site affordable housing provision under Policies CS24 of the Core Strategy or HP3 of the Sites and Housing Plan.

10.18. Policy HP4 of the Sites and Housing Plan however, requires smaller sites of less than 0.25 hectares to provide a financial contribution towards off-site affordable housing. A Government announcement in November 2014, sought to exempt small housing sites of less than 10 dwellings from contributing towards new affordable housing however, this has now been overturned in the High Court. Hence, Policy HP4 remains applicable and an affordable housing contribution is required. The applicant has indicated that they are content to enter into a S106 Agreement to provide financial contribution towards off-site affordable housing provision, in full compliance with the Council's policy.

10.19. Policy HP2 of the Sites and Housing Plan also indicates that on sites of 4 or more dwellings, at least one dwelling should be either fully accessible or easily adapted to full wheelchair use. The plans confirm that half the units are designed to be easily accessible and therefore Policy HP2 is met.

iv. i. Impact on Neighbouring Amenity

10.20. To be acceptable, new development must demonstrate that it can be developed in a manner that will safeguard the residential amenities of the adjoining properties in terms of loss of amenity, light, outlook, sense of enclosure, and loss of privacy in accordance with Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP14 of the Sites and Housing Plan.

10.21. In terms of noise and disturbance, officers' judge that reuse of the premises as a builder's yard would have the potential to create a greater level of noise and activity than that from residential use, particularly when taking account of the potential for vans and trucks to be loaded with materials from the rear of the yard. The current scheme does provide parking for 10 parking spaces within the site and the resultant vehicle movements will have some impact on adjacent occupiers, but given the current legal use of the site, this is likely to be less intrusive than the potential use as a builders yard and is not considered to have an unacceptable impact on the amenity of neighbouring occupiers.

10.22. In terms of overlooking and privacy issues, the relationship between the new development and no.2 Glanville Road is considered acceptable subject to existing boundary walls being retained and appropriate tree planting/landscaping and fencing. The flats to the front are offset from the boundary by the proposed access and the dwellings to the rear are a sufficient distance so as to not cause interlocking of habitable rooms or unduly overlook the main private amenity area to the rear of no. 2.

10.23. There will be some loss of light to side facing windows at the adjoining properties, however these windows do not appear to be the primary source of light to principle habitable rooms and in any event, the effect will be similar to that of the scheme approved in 2016.

10.24. The relationship and distance between the two new buildings being created is

also considered to be sufficient to maintain privacy and avoid overlooking between them. Officers note that the proposal indicates that the distance between the main walls will be 20m, although it is noted that the bay windows to the rear building and the balcony/terraces to the flats at the front will fall within this 20m distance. Comments have been received stating that this distance will not be achievable but having checked the plans, officers consider that there is sufficient space on site to provide this 20m distance. It should also be remembered that this is a rear to front relationship as opposed to a rear to rear relationship where the 20m would be expected.

10.25. All other properties are considered a sufficient distance away so as not to be directly impacted upon. Overall the proposals are considered to accord with policies CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

v. **Inside and outside space**

10.26. Policy HP12 of the Sites and Housing Plan has now been updated by the Nationally Described Space Standard, which requires minimum spaces for dwellings dependant on their number of bed spaces and characteristics. The proposed dwellings are designed to provide an appropriate level of internal space (63sqm for the 1-beds, 66sqm for the 2-beds, 119sqm for the 3-bed and 130sqm for the 4-beds) and comply with the National Space Standards.

10.27. The proposals also provide satisfactory external amenity space with gardens to the houses of a similar size to the footprint and well-proportioned balconies / terraces to the flats and comply with this aspect of Policy HP13.

10.28. Policy HP13 also states that adequate provision needs to be made for safe and accessible refuse and recycling storage. The Waste Bin Storage and Access Requirements for New and Change of Use Developments Technical Advice Note (TAN) guides that residents should not be required to carry waste more than 30m to a collection point, whilst refuse vehicles should be able to get within 25m of the storage point. It also guides that bins should not have to be moved through a dwelling and that where appropriate, appropriately sized and designed bin storage should be provided.

10.29. To ensure that the scheme complies with the TAN, the application proposes covered bin storage facilities to the front of each dwelling and a bin collection point along the new access where bins can be collected and left on collection days from the rear plots. Overall it is considered that the proposals comply with policies HP12 and HP13 of the Sites and Housing Plan.

vi. **Transport**

Transport Sustainability

10.30. There are 14 car parking spaces proposed, which equates to 2 allocated spaces for each of the houses and 1 space for each of the flats, although the intention is that the parking for the flats be unallocated, to allow for visitor parking.

