

Agenda

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East Area Planning Committee

Date: **Wednesday 4 July 2018**

Time: **6.00 pm**

Place: **The Old Library - Oxford 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 Shaista Aziz	Rose Hill and Iffley;
	Councillor Nigel Chapman	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor John Tanner	Littlemore;
	Councillor Roz Smith	Quarry and Risinghurst;

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 Oxford Heritage Asset Register nominations 2018

13 - 46

Proposal: to consider nominations for addition to the Oxford Heritage Asset Register

Reason at Committee: to approve or reject proposed nominations.

Recommendation: East Area Planning Committee is recommended to:

APPROVE the following nominations for addition to the register.

1. Cuckoo Lane
2. All Saints Church, Lime Walk
3. 8th Oxford Scout Hut (formerly All Saints Mission Chapel)
4. Brasenose Farmhouse
5. Central Morrell Avenue
6. Church of St Francis Assisi
7. Hilsboro, 14 Holyoake Road
8. Hockmore Cottages, Bartholomew Road
9. 63 Henley Avenue
10. 18 Windsor Street and 6 Perrin Street
11. 20 Villiers Lane with No. 62 and 64 Rose Hill
12. 50 Rose Hill, west side
13. 85 (All Saints Vicarage), Old Road
14. Rose Hill Methodist Church
15. The Somerset Public House

To REJECT the following nominations for addition to the register.

None.

4 TPO 18/00001 - Order Hill Top Road (No1) - Oxford Golf Club, Hill Top Road

47 - 54

TPO Name: Oxford City Council – Hill Top Road (No.1) Tree Preservation Order 2018

Site Address: Oxford Golf Club, Hill Top Road, Oxford

Reason at Committee: Objection received to the Tree Preservation Order

Recommendation: East Area Planning Committee is recommended to

confirm the Oxford City Council – Hill Top Road (No.1) Tree Preservation Order, 2018 without modification.

5 18/00850/FUL: 18 Osler Road

55 - 68

Site Address: 18 Osler Road, Oxford, OX3 9BJ

Proposal: Demolition of existing dwelling. Erection of a one and a half storey building to provide 2 x 2-bed dwellings (Use Class C3). Provision of private amenity space, and bin and cycle store.

Recommendation: 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 the report and grant planning permission; and
- (b) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

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

6 18/00813/FUL: Royal Mail, 7000 Alec Issigonis Way, Oxford

69 - 82

Site Address: Royal Mail, 7000 Alec Issigonis Way

Proposal: Change of use of building to Mixed Use Class B1(a), B1(b) and B8 purposes, plus external works. (Additional information and amended plans)

Recommendation: 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 Section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and

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

- 1. finalise the recommended conditions as set out in this report

including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and

2. finalise the recommended legal agreement or unilateral undertaking 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. issue the planning permission.

7 18/00807/FUL: Premier Inn, Garsington Road, Oxford

83 - 96

Site Address: Premier Inn, Garsington Road, Oxford

Proposal: Erection of a two storey extension to existing hotel to create 26 bedrooms with alterations to the car park and other associated works including the installation of air conditioning plant.

Recommendation: 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 the report; and
- (b) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

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

8 18/00868/FUL: 5 Peacock Road

97 - 104

Site Address: 5 Peacock Road, Oxford, OX3 0DQ

Proposal: Erection of a first floor side and a single storey rear extension.

Recommendation: 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 the report and grant planning permission; and

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

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

9 Minutes

105 -
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Recommendation: That the minutes of the meeting held on 23 May 2018 are approved as a true and accurate record.

10 Forthcoming applications

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

16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application (as at July, still awaiting additional information)
17/01338/OUT: 23 And Land To The Rear Of 25 Spring Lane, Littlemore, OX4 6LE	Called in
17/01519/FUL: 55 Collinwood Road Oxford OX3 8HN	Called in
17/02068/VAR: 70 Glebelands, Oxford, OX3 7EN	Committee-level decision
17/03050/FUL - Land North Of Littlemore Healthcare Trust Sandford Road, Littlemore OX4 4XN	Committee decision: Major development
17/03064/CT3: Land On The East Side Of Field Avenue, Oxford	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
18/00217/CT3: Site Of (cons), 1 - 36 Brome Place, Oxford	Council application
18/00433/FUL: Beechwood House, The Beeches, Oxford, OX3 9JZ	Called in

18/00571/FUL: 11 Horseman Close, Oxford, OX3 0NR	Called in
18/00591/VAR: 255A Marston Road, Oxford, OX3 0EN	Committee level application
18/00686/OUT: 1 Gurl Close	Called in
18/00688/FUL: 20 Osler Road, Oxford, OX3 9BJ	Called in
18/00713/VAR: Littlemore Priory	Called in
18/00770/VAR: British Telecom , James Wolfe Road, Oxford, OX4 2PY	Committee decision
18/00837/FUL: 28 Sandfield Road, Oxford, OX3 7RJ	
18/00870/FUL: 1 Pullens Lane, Oxford, OX3 0BX	Committee level decision
18/00872/FUL: Helena Kennedy Centre, Headington Hill, Oxford, OX3 0BT	Committee level decision
18/00877 car wash and cafe in Peterley Road	Call in
18/01081/FUL: 75 Bartholomew Road, Oxford, OX4 3QN	Committee decision
18/01091/FUL: The Stadium Grenoble Road, Oxford, OX4 4XP	Called in by Tanner, Clarkson, Price, Taylor, Smith, Azad.
18/01153/FUL, 9 Binswood Avenue	
18/01173/FUL: St Nicholas Primary School, The Harlow Centre, Raymund Road, Oxford, OX3 0PG	Committee Decision
18/01239/FUL - 19 Ferry Road, Marston	
18/01329/FUL - Land South Of Oxford Road Horspath Oxford OX4 2DQ	Committee Decision
18/01385/VAR - Land South Of Oxford Road Horspath Oxford OX4 2DQ	Committee Decision
18/01390/FU - 104 Fern Hill Road OX4 2JP	Comittee decision
18/01477/VAR - John Radcliffe Hospital, Sandfield Road OX3 9DU	Committee decision
18/1180/FUL 12 Bleache Place	This is called in by Councillors Kennedy, Turner, Rowley, Fry, Taylor.

11 Dates of future meetings

Future meetings are at 6.00pm on

1 Aug 2018	16 Jan 2019
5 Sep 2018	6 Feb 2019
3 Oct 2018	6 Mar 2019
7 Nov 2018	3 Apr 2019
5 Dec 2018	22 May 2019

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.

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EAST AREA PLANNING COMMITTEE

4 July 2018

Application Number: Nominations for Oxford Heritage Asset Register

Decision Due by: 4 July 2018

Proposal: To consider nominations for addition to the Oxford Heritage Asset Register

Site Address: Nominations within the East area

Case Officer Clare Golden

Agent: N/A

Applicant: N/A

Reason at Committee: To approve or reject proposed nominations.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

APPROVE the following nominations for addition to the register.

1. Cuckoo Lane
2. All Saints Church, Lime Walk
3. 8th Oxford Scout Hut (formerly All Saints Mission Chapel)
4. Brasenose Farmhouse
5. Central Morrell Avenue
6. Church of St Francis Assisi
7. Hilsboro, 14 Holyoake Road
8. Hockmore Cottages, Bartholomew Road
9. 63 Henley Avenue
10. 18 Windsor Street and 6 Perrin Street
11. 20 Villiers Lane with No. 62 and 64 Rose Hill
12. 50 Rose Hill, west side
13. 85 (All Saints Vicarage), Old Road
14. Rose Hill Methodist Church
15. The Somerset Public House

To REJECT the following nominations for addition to the register.

None.

2. BACKGROUND

2.1. This report considers the addition of 20 nominations to be added to the Oxford

Heritage Asset Register (OHAR), which is our version of a Local List. The OHAR was developed between 2012-15 in partnership with English Heritage (Historic England), Oxford Preservation Trust and local communities. It is a register of buildings, structures, features or places that make a special contribution to the character of Oxford and its neighbourhoods through their locally significant historic, architectural, archaeological or artistic interest.

- 2.2. The National Heritage List, administered by Historic England (formerly English Heritage) lists those buildings, structures and monuments of clearly national significance (such as, listed buildings, scheduled monuments, and registered parks and gardens). The Oxford Heritage Asset Register provides the opportunity to identify those elements of Oxford's historic environment particularly valued by local communities.
- 2.3. Inclusion of a building or place on the Heritage Asset Register places no additional legal requirements or responsibilities on property owners over and above those already required for planning permission or building regulation approval. There is no protect from demolition, for example. It can, however, help to guide planning decisions in a way that conserves and enhances local character. Under the National Planning Policy Framework the conservation and contribution of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.
- 2.4. To be considered as an addition to the register, nominations must meet the following criteria. They must be capable of meeting the government's definition of a heritage asset, they must possess heritage interest that can be conserved and enjoyed, they must have a value as heritage for the character and identity of the city, neighbourhood or community, they must have a level of significance that is greater than the general positive identified character of the local area. Each nomination has been consulted upon and then assessed by a panel of conservation officers and the recommendations for each one are set out below.
- 2.5. The OHAR does not include heritage assets that are located within a conservation area. This is because they would normally be identified and assessed as part of a conservation area appraisal and their status would already be a material consideration within decision making because they are located within a conservation area.

2.6. **THE NOMINATIONS**

- 2.7. There are a total of 15 nominations. These comprise historic and unknown public nominations that have been waiting to be reviewed for some time. Appendix A sets out what those are (for both East and West areas) and the recommendations and reasons for adding them to the register or rejecting them.

3. **CONSULTATION**

- 3.1. Public consultation took place for 4 weeks between 29 January to 26 February 2018. The purpose of the consultation was to invite comments about the

proposed nominations and whether they should be added to the register or not. A questionnaire was available on the council's website and the consultation was promoted through the use of social media, a newspaper advert and site notices. Hard copies of the questionnaire were available at St Aldates Chambers reception and Oxford Central Library. Letters were sent to property owners, key stakeholder and local interest groups.

- 3.2. A total of 49 responses were received. A summary of their comments has been set out in Appendix A.

4. CONCLUSION

- 4.1. It is recommended that committee approve the addition of 15 nominations to the Oxford Heritage Asset Register in the East Area because they meet the criteria for inclusion.