10.31. Officers consider that this is an appropriate number of spaces, but that it would be more appropriate to provide one allocated space for each dwelling, allowing three unallocated spaces, to include visitor parking. This would discourage potential family occupiers from being over-reliant on use of the private car and recognises the sustainability of this location and its convenience to local facilities, the city centre and bus services and could if necessary be secured by condition.

10.32. To fully comply with Policy HP16, there is also a need to provide at least one allocated car parking space as a disabled space, with greater width of 3.3m. No compliant disabled space is proposed, however the Local Highway Authority has not objected on this basis. Officers note that if the number of spaces were to be reduced or some of the landscaping removed, a disabled space could be provided and if the proposal were to be otherwise acceptable, this could be secured as a condition of planning permission. The proposals in parking terms and subject to the necessary conditions are considered to comply with policy HP16 of the Sites and Housing Plan.

Cycle Parking

10.33. In terms of cycle parking, Policy HP15 requires that a total of 21 cycle parking spaces are provided. The application proposes a secure cycle store to the central courtyard with 24 spaces. The proposal therefore complies with Policy HP15.

Refuse, Delivery and Servicing Arrangements

10.34. The Local Highway Authority has expressed concerns of refuse vehicles needing to enter the site. However this will not be necessary, as a temporary bin store is provided to the front of the site for bins to be placed in for collection day, and then returned to a more convenient position for the occupants for the rest of the week.

vii. Landscaping

10.35. The existing site has no landscaping and redevelopment presents an opportunity to provide new landscaping both within the street scene along Glanville Road and to the rear of the site. The application proposes new hedgerow and shrub planting along the access and along the frontage of the development. There is also the opportunity to plant several new trees to the rear, strategically planted to soften the development and restrict direct views between the development and neighbouring gardens. It will be important that these trees are properly managed and retained in the long term. The precise location and species of trees and shrubs to be planted can be dealt with by condition and accord with policy CP1 and CP10 of the Oxford Local Plan.

viii. Flooding

10.36. Policy CS11 of the Core Strategy seeks to limit the effect of development on

flood risk and expects all developments to incorporate sustainable drainage systems or techniques to limit or reduce surface water run-off.

10.37. The development will add to the level of non-porous surfaces on the site, resulting in an increased level of rain water run-off. However the increase is relatively modest and subject to a condition to ensure the development is carried out in accordance with the principles of Sustainable urban Drainage Systems, the proposals will not result in an unacceptable risk of flooding and comply with Policy CS11 of the Core Strategy.

ix. Sustainability

10.38. The application makes clear that the development is designed to make best use of previously developed land. The applicant also makes clear that the development is designed to accord with the most up to date building regulations to reduce energy and water consumption (with solar panels being proposed to the flats) and where possible, will be built using materials from sustainable sources.

10.39. The levels of car parking proposed are designed to discourage potential occupiers from being over-reliant on use of the private car and recognise the convenience of this location to local facilities and bus services into the city centre etc. The proposals are therefore considered acceptable in sustainability terms and accord with the NPPF in that regard.

x. Contaminated Land

10.40. The information submitted with the application does not reveal any contamination however; the site is a former builder's yard and has been in commercial/industrial use since the 1930s. It is also immediately adjacent the former bus depot that was found to be contaminated during redevelopment and remediation was required. In this context and given that the development involves the creation of new residential dwellings, a sensitive use, it is considered prudent that any permission is conditioned to require site investigations and agreement to appropriate remediation, should any contamination be found during the course of development in accordance with policy CP22 of the Oxford Local Plan and the NPPF.

xi. Biodiversity

10.41. There are no protected species impacted by this proposal. However, in line with recognised good practice and governmental policy on biodiversity and sustainability (NPPF & NERC 2006), all practical opportunities should be taken to harmonise built development with the needs of wildlife. The NPPF seeks to provide a net enhancement to biodiversity through sustainable development and Policy CS12 of the Oxford Core Strategy 2026 states: Opportunities will be taken (including through planning conditions or obligations to): ensure the inclusion of features beneficial to biodiversity within new developments throughout Oxford.