5. APPENDICES

Appendix A – Oxford Heritage Asset Register Recommendations

6. HUMAN RIGHTS ACT 1998

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

7. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 7.1. 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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APPENDIX A

Oxford Heritage Asset Register Recommendations

Heritage Asset Nomination	Summary of Consultation Responses	Officer Commentary	Officer Recommendation
<p>Cuckoo Lane</p> <p>A historic carriage road linking Oxford and Headington set out after the enclosure of Headington's Open Fields in 1802-04, part of which lies outside the designated Conservation Areas of Old Headington and Headington Hill.</p> <p>Several boundary stones along its length mark the gradual extension of the City of Oxford jurisdiction.</p> <p>Nominated by Headington Heritage</p>	<ul style="list-style-type: none"> - Oxfordshire Gardens Trust (OGT) Support the nomination - One comment received supporting the nomination. - This comment states that the section of Cuckoo Lane that does not lie within either Headington Hill Conservation Area or Old Headington Conservation Area deserves protection due to the historical significance of Cuckoo Lane as an asset in its own right. 	<p>The section of Cuckoo Lane nominated for inclusion on the Oxford Heritage Asset Register lies outside neighbouring conservation areas (Headington Hill CA and Old Headington CA) and is therefore consistent with council policy.</p> <p>The historical significance of Cuckoo Lane is recognised, and this small section of Cuckoo Lane currently lies outside neighbouring protected conservation areas. Consequently inclusion on the OHAR would benefit this historic lane by drawing attention to its significance and helping to protect it in future.</p>	<p>ADOPT</p>
<p>The Wareham Stream</p> <p>The Wareham</p>	<ul style="list-style-type: none"> - No comments were received on this nomination. 	<p>This nomination is wholly within the Central Conversation Area and therefore is not consistent with council policy of only designating OHARs if</p>	<p>REJECT</p>

<p>stream follows a sinuous course from the Castle Mill Stream just north of Hythe Bridge Street to just south of Paradise Street where it re-joins it.</p> <p>Historic nomination, original nominator unknown</p>		<p>they lie outside of any conservation area</p>	
<p>Castle Mill Stream and Fisher Row</p> <p>The Castle Mill Stream as the name implies was managed to provide source of waterpower for the mill associated with the castle.</p> <p>Fisher Row occupies the Wareham (sometimes Waram) Bank, which was first recorded in the</p>	<ul style="list-style-type: none"> - Cllr Pressel has voiced her support of this nomination which lies within her ward. 	<p>Parts of this nomination lie within the Central Conversation Area or the Jericho Conservation area. These parts are not consistent with council policy of only designating OHARs if they lie outside of any conservation area.</p>	<p>SPLIT RECOMMENDATION</p> <p>REJECT Fisher Row as it lies within the Central Conservation Area.</p> <p>ADOPT the sections of Castle Mill Stream that lie outside of the Central Conservation Area and Jericho Conservation Area.</p>

<p>13th century but is likely to be of at least 11th century origin and was used as hythes or wharves for landing river craft.</p> <p>Historic nomination, original nominator unknown</p>			
<p>The Hollybush Inn</p> <p>Following the expansion of the railway into Oxford, and subsequent development of Osney Island for the new associated workforce, Christopher Lipscomb built a beer house called the 'Bush and Railway' Inn, which was completed in 1853.</p> <p>Initially it was informally used as a place for people</p>	<ul style="list-style-type: none"> - Cllr Pressel has voiced her support of this nomination which lies within her ward. 	<p>This asset is wholly within the Osney Island Conservation Area and therefore is not consistent with council policy of only designating OHARs if they lie outside of any conservation area</p>	<p>REJECT</p>

<p>to park their carriages there and walked into Oxford to avoid the toll.</p> <p>Historic nomination, original nominator unknown</p>			
<p>The site of the Franciscan (Greyfriars) Priory</p> <p>The Franciscan friary was founded on Church Street in 1224 and given permission to extend southwards across the town walls in the 1240s. It's precinct extended down to the Trill Mill Stream to the south. The western boundary of the precinct is known from excavation with the friary garden to the west (known as Paradise). The eastern boundary is less well defined</p>		<p>The majority of this asset is not located within the Central Conservation Area.</p> <p>The friary was a Studium Generale for the Franciscan Order and therefore only comparable with similar status sites at Cambridge and Paris. The friary is associated with a number of important 14th century thinkers including Robert Grosseteste and Roger Bacon.</p> <p>The bulk of the original 1220s friary was partially excavated and then substantively removed by the 1970s Westgate Shopping Centre. The 2015-6 construction work for the upgraded Westgate involved a double basement which removed the southern quarter of the 1240s extension, however substantial remains of the 1240s conventual buildings and friary church remain including parts of the choir (including in-situ burials), foundations, reclamation deposits, and kitchen waste pits are preserved below the Westgate and the gardens of houses on Turn Again Lane. The remains of further structures are known to survive under buildings to the south of Turn Again Lane forming eastern part of the walled precinct.</p>	<p>ADOPT</p>

but may have followed Littlegate Street. Historic nomination, original nominator unknown			
All Saints Church, Lime Walk The church was designed by Arthur Blomfield & Son and is made with large red bricks. It is designed with features from the Early English period as shown by the tall lancet windows. Nicholas Pevsner praised its interior. Historic nomination, original nominator unknown	<ul style="list-style-type: none"> - No comments were received on this nomination. 	All Saints Church holds both historical and architectural interest, and is considered to make a special contribution to the surrounding Headington area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.	ADOPT
8th Oxford Scout Hut (Formerly All Saints Mission Chapel)	<ul style="list-style-type: none"> - No comments were received on this nomination. 	8 th Oxford Scout Hut (Formerly All Saints Mission Chapel) holds both historical and architectural interest, and is considered to make a special contribution to the surrounding Headington area.	ADOPT

<p>It was opened in 1870 as the mission chapel of New Headington village (under the mother church of St Andrew's in Old Headington). It ceased to be a chapel in 1910 when All Saints' Church was built in Lime Walk, and the 8th Oxford (Highfield) scout group has made use of the building since then.</p> <p>Public nomination, unknown nominator</p>		<p>The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	
<p>Brasenose Farmhouse, Eastern Bypass</p> <p>Believed to be built in the mid-16th century, but has since been renovated and converted to office use as it was in a</p>	<p>- No comments were received on this nomination.</p>	<p>Brasenose Farmhouse holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>bad state of repair.</p> <p>The farmhouse itself and the surrounding area are important in understanding the historic activity and functionality in the area. The farm is adjacent to a Roman road, between Dorchester and Alchester, which made it well connected and ideally located for trade. This is evident in the proximity to several pottery kilns in the area.</p> <p>Historic nomination, nominator unknown</p>			
<p>Brasenose Squash Courts</p> <p>The Brasenose squash court, although not now in use for its</p>	<p>Brasenose College have commented to say that the case for inclusion of the Brasenose College Squash Courts on the register has not been made. Specifically:</p> <ul style="list-style-type: none"> - Clearly meets criteria 1 but so do all buildings in Oxford. 	<p>Brasenose Squash Courts hold both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>intended purpose, is largely intact, and apparently as built in 1937. As a pre-war double, free-standing court building, it may therefore be of some significance as a heritage asset.</p> <p>Nominated by Liz Woolley</p>	<ul style="list-style-type: none"> - Does not make a significant contribution to any of criteria 2. - The Oxfordshire Buildings Record Report (OBR.295) makes no reference to an association with a person, event, episode of history or local industry, so it is clear that there are none. - The building is plain and makes quite a brutal intrusion on the landscape. - Detracts from setting of Brasenose College Sports Ground. - The building has been disused for some time and so has no communal importance. - As the building is located in the flood plain it has been heavily damaged by flooding on a number of occasions, which meant that it became uneconomic to keep repairing the building. <p>It is also clear that there are other surviving squash courts which better express the history of the sport.</p>		
<p>Bridge over Bulstake Stream, Binsey Lane</p> <p>This is a corbel arch stone bridge, probably dating from the medieval period. It would have connected the fairly substantial</p>	<ul style="list-style-type: none"> - Cllr Pressel has voiced her support of this nomination which lies within her ward. 	<p>The bridge over Bulstake Stream holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>medieval settlement around modern day Binsey with Oxford and the important west-east road.</p> <p>Historic nomination, nominator unknown</p>			
<p>Fiddlers Island Stream</p> <p>Fiddler's Island Stream, as distinct from the Thames, provides a very narrow band of habitat on the east side, connecting Port Meadow to areas downstream.</p> <p>Historic nomination, nominator unknown</p>	<p>Public Comment</p> <ul style="list-style-type: none"> - Susanna Pressel has voiced her support of this nomination which lies within her ward. She also stated that the nomination is described as "Fiddler's Stream" and explained that it should also include the Island. 	<p>Fiddlers Island Stream hold historical interest, and are considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>
<p>Central Morrell Avenue</p> <p>Morrell Avenue was laid out on land taken from the Morrell family's</p>	<p>Public Comments</p> <ul style="list-style-type: none"> - Two comments were received, both supporting the nomination. - The first comment stated that the properties are particularly good examples of the 	<p>The houses at the top of Morrell Avenue are currently on the existing Oxford Heritage Asset Register, so there is possibility of merging the two into one Morrell Avenue asset. Morrell Avenue holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The</p>	<p>ADOPT</p>

<p>parkland covering the former Cheney Farm.</p> <p>It was established in 1929 by the City Council as part of a programme to build high-quality council housing.</p> <p>Public nomination, nominator unknown</p>	<p>garden-suburb movement and social-mobility ideals of the inter-war era, and form an interesting and intrinsic part of Oxford's history.</p> <ul style="list-style-type: none"> - The second comment explained that if this area is to achieve appropriate 'heritage asset' status, the asset must be understood as the development as a whole. <p>OGT support the nomination</p>	<p>nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	
<p>Church of St Francis Assisi, Hollow Way</p> <p>The church was built in the 1930s, following the great need for religious facilities, given that the site was in the Parish of Cowley but St James' Church was 1.5 miles distant.</p> <p>The church was designed by Lawrence Dale. The church also functioned as a</p>	<p>Public Comment</p> <p>Two comments were received supporting the nomination of this asset.</p> <p>The first stated:</p> <ul style="list-style-type: none"> • Its interior has considerable artistic merit with respect to the painted ceiling beams • It also makes a very positive contribution to the streetscape of Hollow Way, having been designed (as the church hall of an uncompleted scheme) by a well-known architect of considerable merit. <p>The Rector additionally commented:</p> <ul style="list-style-type: none"> • Rector feels that it is something which would be strongly supported as it accepts that it is building of local interest. The Parish is very proud of St Francis Church with its unique features and its link with Lord Nuffield 	<p>Church of St Francis Assisi holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>schoolhouse to many of the child evacuees in 1939.</p> <p>Historic nomination, nominator unknown</p>			
<p>Hilsboro, No.14 Holyoake Road</p> <p>14 Holyoake Road was likely built in the first decade of the C20. The building also represents a departure from some of the more common architecture of the Victorian era, as shown in the housing on the opposite side of the street to the south, notably in the size of its gable end.</p> <p>The house was the home of CS Lewis and his landlady Mrs Moore.</p> <p>Public</p>	<ul style="list-style-type: none"> - No comments were received on this nomination. 	<p>No.14 Holyoake Road holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

nomination, nominator unknown			
<p>Hockmore Cottages, Bartholomew Road</p> <p>These cottages date from at least 1886, at which point they were transferred from the Iffley to the Cowley Ward, and were presumably associated with the nearby Hockmore Farm. They are therefore, reminiscent of the farming industry which used to be of significance in the area before the urban expansion of Oxford absorbed the area.</p> <p>Historic nomination, nominator unknown</p>	<ul style="list-style-type: none"> - Only one comment was received on this nomination which was the owner of the property. - The owner of the property supports the nomination. 	<p>Hockmore Cottages hold both historical and architectural interest, and are considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	ADOPT

<p>No. 109-111 Magdalen Road</p> <p>HISTORIC NOMINATION</p> <p>A building containing three terraced properties with shops to ground floor, retaining elements of historic Victoria or Edwardian shopfronts, with the first and second floors above in yellow brick with red brick banding and quoins.</p> <p>Historic nomination, nominee unknown</p>	<p>- No comments were received on this nomination.</p>	<p>No.109-111 Magdalen Road hold both historical and architectural interest. They are considered make an important contribution to the character and identity of Magdalen Road as an historic commercial area within the suburb. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>
<p>No. 63 Henley Avenue</p> <p>The building was the first to be built on the east side of Henley Avenue in the early 19th Century. When it</p>	<p>- One response was received from the owner of the property, who stated that they support the nomination.</p>	<p>No.63 Henley Avenue holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>was built, it was surrounded by open space and is reminiscent of this part of Oxford's rural past.</p> <p>Historic nomination, nominee unknown</p>			
<p>No. 76 Lonsdale Road</p> <p>This house was built for Ernest William Twining, the eldest son of Francis Twining, who set up a grocery business in Oxford in 1872.</p> <p>Its importance lies with its association with the first owner and builder, as the scion of one of the city's most successful local businessmen and politicians, and also because of its key relationship to the</p>	<p>One response has been received from the owners of the property, opposing the nomination:</p> <ul style="list-style-type: none"> - The application is incorrect in a number of material points. - The remainder of 76 was further sub-divided in 1987 with the creation of 76a. Application treats as one property when it is in fact two separate distinct properties. - The external appearance has been altered. Replacement windows/doors, garage constructed at the rear, front porch enclosed by new woodwork and glazing. Additionally, the interior was extensively modernised in 1970s and no longer follows details given in historical plans provided with application. Many internal walls have been demolished. - Therefore it is incorrect to state the property is largely in its original condition. - Must be hundreds of properties of a similar age, equivalent design, and similar significance in north Oxford. Hard to understand the purpose of its inclusion on the OHAR. 	<p>Having recognised and accepted the comments received from the current owners of the property, it is still believed that No.76 Lonsdale Road holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. Consequently, the nomination has met the criteria for inclusion on the Oxford Heritage Assets Register, and our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>architectural character of Lonsdale Road in particular, and Summerton in general.</p> <p>Public nomination, nominator unknown</p>			
<p>No. 18 Windsor Street and 6 Perrin Street</p> <p>An historic infant school built in 1873 for the growing 'village' of New Headington through public subscription and was designed and built by Alderman Joseph Castle (Mayor of Oxford 1868/9).</p> <p>Public nomination, nominator unknown</p>	<p>- No comments were received on this nomination.</p>	<p>No.18 Windsor Street and No.6 Perrin Street both hold historical and architectural interest, and are considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>
<p>No. 20 Villiers Lane (with Nos. 62 and 64 Rose</p>	<p>- No comments were received on this nomination.</p>	<p>No.20 Villiers Lane (with Nos. 62 and 64 Rose Hill) all hold historical and architectural interest, and are considered to make a special contribution to the</p>	<p>ADOPT</p>

<p>Hill)</p> <p>These buildings were erected in roughly the early 19th Century or late 18th Century. When they were first built, they were part of a small group of houses, along with the nearby Methodist church and 'King of Prussia' public house.</p> <p>When they were built they were surrounded by rural countryside and are a reminder of the rural heritage of the area.</p> <p>Historic nomination, nominator unknown</p>		<p>surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	
<p>No. 50 Rose Hill, West Side</p> <p>The date on the gable end puts the</p>	<p>One response has been received from the owners of the property, neither opposing nor</p>	<p>Having recognised and accepted the comments received from the current owners of the property, it is still believed that No.50 Rose Hill (West Side) holds both historical and architectural interest, and is considered to make a special contribution to the</p>	<p>ADOPT</p>

<p>building's date at 1791. This building predates the modern housing estate surrounding it and dates back to when it was part of a small rural community surrounded by green space. The house was owned by Mrs Jemima Newman, mother of Henry Newman (who became a cardinal) between 1830 and 1833.</p> <p>Historic nomination, nominator unknown</p>	<p>supporting the nomination:</p> <p>History</p> <ul style="list-style-type: none"> - Not sure it was actually the house occupied by Henry Newman's mother and sisters. After research definite proof could not be found. - Only references to letters from the Newman family have been seen and not sure they refer to the house. - There was another house in Iffley called Rosemount - There was reference that Newman's home was 2 cottages, but no evidence that the house was ever divided into 2. - Newman himself refers to views from his room which include not only St Mary's but also Iffley Church. Even allowing for later buildings, it seems unlikely he would be able to see Iffley Church from 50 Rose Hill. <p>Architecture</p> <ul style="list-style-type: none"> - In 2008 the picture window was removed (probably built in 1960s or 70s). The ground floor frontage was rebuilt as well as new steps built. - Tried to find evidence of how the house had looked before but unable to do so. The current design is their own. - Internally there are no vestiges of the original building which has undergone significant changes throughout its history. 	<p>surrounding area. Consequently, the nomination has met the criteria for inclusion on the Oxford Heritage Assets Register, and our recommendation is for this asset to be adopted.</p>	
<p>No. 85 (All Saints Vicarage) Old Road</p>	<ul style="list-style-type: none"> - No comments were received on this nomination. 	<p>No.85 Old Road (All Saints Vicarage) holds both historical and architectural interest, and is</p>	<p>ADOPT</p>

<p>The vicarage was built in 1914, following the acquisition of the land by the All Saint's Church, 500m from the church itself. While not particular historic for the Headington suburb, it does signify the enlargement of the Headington at that time and therefore the need to expand the public facilities to accommodate this growth.</p> <p>Historic nomination, nominator unknown</p>		<p>considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	
<p>Nos. 1-9 Cyprus Terrace</p> <p>The terrace consists of late 19th-century terrace of workers' houses, slightly larger than those in</p>	<p>Two responses were received from the two owners of two separate properties on Cyprus Terrace, both in favour of the inclusion of 1-9 in the OHAR.</p> <p>No.2:</p> <ul style="list-style-type: none"> - Broadly in favour - The houses were not built for workers at the Wolvercote Paper Mill but for farm workers in 	<p>Nos. 1-9 Cyprus Terrace hold historical and architectural interest, and are considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>the Rookery. It is likely these Victorian houses were built to house artisans who worked in the nearby Wolvercote Paper Mill, which worked closely with the Oxford University Press.</p> <p>Public nomination, nominator unknown</p>	<p>one of the several farms in Upper Wolvercote.</p> <ul style="list-style-type: none"> - The adjacent Cyprus Terrace should be nominated <p>No.4:</p> <ul style="list-style-type: none"> - Stated they support the nomination and believe it should be included in Wolvercote Conservation Area. 		
<p>Oriel College Playing Fields</p> <p>These playing fields form part of the historic endowment of Bartlemas Hospital, transferred to Oriel College in 1329, and forms part of the green setting to the Bartlemas Conservation Area.</p> <p>Historic nomination, nominator</p>	<ul style="list-style-type: none"> - One comment was received from Oxfordshire Gardens Trust stating that they support the nomination. 	<p>Oriel College Playing Fields hold historical interest, and are considered to make a special contribution to the surrounding area, including the neighbouring Bartlemas Conservation Area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

unknown			
<p>Oriel Square Historic Paving</p> <p>The nomination is an example of use of different types of granite, York stone and cobbles of different sizes. It informs our understanding of the historic street pattern and growth pattern of a central part of the city, and has potential to reveal earlier street materials.</p> <p>Historic nomination, nominator unknown</p>	<p>- No comments were received on this nomination.</p>	<p>This asset is wholly within the Central Conservation Area and therefore is not consistent with council policy of only designating OHARs if they lie outside of any conservation area.</p>	<p>REJECT</p>
<p>Rose Hill Methodist Church, Rose Hill</p> <p>The church was founded by Henry Leake who lived in Iffley. As the population was mostly illiterate, Leake founded a</p>	<p>One comment was received from Rose Hill Methodist Church in support of the nomination.</p> <ul style="list-style-type: none"> - A number of incorrect statements are found in the nomination form. - Thomas Leake was not an ordained minister. - The north front does not have a round window - Rose Hill Methodist Church is part of the Oxford Methodist Circuit and is located in the parish of Iffley and not Cowley 	<p>Rose Hill Methodist Church holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>school in 1855 for poor boys, adjoining the chapel.</p> <p>Historic nomination, nominator unknown</p>			
<p>South Oxford Community Centre</p> <p>The buildings are considered to be the focal point of the two communities (New Hinksey and Grandpont) north and south of Hinksey park. They are visually prominent and unique in the city.</p> <p>The buildings reflect the emergence of South Oxford as new suburbs of an expanding and modernising city in the late 19th century</p>	<ul style="list-style-type: none"> - Cllr Price has stated his support for the nomination. 	<p>South Oxford Community Centre holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

Nominated by Cllr Bob Price			
<p>Site of Osney Abbey</p> <p>The abbey was established in 1129 as a Priory of Augustinian canons, becoming an abbey later in 1154. It was founded by Robert d'Oyly and his wife Edith Forne (formerly the mistress of Henry I) and was one of the great Augustinian houses of Britain in the Middle Ages, helping to found numerous others.</p> <p>Historic nomination, nominator unknown</p>	<p>No comments were received on this nomination.</p>	<p>The site of Osney Abbey holds both historical and archaeological interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>
No. 4 South Parade		<p>No. 4 South Parade holds both historical and architectural interest, and is considered to make a</p>	<p>ADOPT</p>

<p>The Co-op building is important to the communal memory of the residents of Summertown. Additionally, the building adds significantly to the visual appeal of South Parade and therefore has a high local townscape value</p> <p>Public nomination, nominator unknown</p>	<p>- No comments were received on this nomination.</p>	<p>special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	
<p>No. 5-6 South Parade</p> <p>In 1923 the father and son business of Edwin and Cecil Horn was established at 6 South parade. They sold the “Isis” wireless which they manufactured in stables behind the house. The firm of Horn & Son, later</p>	<p>No comments were received on this nomination.</p>	<p>Nos. 5-6 South Parade hold both historical and architectural interest, and are considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>'Horns', continued to trade until 1988. The shop was then taken over by Bang & Olufsen who continued to sell radios, hi-fi and televisions until 2016, making it the longest running audio outlet in the country. 5 South Parade was the business premises of A W Bruce, funeral directors in Summetown until the business was sold to the Co-op in around 2010.</p> <p>Public nomination, nominator unknown</p>			
<p>South Park</p> <p>The park has a rich history, originally forming part of a farm which was bought by the Morrell family in the 1870s to ensure the land</p>	<p>Two responses were received on this nomination:</p> <p>Oxford Preservation Trust:</p> <ul style="list-style-type: none"> - The view from South Park of the dreaming spires is one of the oldest and most frequently photographed today. The views are highly significant. - The park itself also forms part of the green 	<p>South Park holds both historical and archaeological interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