10.42. Certain bat and bird species are urban biodiversity priority species almost

entirely dependent on exploiting human habitation for roosting. In this context, an appropriate provision for this development might include; bat roosting tubes and bird boxes should reasonably be provided as part of the completed development. This can be dealt with by condition in accordance with policy CS12 of the Core Strategy and the NPPF.

xii. Planning Obligations

10.43. It is considered that the following matters should be secured through a s106 legal agreement:

- Financial contribution to off site affordable housing

11. CONCLUSION

11.1. The proposed redevelopment is considered to secure an efficient use of previous developed land within a predominantly residential area and would facilitate the removal of a vacant, disused and semi-derelict former builder's yard which is no longer fit for purpose and detracts significantly from the appearance of the locality and street-scene. The overall layout, scale and design of the proposed buildings are sympathetic to the site and its surroundings whilst safeguarding the residential amenities of neighbouring properties. The proposed dwellings would provide good quality housing for future occupants and delivers contributions towards new affordable housing in accordance with policy. The proposal is acceptable in highways terms, will be energy efficient and does not create any biodiversity, environmental or flooding impacts. The development therefore accords with the National Planning Policy Framework and policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016 and the Sites and Housing Plan 2011-2026.

11.2. 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.

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 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 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.

- 6 A plan showing the means of enclosure for the new development including details of the treatment of all the boundaries of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The approved treatment of all of the site boundaries shall be completed prior to first occupation of the approved development and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the privacy of adjoining occupiers in accordance with policies CP1, CP8, CP9 and CP10 of the Adopted Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.

- 7 The sight lines shown on the approved plans shall be provided free of all obstructions which exceed the height of the adjacent carriageway by more than 1.0 metre before the approved development comes into use and shall be maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with policies CP1, CP9 and CP10 of the Adopted Oxford Local Plan 2001-2016.

- 8 Before the development permitted is commenced details of the cycle parking and bin storage areas, including means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking and bin storage areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles and storage of bins.

Reason: To promote the use of cycles thereby reducing congestion on adjacent roads in accordance with policies CP1 and CP1 of the Adopted Oxford Local Plan 2001-2016, HP13 and HP15 of the Sites and Housing Plan 2011-2026.

- 9 Prior to the commencement of the development a 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.

A Phase 1 has already been undertaken and has identified the potential for contamination to exist on the site. A phase 2 shall be undertaken and shall include: a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the LPA. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to the satisfaction of LPA.

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 Policy CP22 of the Oxford Local Plan 2001-2016.

- 10 Prior to the commencement of any development details of biodiversity enhancement of 1 integrated bat tube and 1 bird box to be incorporated into each building shall have been submitted to, and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved integrated bat enhancement scheme, which shall have been installed prior to the first occupation of the development and retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of improving biodiversity in accordance with Policy CS12 of the Oxford Core Strategy 2016 and Saved policy NE23 of the Oxford Local Plan 2001-2026

- 11 All extensions / developments which increase the size of the hard areas must be drained using Sustainable Urban Drainage measures (SuDS), including porous pavements to decrease the run off and volumes to public surface water sewers and thus reduce flooding. The applicant should carry out soakage tests to prove the effectiveness of soakaways or filter trenches. Where this 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.

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

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) no structure including additions to the existing dwelling house at 2A Ramsay Road, as defined in Classes A, B, C, D, E of Schedule 2, Part 1 of the Order shall be erected or undertaken without the prior written consent of the Local Planning Authority.

Reason: The Local Planning Authority considers that even minor changes in the design or enlargement of the development should be subject of further consideration to safeguard the appearance of the area in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

13. APPENDICES

Appendix 1 – Site Location Plan

Appendix 2 - etc.

14. HUMAN RIGHTS ACT 1998

14.1. 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.

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

EAST AREA PLANNING COMMITTEE

Application Number: 17/03426/CT3

Decision Due by: 16th February 2018

Extension of Time: 16th March 2018

Proposal: Part demolition of existing community centre. Erection of part single part double height front and side extension.

Site Address: Bullingdon Community Centre, Peat Moors, Oxford, Oxfordshire

Ward: Lye Valley Ward

Case Officer Sarah Orchard

Agent: Mr Daniel Wadsworth **Applicant:** Oxford City Council

Reason at Committee: The applicant is the 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 demolition of the original hall which formed Bullingdon Community Centre and erection of an extension to the 1960s community centre to provide improved community facilities. The proposed development is considered to provide much needed improved community facilities without causing harm to the amenity of the area or of the neighbouring occupiers, trees, biodiversity or the adjoining Lye Valley SSSI in accordance with the above policies and the NPPF.