<p>remained undeveloped.</p> <p>The Morrell family sold the park to the Oxford Preservation Trust to ensure the remaining parklands would be preserved.</p> <p>The park contains remnants of ancient ridge and furrows from ploughing using oxen. There are also traces of a potential Parliamentary siege camp dating from the siege of Oxford during the Civil War, 1645-46.</p> <p>Historic nomination, nominator unknown</p>	<p>landscape and backdrop to the dreaming spires from other towers and views which is essential to the skyline of Oxford.</p> <ul style="list-style-type: none"> - Therefore it should be added to the OHAR <p>Oxfordshire Gardens Trust also stated that they support the nomination.</p>		
<p>The Somerset Public House</p> <p>Nominated by</p>	<p>Numerous responses. The majority of responses to the OHAR consultation covered this nomination.</p> <p>Summary of responses:</p>	<p>The Somerset Public House holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register,</p>	<p>ADOPT</p>

Susannah Wilson	<ul style="list-style-type: none"> ▪ The Somerset is the last public house in New Marston ▪ It is the last existing example of a 1930s, interwar pub in the area ▪ It is an intrinsic feature of the expansion of Oxford in the 1930s ▪ It is an important local landmark e.g. there is a bus stop named after it ▪ Until 2007 it was an important part of local social life & the culture of the suburb ▪ It is an important marker of the social history of New Marston and is different in character to many other listed buildings in the city ▪ It is already listed as an Asset of Community Value; it also has a historic and cultural value attached to the building 	<p>and therefore our recommendation is for this asset to be adopted.</p>	
<p>United Reformed (formerly Congregational) Church</p> <p>The church was built within the space of 4 years and completed in 1930, as a direct result of the influx of migrant workers to Cowley in the mid to late 1920s, particularly from</p>	<p>- No comments were received on this nomination.</p>	<p>The United Reformed (formerly Congregational) Church holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

the Welsh valleys. Public nomination, nominator unknown			
United Reformed Church, Banbury Road The church has historic, social, philanthropic, architectural significance. It is a building of considerable distinction and makes an important contribution to the character of Summertown. It was linked with Mansfield College which was a nationally important centre of NonConformism and Congregationalism. Public nomination,	One response was received from the United Reformed Church: <ul style="list-style-type: none"> - Do not feel they are in a position to respond to the consultation - They have taken a long time to secure planning permission to carry out some repairs and changes to the church buildings. - The church will differ as a result in minor ways from the description in the nomination papers, i.e. replacing the wooden doors with glass ones. - Therefore they do not feel they should comment as they do not want to further delay the changes they are seeking. 	Having recognised and accepted the comments received from the Church, it has been concluded that the planning permission they have secured will not be affected by the Church's inclusion on the OHAR. The Church holds both historical and architectural interest, and is considered to make a special contribution to the surrounding area. Consequently, the nomination has met the criteria for inclusion on the Oxford Heritage Assets Register, and our recommendation is for this asset to be adopted.	ADOPT

nominator unknown			
<p>Warneford Meadow</p> <p>Warneford Meadow is an area of unmanaged grassland, boarded by an orchard planted in the 1940s. It has historic interest as one of the last open parts of Headington's South Field and subsequently part of the Warneford Estate, acquired in 1918 to protect it from development. Archaeological excavations in 2006 found much Roman pottery, indicating the probable presence of a settlement and possible manufacture of earthenware.</p> <p>Public nomination,</p>	<p>Two comments in support of the nomination were received from Oxfordshire Gardens Trust and Friends of Warneford Meadow.</p>	<p>Warneford Meadow holds both historical and archaeological interest, and is considered to make a special contribution to the surrounding area. The nomination meets the criteria for inclusion on the Oxford Heritage Assets Register, and therefore our recommendation is for this asset to be adopted.</p>	<p>ADOPT</p>

nominator unknown			
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COMMITTEE REPORT

EAST AREA PLANNING COMMITTEE

TPO Name:	Oxford City Council – Hill Top Road (No.1) Tree Preservation Order 2018
Decision Due by:	25 th July 2018
Site Address:	Oxford Golf Club, Hill Top Road, Oxford
Ward:	Cowley Marsh Ward
Case Officer:	Kevin Caldicott
Reason at Committee:	Objection received to the Tree Preservation Order

1. RECOMMENDATION:

- 1.1. East Area Planning Committee is recommended to confirm the Oxford City Council – Hill Top Road (No.1) Tree Preservation Order, 2018 without modification.

2. EXECUTIVE SUMMARY:

- 2.1. This report considers a Tree Preservation Order (TPO) that has been made to protect an individual black pine tree and a group of black pine trees at the entrance to, and in the car park of, the Oxford Golf Club, Hill Top Road.
- 2.2. The TPO is currently 'provisional' and must be 'confirmed' before 25th July 2018 if it is to be made permanent.
- 2.3. Oxford Golf Club has objected to the TPO and this report considers that objection and also the comments that have been received in support of the TPO.
- 2.4. Officers consider that it is expedient in the interests of amenity for the TPO to be confirmed without modification.

3. BACKGROUND:

- 3.1. On 15th January 2018 the Council's Tree Officer became aware that Oxford Golf Club had made an application to the Forestry Commission for a Felling Licence to fell various trees at the entrance to and within its car park and to plant new trees on the golf course as mitigation.
- 3.2. On 18th January 2018 the Tree Officer visited the Oxford Golf Club. At this visit it was noted that 2 trees had already been felled and another 2 'topped'. Although a Felling Licence hadn't yet been granted, the volume of timber felled did not appear to exceed the threshold (5 cubic metres in a calendar quarter), required for a Felling Licence, and since the felled trees were not protected under planning law the consent of the Council as Local Planning Authority was not required.
- 3.3. The remaining trees include an individual black pine tree standing next to the entrance to the Oxford Golf Club car park off Hill Top Road and a group

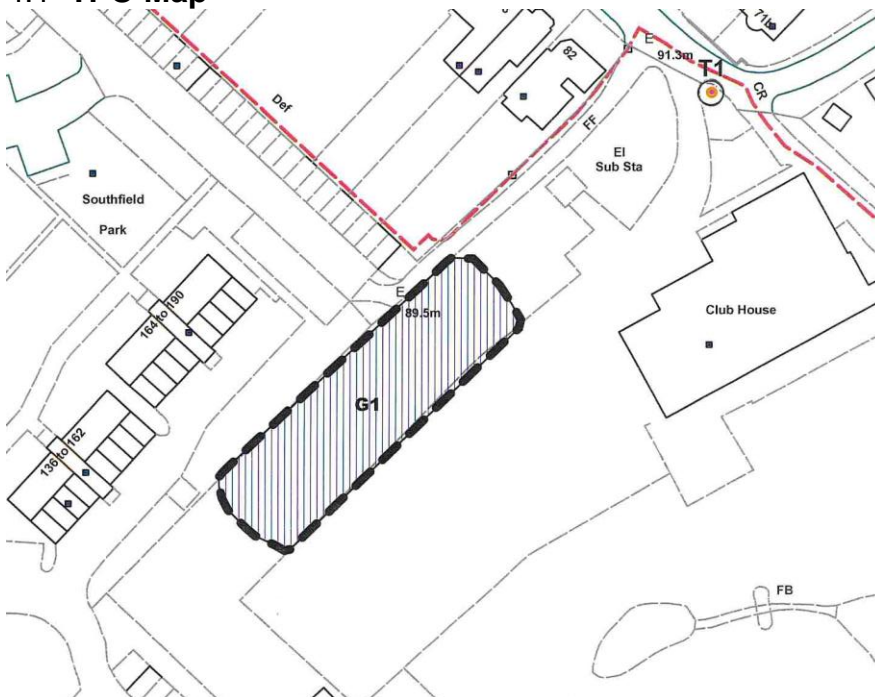
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of 6 black pine trees within the car park. These large trees are prominent in a variety of public views in the area.

- 3.4. At the same visit the Tree Officer met with the Oxford Golf Club General Manager who explained that the trees were being removed because of concern about their safety following an incident in July 2017, when another large black pine tree in the car park collapsed onto parked cars; crushing 1 and damaging another 2 cars.
- 3.5. A Tree Condition Survey was undertaken by the Whole Tree Company on 7th August 2017 following the incident, and shared with the Tree Officer at the meeting. However, that survey did not recommend the felling of the remaining black pine trees for safety reasons; rather, remedial pruning and more detailed investigation of potential defects was advised.
- 3.6. In the circumstances, the Tree Officer considered it was expedient in the interest of amenity for the Council to use its powers to make a provisional TPO. The Oxford City Council – Hill Top Road (No.1) TPO, 2018 was made on 26th January 2018, in objection to the Felling Licence Application. It protects the individual black pine tree (T1) at the entrance to the Oxford Golf Club near to Hill Top Road and the group of 6 black pine trees (G1) growing within the golf club car park.
- 3.7. The TPO took immediate effect but is provisional for 6 months unless it is confirmed and thereby made permanent. In deciding whether or not to confirm a provisional TPO, the Council must consider the consultation responses it received during the statutory 28 day consultation period that follows it being made.
- 3.8. Confirmation of provisional TPOs is delegated to the Head of Planning, Sustainable Development and Regulatory Services when no objections have been received. However, objections are reported to the Area Planning Committee for consideration.

4. TPO MAP & SCHEDULE

4.1 TPO Map



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4.2 TPO Schedule

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on Map	Description	Situation
T1	Black Pine	At the entrance to Oxford Golf Club, Hill Top Road, Oxford

Trees specified by reference to an area (within a dotted black line on the map)

Reference on Map	Description	Situation
NONE		

Groups of trees (within a broken black line on the map)

Reference on Map	Description	Situation
G1	Group of 6No. Black Pine.	Within the car park of the Oxford Golf Club, Hill Top Road, Oxford

Woodlands (within a continuous black line on the map)

Reference on Map	Description	Situation
NONE		

5. REASONS FOR MAKING TPO:

5.1. In the interests of amenity, to protect an individual black pine tree and a group of 6 no. black pine trees growing at the entrance to and within the car park of the Oxford Golf Club, Hill Top Road, Oxford. The trees are prominent in public views from Hill Top Road and Southfield Park, Bartlemas Close and in the private outlook of multiple residential properties. The trees are visually attractive, offering a range of ornamental attributes and environmental services which vary according to the seasons and they act to screen and/or soften the appearance of the car park and surrounding buildings, thus enhancing both the appearance and character of the area for the benefit of amenity. It is expedient to make the Tree Preservation Order because the trees are at risk of being felled, a Felling Licence Application has been submitted, and there currently appears to be no technical evidence or expert advice that this is necessary to remediate the risk of damage to people or property.