3. LEGAL AGREEMENT

3.1. This application is subject to any legal agreements.

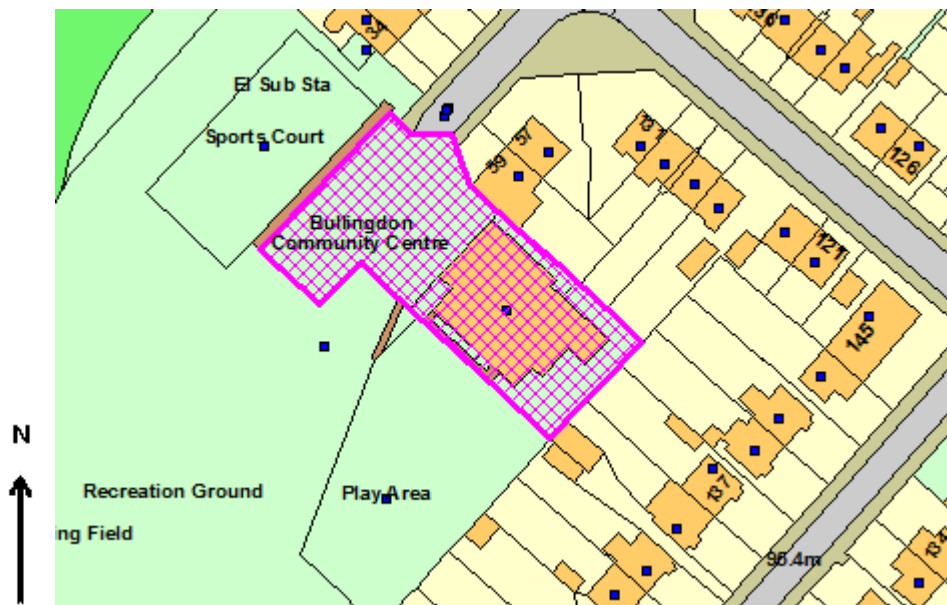
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is located within the Lye Valley Ward of Oxford to the east of the city centre. To the east of the site the application site adjoins residential properties. To the west of the site is a recreation ground, the Lye Valley SSSI and the car park which serves the community centre. The community centre sits within its own area separated from the play area and residential properties by fences.

5.2. Site Location Plan:



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Ordnance Survey 100019348

6. PROPOSAL

6.1. The application proposes the partial demolition of existing community centre, predominantly the hall to the south west of the site and erection of part single part double height front and side extension to form a replacement 109m² main hall, kitchen office and storage with a central atrium and entrance lobby which is approximately 21 metres deep with a 10 metre wide fontage. The proposals also include shifting existing parking spaces away from the entrance in order to provide better pedestrian access to the front of the building and bicycle storage. This results in the provision of an additional parking space.

7. RELEVANT PLANNING HISTORY

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

49/00567/A_H - Recreation Ground Peat Moors - Community centre. TEM 15th June 1949.

51/01624/A_H - Social Club Peat Moors – Store. REF 13th February 1951.

52/02577/A_H - Dressing room. TEM 14th October 1952.

62/00567/A_H - Recreation Ground Peat Moors - Community centre building.. PER 13th March 1962.

62/11455/A_H - Extension of a new additional building. PER 13th March 1962.

84/00484/GF - Demolition of part of existing building and erection of new enlarged single storey extension and extension to car park. DMD 20th July 1984.

90/00963/GF - Erection of timber storage shed. DMD 3rd January 1991.

06/00297/CT4 - Erection of community notice board. PER 11th April 2006.

10/01832/FUL - Removal of existing timber storage shed. Erection of larger timber storage shed as extension to community centre. PER 13th August 2010.

10/02606/CND - Details of sustainable drainage scheme submitted in compliance with condition 3 of planning permission 10/01832/FUL. PER 27th October 2010.