6. CONSULTATION RESPONSES:

Objection:

6.1. Oxford Golf Club has objected to the provisional TPO. The letter of objection dated 14th February is at Appendix 1. In summary, the main points of objection are:

- Concern about the safety of the trees, following a collapse of another tree onto parked cars in July 2017;
- Good track record of tree management, including planting thousands of trees

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Support:

6.2.25 letters of support have been received for the TPO to be confirmed as made; including 19 from addresses in Hill Top Road, 1 from an address in Southfield Park Flats, 1 from the Divinity Road Residents Association. Another 4 support letters included no address. In summary, the main reasons for supporting the order are:

- The trees are important to public amenity in the area including its appearance and character, in particular the individual tree at the end of Hill top Road, T.1, is a landmark tree;
- No evidence that the trees should be removed for safety reasons.

7. OFFICER COMMENTS ON ISSUES:

7.1. The black pine trees included in the TPO are large trees which are prominent in public views from Hill Top Road and Southfield Park, Bartlemas Close and from the linking public footpath, and also in the private outlook of multiple residential properties.

7.2. In these views the trees are visually attractive, offering a range of ornamental attributes and environmental services which vary according to the seasons and they act to screen and/or soften the appearance of the car park and surrounding buildings, thus enhancing both the appearance and character of the area for the benefit of amenity. They are 'landmark' trees in the area.

7.3. T.1 is a significant focal point at the south eastern end of Hill Top Road. It is a mature, multi-stemmed black pine tree, approximately 20 metres tall. A flexible non-invasive cable brace has recently been installed between stems as an added precaution, but the Tree Officer advises unions between stems currently show no visual indication of being likely to fail structurally. It has been recommended that a large lower limb on the north side of the crown should be reduced. On the evidence available, the Tree Officer considers this tree has fair form and an estimated retention span of 20-40 years. As such it is considered suitable for a TPO on amenity grounds.

7.4. The 6 trees that are part of G.1 stand near to the north western boundary of the car park and are a prominent skyline feature of views from Southfield Park, Bartlemas Close, the south eastern end of Hill Top Road and the public footpath between. They are also mature black pine trees, approximately 20 metres tall. However, they have single stems that have grown closely together as a group. 2 other black pine trees have been removed from the south western end of the group recently, but this does not appear to have been significantly detrimental to the coherence of the remaining trees as a group. It has been recommended that a large secondary branch should be removed from one of the trees in the group. It has been noted that there is a small cavity in the base of the tree at the south west end of the group, and another tree in the group has a distorted lower stem that is broader than the others, which could be indicative of an internal defect. It has been recommended that these defects should be investigated further, but on the evidence currently available the Tree Officer considers that this group of trees also has fair form and an estimated retention span of 20-40 years. As such the trees are considered suitable for a TPO on amenity grounds.

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- 7.5. All of the large, mature trees black pine trees T.1 and G.1 stand in a frequently visited area and at any given time there are a number of static 'targets' around them, which can include large numbers of parked cars and their passengers. As such, it is recommended the trees are regularly inspected by a competent person and that following appropriate risk evaluation, tree works recommended that are necessary to remediate serious risk of damage to people or property should be implemented. The TPO does not transfer responsibility for the inspection or remedial works to the Council, which remains with the owner of the trees. However it provides the Council with control over any future works that are proposed.
- 7.6. Trees are dynamic, living structures and their health and condition changes over time and it can be expected that mature trees will require remedial attention from time to time. If the TPO is confirmed, the Oxford Golf Club can apply for TPO consent for remedial works to the trees as it is advised they are necessary. Any such future applications would be assessed on their merits at the time they are made and on the basis of evidence presented at that time in support of the applications. It should be noted that applications for TPO consent that are made because of concerns that trees might break or fall must include appropriate technical evidence.
- 7.7. It is understood that the Oxford Golf Club is concerned about the safety of the trees and has taken expert arboricultural advice following the collapse of another black pine tree in the car park during July 2017.
- 7.8. However, the arboricultural advice that was received by the Oxford Golf Club following the incident in July 2017, as contained in the Whole Tree Company Tree Condition Survey dated 7th August 2018 which has been shared with the Council, does not recommend felling any of the trees included in the TPO. It does recommend the remedial pruning and further technical investigations described at 7.3 and 7.4 of this report, the outcome of the investigations to inform decisions about the need for any further remedial works.
- 7.9. On 26th January 2018 the Tree Officer wrote by email to the Oxford Golf Club General Manager giving consent for the remedial pruning to be undertaken as recommended, and also strongly advising that the further technical investigations be undertaken as soon as possible.
- 7.10. It appears to the Tree Officer that the recommended remedial pruning works have not yet been carried out. The Council has not been given the results of the recommended investigations if they have been carried out.
- 7.11. Pending the results of these further investigations, and on the evidence currently available in relation to the physiological health and structural condition of the trees, there is currently no reason to suspect that any of the trees is in significant decline, or that any of the potential defects that have been identified for investigation is irremediable by pruning, or that any of the trees should be removed for safety or any other reason(s).
- 7.12. The Felling Licence Application that was submitted included proposals for planting new trees on the golf course, but not in the car park area. Officers acknowledge the good track record that the Oxford Golf Club has in respect of tree management at the golf course in general, and particularly welcome the planting of many new trees. But in this particular instance, replanting on the golf course, as proposed, would not be appropriate replacement for the black pine trees because it would not adequately mitigate the detrimental

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impact on visual amenity in public views from Hill Top Road and Southfield Park, Bartlemas Close that would result from removing them.

- 7.13. In the circumstances, officers consider that removal of the black pine trees protected by this TPO would be significantly detrimental to public visual amenity in the area. On the evidence currently available about the physiological health and structural condition of the trees and the hazards to people and property around them this impact, which would not be mitigated by the proposed planting, is not currently justified.
- 7.14. Officers consider it is expedient to confirm the TPO as made because the black pine trees included trees are at immediate risk of being felled as evidenced by the Felling Licence Application that has been submitted.

8. CONCLUSION:

- 8.1. Taking account of the objection and other duly made representations received in response to the provisional Oxford City Council – Hill Top Road (No.1) Tree Preservation Order 2018, and for the all the reasons stated in this report, the officer recommendation is that the Oxford City Council – Hill Top Road (No.1) Tree Preservation Order 2018 should be confirmed without modification.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to confirm this TPO without modification. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to confirm this TPO without modification, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

COMMITTEE REPORT

Appendix 1 – Oxford Golf Club Objection

14th February 2018

REFERENCE: 18/00001/ORDER – Hill Top Road (No1) Tree Preservation Order

Dear Patsy,

I write to you regarding the provisional Tree Preservation Order that we were made aware of and came into effect on the 26th January 2018.

This letter is to object to the provisional TPO placed on the trees that are situated on land that Oxford Golf Club Limited occupies. The reasons given for this objection are detailed below: In spring of 2017, the company undertook the necessary duty of care on the trees in question for this TPO located in our car park. We contracted a third party tree specialist to remove deadwood and lop the trees back to the appropriate areas. Unfortunately, only a few months later in July 2017, one of the trees that had work undertaken on in the spring spilt and collapsed onto many cars, crushing one and damaging two others, one of which still had a passenger inside, a very near miss on a potential fatality!

The company immediately instructed an independent tree surveyor to inspect the remaining trees. Further remedial work was recommended for a few of the trees with another one recommended to be completely felled. We carried out the advised works in August 2017 via a third-party tree specialist.

With this very close near miss the company have considered many avenues of how to manage the trees; but given that the work we had undertaken in the spring of 2017 did not mitigate the collapse, and with the trees at full maturity and the management of their decline being inevitable in the years to come, we can no longer tolerate the risk to human life and property and wish to fell the trees to protect our liabilities. For the trees that would be felled, the club would plant a number of replacement trees to protect the community in interest of local amenity.

We wish for the council to also take into account the club's track record of tree management and also in planting more than 1000 trees across the land of the golf course in the last few years alone.

Yours faithfully,

Stephen Nicholson

General Manager

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EAST AREA PLANNING COMMITTEE

4th July 2018

Application Number: 18/00850/FUL

Decision Due by: 1st June 2018

Extension of Time: 13th July 2018

Proposal: Demolition of existing dwelling. Erection of a one and a half storey building to provide 2 x 2-bed dwellings (Use Class C3). Provision of private amenity space, and bin and cycle store.

Site Address: 18 Osler Road, Oxford, OX3 9BJ,

Ward: Headington Ward

Case Officer Sarah Orchard

Agent: Miss Lillian
Duffield

Applicant: Mr Porter

Reason at Committee: Called-in due to concerns with lack of fire access, design, overdevelopment and loss of light and privacy.

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 existing dwelling, 18 Osler Road which is located in a backland location away from the streetscene. The property sits alongside the boundary of properties in Stephen Road and two other backland dwellings. It is proposed to replace the existing building with a one and a half storey building to provide 2 x 2-bed dwellings (Use Class C3) with the provision of private amenity space, and bin and cycle store. It is concluded that the proposal makes a more efficient use of the site without causing detrimental harm

to the character and appearance of the area and the amenity of neighbouring properties in accordance with the relevant planning policies set out in this report.

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 payment of £1532.90.

5. SITE AND SURROUNDINGS

5.1. The site is located in the Headington area of Oxford in a backland location behind no. 16 Osler Road and between Osler Road and Stephen Road. The site is accessed by a footpath to the north of 16 Osler Road which leads to the current dwelling on the site. To the north of the application site is 20a Osler Road a single storey dwelling to the rear of 20 Osler Road which sits on the road frontage and to the south of the site is 17 Stephen Road, a one and a half storey property with a steeply pitched roof.

5.2. Site Location Plan:



6. PROPOSAL

6.1. The application proposes the demolition of the existing dwelling and erection of a one and a half storey building to provide 2no. two bedroom dwellings houses with private amenity space and bin and bicycle storage. It is proposed as a car free development which will retain and utilise the existing pedestrian access from Osler Road. The proposed development measures 15.4 metres in width by 6.6 metres in depth and would have a maximum height of 6.7 metres high with an eaves height of 3.1 metres.

7. RELEVANT PLANNING HISTORY

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

17/00900/FUL - Demolition of existing dwelling. Erection of a two storey building to provide 2 x 2-bed flats (Use Class C3) and 1 x 2 bed dwellinghouse (Use Class C3). Provision of private amenity space, and bin and cycle store. WDN 31st May 2017.

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	7-9, 17, 53, 56-68,	CP1, CP6, CP8,	CS2_, CS18_,	HP9_, HP10_,	CIP1, GSP4
Housing	51,			HP2_,	
Natural Environment	14, 94, 96	CP11, NE15,	CS9_, CS11_,	HP11_,	
Transport	9, 29-41,			HP15_, HP16_,	Parking Standards SPD
Environmental	10	CP10,		HP12_, HP13_, HP14_,	
Misc		CP.13, CP.24, CP.25		MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 16th April 2018 in Osler Road and Stephen Road.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 9.2. The County Council supports a car free development in this sustainable location due to the proximity to Headington Centre and public transport links to the City Centre. The new dwellings can have eligibility for parking permits removed. The cycle storage provided for the new dwellings is adequate but not for that of the existing flats at 16 Osler Road.

Natural England

- 9.3. No comments to make on the application. The impact on protected species has not been assessed.

Oxfordshire Fire and Rescue Service

- 9.4. No objection subject to a full fire suppression system to British Standard being installed to the property.

Central North Headington Residents Association

- 9.5. No comments received.

Stephen Road Residents Association

- 9.6. No comments received.

Barton Community Association

- 9.7. No comments received.

Public representations

- 9.8. 11no. third party comments have been received on the application from addresses in Stephen Road, Osler Road and Lyndhurst Avenue (Liverpool):
- Height and mass of the dwelling.
 - The existing dwelling is habitable and is more appropriate to the surroundings.
 - Overdevelopment of the site.
 - Loss of green space for biodiversity.
 - Overbearing impact and loss of light to 17 Stephen Road.
 - Lack of parking.
 - Lack of access for fire access.
 - Development will set a precedent for further development in back gardens.
 - Narrow access.
 - Materials not in keeping with surrounding area.
 - Impact on trees.
 - Garden building to 25 Stephen Road is not shown on the plans.
 - This revised proposal removes direct overlooking to school playing area of Hundson House Garden School (12 Osler Road).
 - Increase in surface water run-off.

- Impact of bin store on TPO tree to the front of 16 Osler Road.

Officer Response

- 9.9. Where these matters are considered to be material considerations they are addressed below. For example matters such as neighbouring outbuildings not being shown on the plans is not material as applicants cannot be expected to survey third party land and there is no requirement for this.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Design;
- iii. Neighbouring amenity;
- iv. Internal and External Space
- v. Highways/Parking
- vi. Energy/Water Efficiency
- vii. Drainage
- viii. Land Quality
- ix. Trees
- x. Archaeology

i. Principle of Development

- 10.2. Policies CP6 of the Oxford Local Plan and HP10 of the Sites and Housing Plan support making a more efficient use of sites and developing on residential gardens subject to other material considerations. In this case these other material considerations primarily relate to impact on the character of the area, impact on the amenity of neighbouring occupiers, quality of internal and external space and parking provision, bin and bicycle storage.
- 10.3. Given that there is an existing dwelling on the site which is not of any particular architectural merit, the demolition and redevelopment of the site is acceptable in principle and in accordance with policy CP6 of the Oxford Local Plan.

ii. Design and Impact on Character of Surrounding Area

- 10.4. Policies CP1 and CP6 of the Oxford Local Plan, CS18 of the Core Strategy HP9 of the Sites and Housing Plan and CIP1 of the Headington Neighbourhood Plan seeks to promote development which relates to the character of the surrounding area this includes scale and appearance.
- 10.5. The proposed development has been significantly reduced since the withdrawal of application 17/00900/FUL for 2no. 2 bedroom flats and 1no. 2 bedroom dwellinghouse. The revised proposal has given further consideration to the backland character of the area and the relationship with the adjoining properties at 17 Stephen Road and 20a Osler Road. The proposal has been designed as a one and a half storey building which is no higher than that at 17 Stephen Road.

The building has been moved away from the boundary with 20a Osler Road and sits comfortably in the plot, approximately 7 metres away from 20a Osler Road and over 10 metres away from 17 Stephen Road. The slab level of the dwelling is also proposed to be the same as the existing dwelling resulting in a 1.5 metre increase in ridge height.

- 10.6. Concerns have been raised about the use of materials in the development. The use of timber cladding in a backland garden setting is considered a suitable approach to the context of the site. It would not be considered appropriate to design the dwellings to relate to the streetscene of Osler Road which is a different context.
- 10.7. The proposal is therefore considered to comply with policies CP1, CP6, and CP8 of the Oxford Local Plan, CS18 of the Core Strategy, HP14 of the Sites and Housing Plan and CIP1 and GSP4 of the Headington Neighbourhood Plan.

iii. Impact on Neighbouring Amenity

- 10.8. The proposed units have been designed to minimise the impact on neighbouring dwellings in Osler Road and Stephen Road in terms of loss of outlook, overbearing impact and loss of light. With the exception of neighbouring backland dwellings which are discussed in more detail, properties in Stephen Road are located between 15 and 19 metres from the boundary of the site. The closer properties are where they have been extended. Properties in Osler Road are located at least 20 metres from the site. This is considered to be an adequate distance to ensure that these properties would not be detrimentally affected in terms of loss of light or overbearing impact. In relation to overlooking windows these would be directed to primarily face towards Osler Road. The flats at 16 Osler Road are located 20 metres from the site boundary and therefore there is over 20 metre spacing between directly facing windows which is considered an adequate distance in order to retain an acceptable level of privacy.
- 10.9. There are two backland dwellings which sit adjacent to the site boundary, 17 Stephen Road and 20a Osler Road.
- 10.10. In relation to 17 Stephen Road, this property fronts onto the application site and has a section of 3 metres of principal elevation which sits 10 metres from the side of the proposed development. This elevation contains a ground floor kitchen window looking onto the development. Whilst there will be some change in outlook from this window, this change is not considered to be detrimental to the amenity of the neighbouring occupiers. The rest of the principal elevation of the property (approximately 10 metres in width) would not have development directly in front of it. A contextual elevation has been provided to demonstrate that the building would not result in a detrimental loss of light to the front facing kitchen window of this property (drawing 1606/P07-P). An objection has been received that this drawing is not accurate and ground levels are slightly lower at 17 Stephen Road. Third party properties cannot be accurately surveyed but given that the proposal is well below the 45 degree line from cil level, it would still comply with this guideline regardless of inaccuracies. Other windows in the front

of this property are not directly obscured by the development. This includes the front dormer facing onto the site which serves a landing and another ground floor window.

- 10.11. 20a Osler Road sits adjacent to the existing dwelling on the site. Whilst the proposed development is 1.4 metres taller it is moved a further over 2 metres away from the boundary with this neighbouring property. The proposed development also does not intersect any 45 degree angles from windows serving habitable rooms. There are no windows in 20a Osler Road which face directly onto the development and windows to the proposed development are orientated away from this property. Given these factors the proposed development is not considered to significantly alter the impact on this property in terms of loss of light, overbearing impact of loss of privacy.
- 10.12. The proposed development is therefore considered to comply with policies CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

iv. Internal and External Space

- 10.13. Any new proposed residential units, in accordance with policy HP12 of the Sites and Housing Plan, need to comply with National Space Standards, should provide natural lighting and outlook and have a separate lockable entrance and kitchen and bathroom facilities. A two storey, two bedroom unit for two occupants should be at least 79m². The proposed dwellings comply with this standard and have adequately sized double bedrooms above 11.5m².
- 10.14. New dwellings, as required by policy HP2, are expected to be accessible and adaptable and meet the lifetime homes standard. This is now replaced by the nearest equivalent of Part M of building regulations, optional requirement M4(2). A condition could therefore be recommended to ensure the homes are built to this standard to ensure compliance with this policy.
- 10.15. In terms of outdoor space, policy HP13 of the Sites and Housing Plan sets out a space requirement for two bedroom dwellings. A family home (for 4 or more occupants) is required to have a garden equivalent to the footprint of the dwelling. The proposed development proposes outdoor amenity areas to the front and side of the dwellings to meet the requirements for private amenity space in accordance with the aims of policy HP13.
- 10.16. The outside space to the side of each of the dwellings has been designed to accommodate bicycle storage and bin storage. This has level access to the street in accordance with policy HP13 of the Sites and Housing Plan and has a sufficient cover to make the cycle storage covered and secure and hide the bins from the streetscene. A communal bin store to the front of 16 Osler Road can accommodate the bins for collection day. This could be secured by condition.

v. Highways/Parking

- 10.17. The site is located behind number 16 Osler Road and situated within the Headington Central Controlled Parking Zone (CPZ). Osler Road, despite

suffering from heavy on-street parking pressures is in a sustainable location which has good access to the local Headington centre and Oxford city centre.

- 10.18. The applicant proposes a car-free development, the county council supports car-free developments in areas enforceable by parking permits and therefore this is deemed acceptable providing the new dwellings are excluded from eligibility for parking permits. Policy HP16 of the Sites and Housing Plan supports low car or car free development where the site excellent access to public transport, fall within a controlled parking zone and are within 800 metres of a local supermarket or equivalent. The proposal is therefore considered to comply with this policy.
- 10.19. The cycle parking for the proposed dwellings is in line with the county councils adopted standards (HP15) and is therefore accepted. However, the County Council has raised a concern over the cycle parking for 16 Osler Road which comprises 5 x 2-bed flats. The standards state that for a 2-bed dwelling, covered and secured storage for a minimum of 2 bikes must be provided. There is no evidence submitted showing that 10 bikes would be able to fit under the pergola as stated. Given that the proposal does not relate to 16 Osler Road which is an existing development, this request is not considered relevant to the proposal and cannot be reasonable required.
- 10.20. Objections have been received in relation to fire access to the site. A fire engine should normally be able to get within 45 metres of a dwelling. Where this is not possible, in order to comply with Building Regulations, it is necessary to liaise with the Local Fire Authority to find appropriate mitigation. In this case the Local Fire Authority have agreed to the use of sprinklers within the property.

vi. Energy/Water Efficiency

- 10.21. Policies CS9 and HP11 expect the applicant to demonstrate how sustainable design and construction methods will be incorporated and how energy efficiencies have been incorporated into the design. Given the proposal is a small scale development that is not a qualifying site to provide 20% of energy consumption through renewals it is considered appropriate to deal with energy and water efficiency by condition.
- 10.22. A condition relating to water efficiency is recommended to ensure that optional requirement of building regulations is triggered in accordance with policy CS9 of the Core Strategy.
- 10.23. A condition is also recommended in relation to energy efficiency to ensure that the new dwelling meets an energy performance equivalent to ENE1 level 4 of the Code for Sustainable Homes in accordance with Policies HP11 of the Sites and Housing Plan and CS9 of the Core Strategy.

vii. Drainage

- 10.24. 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 as per the recommended condition and advisory below. 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.