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,	CS18_		
Conservation/ Heritage	109	CP11, NE15,			
Natural Environment	9, 11, 94, 100, 103, 109	NE21, NE23,	CS11_ CS12_		
Social and community	74	SR2	CS20_ CS21_		
Transport		TR3, TR4,			Parking

					Standards SPD
Environmental	17	CP10,			
Misc				MP1	

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 8th January 2018 and an advertisement was published in The Oxford Times newspaper on 4th January 2018.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 9.2. Oxfordshire County Council has no comments to make on this application.

Public representations

- 9.3. No third party comments were received.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Design;
- iii. Neighbouring amenity;
- iv. Trees
- v. Biodiversity
- vi. Drainage
- vii. Parking

i. Principle of Development

- 10.2. Policy CS20 of the Core Strategy supports the enhancement of new community facilities. Demolition of community facilities is allowed where equivalent or new and improved facilities are being provided. In this case improved facilities are being provided on the same site. This is furthermore supported by paragraph 70 of the NPPF which states that decisions should guard against the loss of valued facilities and services

- 10.3. Policy SR2 of the Oxford Local Plan protects open air sports facilities. In relation to this site, the play area to the south west of the application site boundary and the recreation site and car park to the west fall within protected SR2 land. The

proposed replacement extension to the community centre does not result in the loss of any of the play area and is contained within the existing fenced off Community Centre site. The extension repositions some parking within the car park to enhance the entrance area to the community centre but does not result in the loss of any green open space. The requirements of policy SR2 are echoed by policy CS21 of the Core Strategy which also supports retention of sports and leisure facilities. This is further supported by paragraph 74 of the NPPF.

- 10.4. The proposal is therefore considered to comply with policies SR2 of the Oxford Local Plan, CS20 and CS21 of the Core Strategy and the NPPF.

ii. Design and Impact on Character of Surrounding Area

- 10.5. The section of the community centre to be demolished is the original hall but is substandard and there is also evidence of subsidence. The hall reads as an extension to the 1960s building, is of limited architectural merit and does not particularly relate to the main 1960s building with its characteristic asymmetric roof form. The proposed extension is designed to secure the future of the building and ensure it remains available for community use.
- 10.6. The proposed development is designed to create a more welcoming entrance and increase surveillance of the entrance for security reasons. The proposed extension is also pulled off the eastern boundary with properties in Dene Road creating a larger community garden space. The design relates to the existing building by predominantly using materials to match the existing main building but also introduces a contemporary glazed element running through the building. The proposal is therefore considered to form an appropriate visual relationship with the existing building with a contemporary, innovative twist.
- 10.7. The proposal is therefore considered to comply with policies CP1, CP6 and CP8 of the Oxford Local Plan and CS18 of the Core Strategy.

iii. Impact on Neighbouring Amenity

- 10.8. The proposed extension is stepped away from the boundaries with neighbouring residential properties to the east of the site. The previous hall was approximately 7.5 metres from the boundary at its closest point where the proposed hall is approximately 11.5 metres away from the boundary at its nearest point. The proposals are also located at least 8 metres away from properties to the north of the site. Given that the extension is a replacement facility in a similar location to the existing extension and is therefore not considered to have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of light, overbearing impact, overlooking or increased noise and disturbance. Whilst there is an increase in height the separation to neighbouring properties is considered adequate to negate any impact.
- 10.9. The proposed development is therefore considered to comply with policies CP1 and CP10 of the Oxford Local Plan.

iv. Trees

- 10.10. The proposals are not considered to be harmful to any trees which are important to public amenity and are therefore considered to comply with Oxford Local Plan Policies CP1, CP11 and NE15.
- 10.11. However there are retained trees on and adjacent to the site which should be adequately protected during the demolition and construction phases, details of the tree protected measures are requested by condition.

v. Biodiversity

- 10.12. The application involves the demolition of a substantial part of the existing building which contains features suitable for bats and is located near prime bat habitat (The Lye Valley). Subsequently, a bat survey report was submitted and the Local Authority is satisfied that the buildings are unlikely to be occupied by bats.
- 10.13. In accordance with Core Policy CS12: Biodiversity of the Core Strategy for Oxford City: *“Opportunities will 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.”* In addition to local policy, the NPPF sets out that *“The planning system should contribute to and enhance the natural and local environment by: minimising impacts on biodiversity and providing net gains in biodiversity where possible”* and *“opportunities to incorporate biodiversity in and around developments should be encouraged.”*
- 10.14. Given the proximity of the development to the Lye Valley details of at least 2 bird nesting and 2 bat roosting devices are requested by condition and the approved details will need to be installed prior to the occupation of the new extension.
- 10.15. Subject to the satisfactory approval of this condition, the development is considered to comply with the requirements of policy NE23 of the Oxford Local Plan and CS12 of the Core Strategy and the NPPF.