- 10.25. Conditions are therefore recommended to request use of SuDs drainage and inert materials in any drainage infrastructure. Subject to the use of these the development is considered to comply with policy CS11 of the Core Strategy.

viii. Land Quality

- 10.26. The development involves the creation of new residential dwellings which are considered to be sensitive uses. The council do not hold records of known contamination on the site and it is the developer's responsibility to ensure that the site is suitable for the proposed use, therefore it is considered appropriate to attach an informative on any planning permission regarding unexpected contamination to advise the developer of their responsibilities in accordance with policy CP22 of the Oxford Local Plan.

ix. Trees

- 10.27. The site has been cleared of all vegetation; as stumps have been ground out as well it is not possible to identify what has been removed, although judging from, now historic, evidence there was nothing that was significant in public visual amenity terms.
- 10.28. The new iteration of this scheme includes a proposal to extend the existing size of the bin store at the Osler Road frontage, there is a maple tree adjacent to this structure; further details of the materials and construction method for the enlarged structure were requested. It has been confirmed that these will be paving and fencing to match the existing arrangement. A condition is recommended to ensure that the development is carried out in accordance with these details to ensure that it is not detrimental to this tree in accordance with policies NE15 and NE16 of the Oxford Local Plan.

x. Archaeology

- 10.29. This application is of archaeological interest because it is located approximately 60m from a recorded early Saxon burial that is likely to form part of a dispersed Anglo-Saxon cemetery of 6th century date.
- 10.30. In 2002 the remains of a Saxon inhumation burial were found in a construction trench at No 2 Stephen Road (Oxford Archaeology 2003). The skeleton was of a Saxon female and was accompanied by two disc brooches, a pin, a knife and about fifty amber beads. The amber necklace has been dated diagnostically to the mid-late 6th century. The burial at No 2 Stephens road was unusual in the arrangement of grave goods and it has been suggested that the brooch located on the forehead related to a headscarf. Subsequent archaeological recording at

No 10 Stephen Road in 2012 identified the remains of a further burial on the site of the former garages (comprising of in situ leg bones within a truncated or disturbed grave cut) pointing to the presence of a dispersed cemetery spread across the plateaux of higher ground in this location (JMHS 2007; Oxford Archaeology 2012).

- 10.31. Anglo-Saxon cemeteries can be concentrated or dispersed. For example at Dinton (Buckinghamshire) a later 5th-6th century part of a compact inhumation cemetery of twenty burials (18 with grave goods) was excavated within an area of 15 x 25m. At Tring roundabout (Buckinghamshire) an extensive dispersed inhumation cemetery was excavated. Eighteen inhumations were recorded, mainly orientated south-north, spread out over area 90 x 170m.
- 10.32. Burials of this period were usually placed in grave cuts, although sometimes a wooden coffin or chamber enclosed the body. Bodies were usually extended or loosely flexed, they can be accompanied with grave goods (weapons, belt buckles and jewellery etc). Many inhumation cemeteries are also associated with cremation burials (mixed cemeteries). The cremations can be buried in ceramic, glass or metal containers or with no container; they can also be accompanied with grave goods (food offerings, jewellery).
- 10.33. Previous work has shown that the grave cuts are particularly difficult to identify in this location because of the sand geology. Radar survey has also proved unsuccessful. In this instance, given the distance from the recorded burials and the likely dispersed character of any cemetery, it is recommended that a watching brief with an adequate contingency agreed for archaeological recording if required is appropriate and in accordance with policy HE2 of the Oxford Local Plan and the requirements of the NPPF.

11. CONCLUSION

- 11.1. The proposed development is considered to make an efficient reuse of the land without having a detrimental impact on the character and appearance the area, amenity of the future occupiers, amenity of the neighbouring occupiers, the highway network and trees in accordance with the relevant policies of the development plan set out above.
- 11.2. It is therefore recommended that the Committee resolve to grant planning permission for the development proposed subject to the approval of 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 The dwelling(s) shall not be occupied until the Building Regulations Part M access to and use of building, Category 2 accessible and adaptable dwellings, Optional requirement M4(2) has been complied with.

Reason: To ensure that new housing meets the needs of all members of the community and to comply with the Development Plan, in particular Local Plan policies CP1, CP13, Core Strategy Policy CS23 and Sites and Housing Plan Policy HP2.

- 5 The dwelling(s) shall not be occupied until the relevant requirements of level of energy performance equivalent to ENE1 level 4 of the Code for Sustainable Home have been met and the details of compliance provided to the local planning authority.

Reason: To ensure that new dwellings are sustainable and to comply with the Development Plan, in particular Core Strategy Policy CS9 and Sites and Housing Plan Policy HP11.

- 6 The dwelling(s) shall not be occupied until the Building Regulations Part G sanitation, hot water safety and water efficiency, Category G2 water efficiency, Optional requirement G2 36 (2) (b) has been complied with.

Reason: To ensure that new dwellings are sustainable and to comply with the Development Plan, in particular Core Strategy Policy CS9 and Sites and Housing Plan Policy HP11.

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

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

Soakage tests shall be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches and demonstrate the surface water can be adequately treated prior to discharge to a sensitive receptor such as a SSSI.

Where infiltration is not feasible, surface water shall be attenuated on site and discharged at a controlled discharge rate no greater than prior to development using appropriate SuDS techniques, and in consultation with the sewerage undertaker where required.

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

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

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

- 8 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.

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

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including early Saxon, remains (Local Plan Policy HE2).

- 10 Prior to the occupation of the dwelling, the bicycle and bin storage shown on the approved plans shall be provided on site and retained thereafter for the storage of bins and bicycles thereafter. The bin store enclosure shall also be constructed in accordance with the details submitted by email on 16th May 2018.

Reason: In the interests of the character and appearance of the streetscene, impact on protected trees and promotion of sustainable modes of transport in accordance with policies HP13 and HP15 of the Sites and Housing Plan and NE15 and NE16 of the Oxford Local Plan.

- 11 The development hereby permitted shall not be occupied until the Order governing parking at 18 Osler Road has been varied by the Oxfordshire County Council as highway authority to exclude the site, 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.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or enacting that Order) no structure including additions to the dwelling house 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 enlargement of the development should be subject of further consideration to safeguard the appearance of the area, the amenity of neighbouring occupiers and the amenity of the future occupants of the dwellings in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

- 13 Prior to the occupation of the dwellings a sprinkler system shall be installed within the dwellings in accordance with the British Standard to be agreed through Building Regulations and retained thereafter.

Reason: Due to the lack of fire access to the dwellings in the interest of the safety of the occupants.

13. APPENDICES

Appendix 1 – Site Plan

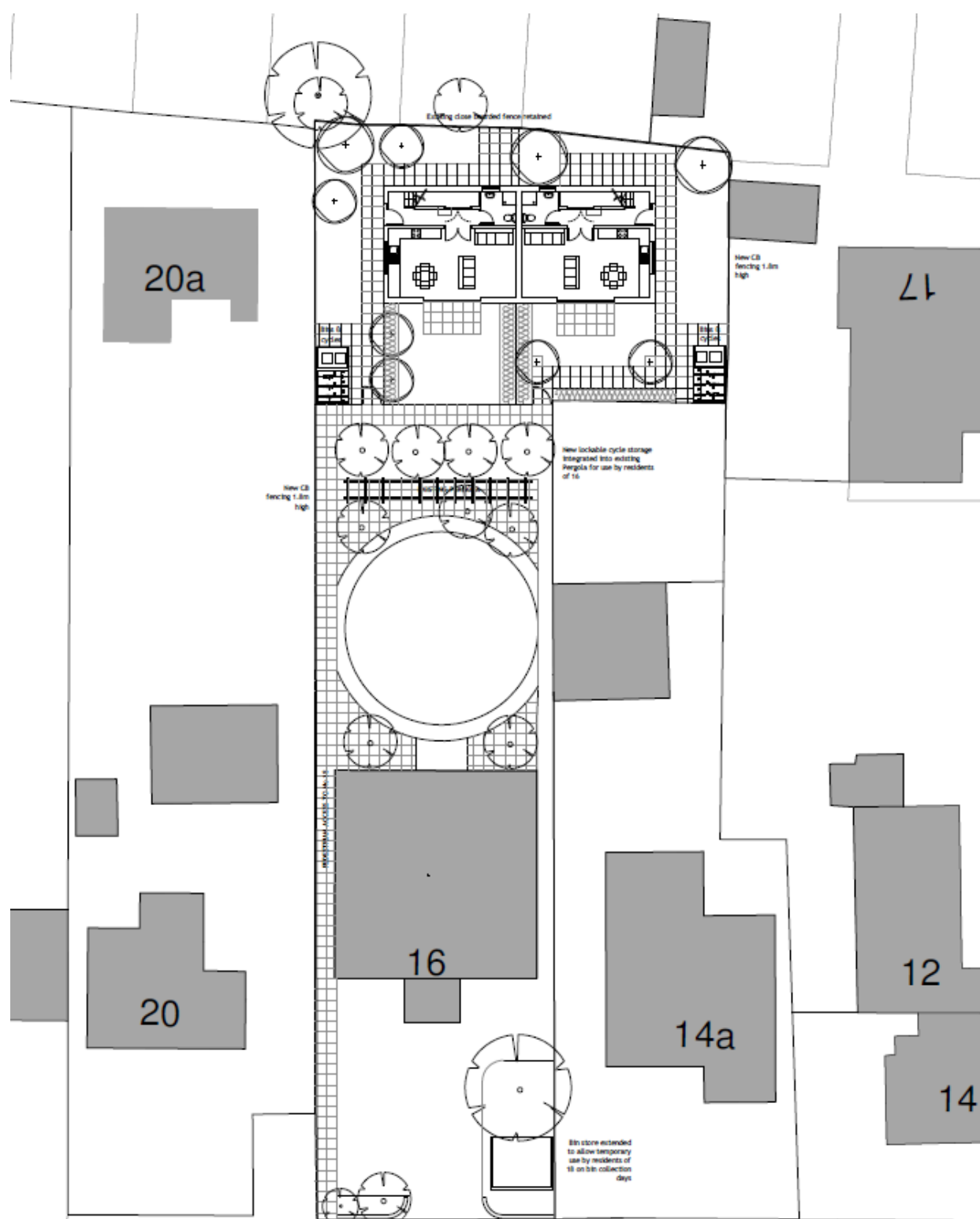
14. HUMAN RIGHTS ACT 1998

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

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

Appendix 1 – Site Plan



EAST AREA PLANNING COMMITTEE

4th July 2018

Application Number: 18/00813/FUL

Decision Due by: 13th July 2018

Extension of Time: n/a

Proposal: Change of use of building to Mixed Use Class B1(a), B1(b) and B8 purposes, plus external works. (Additional information and amended plans)

Site Address: Royal Mail, 7000 Alec Issigonis Way (**Appendix 1**)

Ward: Lye Valley Ward

Case Officer Nadia Robinson

Agent: Mr Michael Gilbert **Applicant:** Mr Richard Crossman

Reason at Committee: Major development

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

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

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

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

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

2. EXECUTIVE SUMMARY

2.1. This report considers the change of use of the former Royal Mail sorting office from B8 (storage or distribution) use to a mixture of B8 and B1(a) (office) and B1(b) (research and development) uses. Some external works are proposed within the curtilage of the building, though not to the building itself.

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

- Principle of development
- Design
- Impact on neighbouring amenity
- Highways and transport

3. LEGAL AGREEMENT

3.1. The Highways Authority has not raised an objection to the proposal in terms of traffic generation but has indicated that the surrounding road network is already sensitive to any increase in traffic. In order to deal with this matter, a contribution of £15,568 towards 'future' highway improvements along the Garsington Road corridor is sought. This is to directly mitigate the traffic impact of the development to provide additional highway capacity, bus priority and cycle and pedestrian measures along Garsington Road. The applicant has agreed to provide this via a unilateral undertaking to the county council, however, as infrastructure works such as these would be covered by the Community Infrastructure Levy, it is not possible for this Council to require a financial contribution for these works by a planning obligation. As such officers would advise members that this is a voluntary matter between the applicant and the county council and is not a matter for members to take into consideration as part of the determination of the application.