vi. Drainage

- 10.16. The site is not at significant risk of flooding; however it does lie within the catchment zone for the Lye Valley fen SSSI, which is sensitive to changes in water quantity and quality. Therefore, a Sustainable Drainage scheme will be required by condition. Infiltration drainage is preferential where feasible (proven by soakage tests) and SuDS providing a treatment benefit (such as permeable paving) are encouraged in order to protect the sensitive SSSI from pollutants. Inert materials should be used in order to prevent adversely affecting the Ph of the receiving waterbodies.
- 10.17. Subject to the satisfactory approval of this condition the proposal is considered to comply with policy CS11 of the Core Strategy.

vii. Parking

- 10.18. The Local Highway Authority has reviewed the application and raised no concerns with the proposed development. The proposal includes improvement of pedestrian access to the main entrance of the building which results in the relocation of 3no. parking spaces. The proposal results in the gain in one parking space and therefore the proposal do not result in the loss of any spaces. This is not above the maximum parking standard. The two existing disabled parking spaces are to be retained.
- 10.19. The proposal also contains the provision of 10 cycle storage spaces which is an improvement due to the lack of current provision. Policy TR3 of the Oxford Local plan advises that 1 space should be provided per 20m² of assembly floorspace therefore the cycle storage proposed is in excess of that required to serve the replacement hall which is approximately 109m².
- 10.20. The proposal is therefore considered to comply with policies TR3 and TR4 of the Oxford Local Plan and requirements of the NPPF in relation to sustainable development and transport.

11. CONCLUSION

- 11.1. The proposed development is considered to provide much needed improved community facilities without causing harm to the amenity of the area or of the neighbouring occupiers, trees, biodiversity or the adjoining Lye Valley SSSI in accordance with the above policies and the NPPF.
- 11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out below.

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 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 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.

- 5 Prior to the commencement of the development, details of biodiversity enhancement measures including at least 2x 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 extension and retained as such thereafter.
Note: Bird (swift and / or house sparrow types) and bat boxes should be of durable make and installed on the buildings (bird boxes to the north side, and bat boxes to the south or west).

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

- 6 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 runoff rates.
- IV. Where sites have been previously developed, betterment in runoff rates will be expected, with discharge at, or as close as possible to, greenfield runoff 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.

A SuDS maintenance plan should also be submitted and approved by the LPA. 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. The SuDs maintenance plan 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 safely and effectively in perpetuity.

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

- 7 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.

13. APPENDICES

Appendix 1 – Site plan

14. HUMAN RIGHTS ACT 1998

- 14.1. 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.

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

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Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 7 February 2018

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Committee members:

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

Officers:

Adrian Arnold, Development Management Service Manager
Anita Bradley, Monitoring Officer
Hayley Jeffery, Development Management Team Leader
Caroline Robins, Lawyer, Law & Governance
Jennifer Thompson, Committee and Members Services Officer
Andrew Murdoch, Planning Team Leader

Apologies:

Councillors Chapman, Malik and Tanner sent apologies.

71. Declarations of interest

Councillor Cook, as a Council appointed trustee for Oxford Preservation Trust; and as a member of the Oxford Civic Society, stated that he had taken no part in any discussions or decision making by those organisations that may have taken place regarding these applications.

72. 17/02923/FUL: Headington School, Headington Road, Oxford, OX3 7TD

The Committee considered an application for the removal of temporary classrooms and erection of a new art school and extension to adjoining dining hall, landscaping and ancillary works at Headington School, Headington Road, Oxford.

The Planning Officer reported that Sport England had formally stated they had no objections. She proposed and the Committee agreed to add a further condition to ensure the proposed energy efficiency and renewable energy contribution was delivered. She noted that the roof was not a green roof as indicated in the report.

Richard Couzens, school bursar, spoke in support of the application and answered questions from the committee. He confirmed that the roof was structured to allow light into the studio spaces below.

The Committee resolved to:

1. approve the application for the reasons given in the report and subject to the **18** required planning conditions set out in section 12 of this report and an **additional** condition to secure energy efficiency and renewable energy provision.
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 and issue the planning permission.

73. 17/02813/FUL: Land adjacent to 2 Rymers Lane, Oxford, OX4 3LA

The Committee considered an application for the erection of a 37 bedroom supported living facility with ancillary uses and amenity space on land adjacent to 2 Rymers Lane, Oxford, OX4 3LA.

The Planning Officer reported that no legal agreement was necessary; and that the Oxfordshire County Council Highways had now withdrawn their objections. He confirmed the bed spaces were a replacement for the loss of city council funded spaces.

Dawn Brodie and Jim Smith and Ben Kiley, representing the applicant, spoke in support of the application and answered questions from the committee.

The Committee in discussion agreed to add an informative that ward councillors should be appropriately involved in the agreement of the Construction Travel Management Plan given the difficult and busy location of the site. They noted the applicant's agreement to provide a noticeboard to display community events and notices to encourage residents in the development to become involved in the community.

The Committee is resolved to:

1. approve the application for the reasons given in the report and subject to the **19** required planning conditions set out in section 12 of this report and one informative as agreed above and grant planning; and
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.

74. 17/03177/FUL: Ark T Centre, Crowell Road, Oxford

The Committee considered an application for the demolition of existing sheds and erection of 2 cabins at Ark T Centre, Crowell Road, Oxford.

Councillor Gant, in his capacity as a trustee of the Ark T Centre, attended to answer questions of the committee if necessary.

The Committee resolved to:

1. approve the application for the reasons given in the report and subject to the **three** required planning conditions and **one** informative 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.

75. 17/03064/CT3: Land on the East Side of Field Avenue, Oxford

The Committee considered an application for the creation of 13 car parking spaces and 11 cycle stands, insertion of 15 bollards, and alterations to landscaping at land on the East Side of Field Avenue, Blackbird Leys, Oxford.

The Planning Officer reported receipt of a further objection re-iterating previous objections in more detail since publication of the agenda. She reported that there had apparently been confusion created by the applicant sending a letter to residents after the close of the formal consultation period asking them to comment on the planning application; comments in letter or email form however were accepted up until the determination of the application. She confirmed the application had been correctly advertised.

She recommended and the Committee accepted a further condition requiring a landscaping scheme to be agreed.

A local resident spoke objecting to the application and raised concerns about the consultation carried out by the applicant in particular a letter sent at the end of the planning consultation period; the design and layout; the need for the scheme; and whether this was the most suitable location.

Members of the Committee raised concerns about:

- The apparent lack of formal engagement with residents by the Great Estates team and of adherence to the spirit of the Council's Statement of Community Involvement in this case;
- The potential for confusion caused by the letter from the applicant after the close of the statutory consultation period;

- Whether an analysis of parking needs had been undertaken and shown that this scheme was required;

They noted that there were no irregularities with the process followed in advertising or accepting comments on the planning application.

They agreed to defer consideration until the applicant had confirmed if they wished to proceed with this application or wished to redesign it to take account of residents' comments and concerns and submit a revised proposal, and to ask that the applicant carry out further consultation with residents and provide an evaluation of the need for the spaces and of alternative sites nearby.

The Committee resolved to defer consideration of the application for the reasons given above and request that the application be brought back for determination once the applicant had completed further consultation and analysis and confirmed a final scheme.

76. 17/02971/CT3: 20 Girdlestone Road, Oxford, OX3 7LZ

The Committee considered an application for the erection of a single storey rear extension (amended plans) at 20 Girdlestone Road, OX3 7LZ

The Committee resolved to:

1. approve the application for the reasons given in the report and subject to the **five** required planning conditions and **two** informatives 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.

77. 17/02930/CT3: Land at Briar Way, Oxford

The Committee considered an application for the provision of 17 parking spaces and 18 cycle spaces on existing green space area with landscaping and alterations to landscaping on land at 2-14 Briar Way, Blackbird Leys, Oxford.

The Committee resolved to:

1. approve the application for the reasons given in the report and subject to the **five** required planning conditions set out in section 10 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.

78. Minutes

The Committee resolved to approve the minutes of the meeting held on 17 January 2018 as a true and accurate record.

79. Forthcoming applications

The Committee noted the list of forthcoming applications.

80. Dates of future meetings

The Committee noted the dates.

The meeting started at 6.00 pm and ended at 7.30 pm

Chair

Date: Wednesday 7 March 2018

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