3.2. The Highways Authority is also seeking £3,720 towards travel plan monitoring. This is to be secured via a planning obligation.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL as no new floor area is proposed.

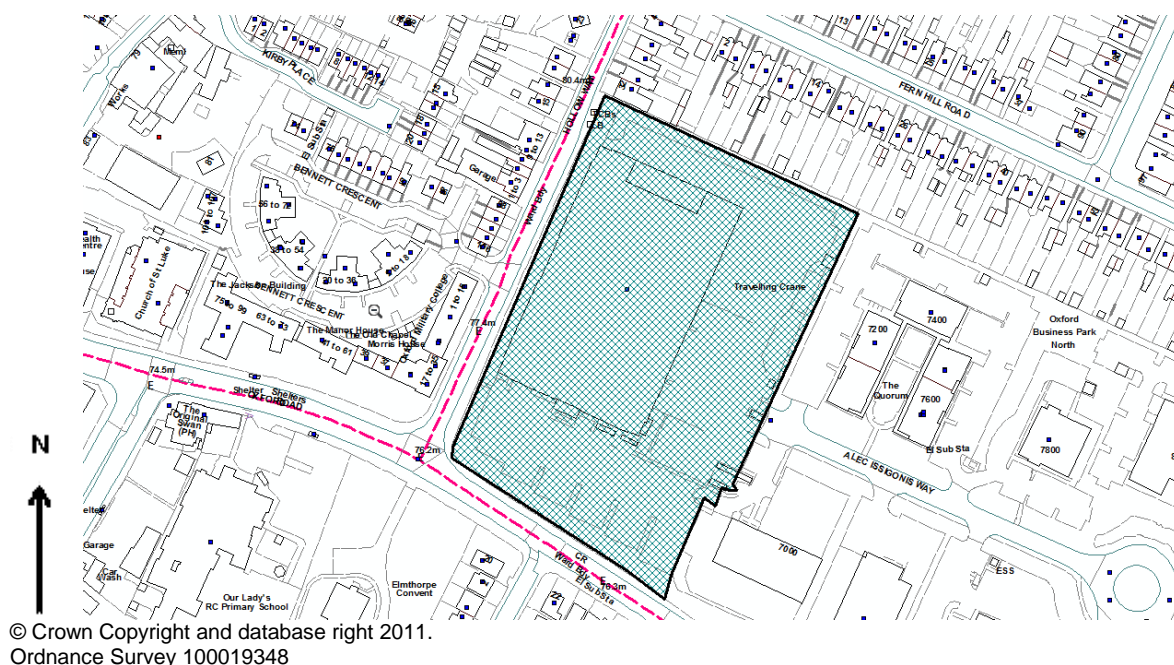
5. SITE AND SURROUNDINGS

5.1. The application site is located in the north-western corner of the Oxford Business Park. The site is bounded by residential properties on Hollow Way and Fern Hill Road to the north, and to the west by Hollow Way and the residential properties contained within the Listed Buildings of the former Nuffield Press buildings beyond. Garsington Road (B480) lies to the south and

the rest of the Oxford Business Park to the east.

5.2. The site is mostly located within the Transport District Area.

5.3. See site location plan below, and **appendix 1**:



6. PROPOSAL

6.1. The application proposes the change of use of the former Royal Mail sorting office from B8 (storage or distribution) use to mixed use B8 and B1(a) (office) and B1(b) (research and development). This is broken down as follows:

- 2,514 square metres of the total ground floor space to change from B8 to B1(b) including associated in-house warehousing provision;
- a new mezzanine floor to be installed to accommodate plant; and
- existing ancillary office space over two floors at the south-western end of the building to be retained and additional B1(a) office space (providing a net increase of 302 square metres) at first floor level on the south-eastern side of the building (internally).

6.2. Three compounds are proposed within the curtilage of the building, though no external changes are proposed to the building itself. The internal changes the applicant intends to make to the building do not require planning permission.

7. RELEVANT PLANNING HISTORY

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

95/00150/NF - Alterations to ground level. 2 buildings for Royal Mail: B8, 8330.5 sq. m & B2, 1014.5 sq. m. Staff parking for 154 cars, 40 motorcycles & 75 cycles. Servicing & circulation areas. Ancillary facilities, fence & landscaping.

(Amended plans). PER 1st August 1995.

16/00177/FUL - Demolition of former Royal Mail Sorting Office (B8) and Vehicle Maintenance Depot (B2) and the redevelopment of the site with the Use Classes B1(c), B2 and B8 and ancillary offices (B1(a)). PER 20th March 2017.

16/02885/FUL - Alterations to windows and doors to east and south elevation with formation of canopy to east elevation. Insertion of 2.4m tall fencing and gates, and erection of external storage racks. Re-organisation of car park.. WDN 6th January 2017.

17/00923/FUL - External alterations of the former Royal Mail Sorting Office building including alterations to the existing building facade and changes to the layout and levels of the existing service yard and car park.. PER 17th July 2017.

17/02657/VAR - Variation of condition 2 (Develop in accordance with approved plans) of planning permission 17/00923/FUL (External alterations of the former Royal Mail Sorting Office building including alterations to the existing building facade and changes to the layout and levels of the existing service yard and car park) to allow additional fenestration.. PER 9th January 2018.

17/02657/CND - Details submitted in compliance with conditions 5 (Waste Storage), 10 (Biodiversity enhancements) and 12 (CTMP) of planning permission 17/02657/VAR.. PCO .

17/02657/CND2 - Details submitted in compliance with conditions 6 (Landscaping proposals) and 8 (Landscape management plan) of planning permission 17/02657/VAR.. PCO .

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	17, 56–68	CP1, CP6, CP8, CP9, CP10, CP20,	CS18_,		
Conservation/ Heritage	14, 17, 58, 62–65, 126–141	HE3			
Commercial	18–27	EC1,	CS2_, CS17_, CS27_, CS28_,		

Natural Environment	109–125, 142–149	CP11,	CS11_, CS12_,		
Social and community	69–78	CP13,			
Transport	29–41	TR1, TR2, TR3, TR4, TR12	CS13_,		Parking Standards SPD
Environmental	93–108	CP18, CP19, CP21, CP22,	CS9_, CS10_,		
Misc	42–46			MP1	

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 20th April 2018 and an advertisement was published in The Oxford Times newspaper on 19th April 2018.
- 9.2. A transport assessment, more details of the proposed external compounds, and a revised parking plan were received during the consideration of the application. This additional information was advertised via site notices on 7th June 2018 and in The Oxford Times newspaper on 7th June 2018.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways and Drainage)

- 9.3. No objection subject to conditions and a contribution.
- 9.4. The development will result in an increase in pedestrian and cycle movements to the site. It will also result in an increase in traffic generation in comparison to the previous use of the site, especially during the peak hours. The road network surrounding the site is congested and sensitive to any addition of traffic.
- 9.5. To mitigate the impact of the development, a contribution is sought for highway works and travel plan monitoring.
- 9.6. Conditions recommended regarding construction travel management plan, travel plan, access drawings, servicing and delivery management plan, car parking and drainage.

Thames Water Utilities Limited

- 9.7. No objection regarding water network infrastructure capacity, nor foul water or surface water network infrastructure capacity. Informative recommended.

Oxford Civic Society

- 9.8. The re-occupation of this building is welcomed. However, would observe that it will involve the creation of greatly increased office space, and no details are provided of the arrangements for heating, ventilation or air-conditioning services: for example, additional louvres, roof penetrations or flues, or external plant. An external plant compound is shown, but there are no details of the appearance of this, screening, potential noise breakout etc. Would suggest that consent should be conditional upon the provision of satisfactory proposals for addressing these issues.

Natural England

- 9.9. No comment

Historic England

- 9.10. No comment

Public representations

- 9.11. There were no other comments on the application at the time of agenda publication. The additional information and amended plans for the application were readvertised with a consultation expiry date of 28 June 2018. East Area Planning Committee will be updated verbally by officers of any additional comments on the application.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- Principle of development
- Design
- Impact on neighbouring amenity
- Highways and transport

i. Principle of Development

- 10.2. The Core Strategy identifies Oxford's cluster of biomedical and science-based industries as one of the strengths of the city's economy. Policy CS27 supports the protection and modernisation of key employment sites and states that the City Council will support Oxford's key employment sectors and clusters.
- 10.3. Policy CS28 states that planning permission will not be granted for development that results in the loss of key protected employment sites. This site, as part of Oxford Business Park is a key protected employment site. The policy further states that planning permission will only be granted for the modernisation and regeneration of any employment site if it can be demonstrated that new development secures or creates employment important to Oxford's local workforce, allows for higher-density development that seeks to make the best and most efficient use of land, and does not

cause unacceptable environmental intrusion or nuisance.

- 10.4. Policy EC1 of the Oxford Local Plan 2001-2016 states that the City Council will seek to maintain, strengthen, modernise and diversify a sustainable economic base for Oxford.
- 10.5. The applicant, Oxford BioMedica, is a biopharmaceutical company specialising in the development and commercialisation of innovative gene-based medicines. The proposed development would facilitate the expansion of the company in Oxford and would retain and modernise the site as an employment site. The addition of B1 uses would make a more efficient use of the land than a pure B8 use. As such, the development is consistent with local plan policies as well as with the NPPF's objectives in building a strong, competitive economy. The development is therefore acceptable in principle.

ii. **Design and impact on designated heritage assets**

- 10.6. Policy CS18 of the Core Strategy requires development to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; attractive public realm; and high quality architecture. The Oxford Local Plan 2001-2016 requires development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP6 emphasises the need to make an efficient use of land, in a manner where the built form and site layout suits the sites capacity and surrounding area. Policy CP8 states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area.
- 10.7. Policy HE3 of the Oxford Local Plan 2001-2016 requires development to be appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any listed building.
- 10.8. The physical changes proposed with this application are the addition of three external compounds for storage on the south-eastern side of the building: a waste compound, maintenance/solvent compound and plant compound. All three are proposed to be enclosed by a galvanised steel screening system at a height of three metres. These elements would not be readily visible in public views as they would be located in the least visible part of the site. Their appearance would be in-keeping with the building, and the scale subservient to the main building. The addition would not affect the setting of the listed buildings on Hollow Way.
- 10.9. Special attention has been paid to the statutory test of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under sections 16 of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the setting of the nearby listed buildings and so the proposal accords with sections 16 of the Act.

10.10. The proposal is therefore acceptable in design terms and in terms of its impact on designated heritage assets.

iii. **Impact on neighbouring amenity**

10.11. 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. Policies CP19 and CP21 protect against unacceptable nuisance and noise.

10.12. The change of use, through a reduction in B8 floor space and increase in floor space for B1 uses, would be likely to lead to less disturbance for residents through a reduction in heavy goods vehicle movements and noise impacts from loading and unloading. The B1 uses proposed would be compatible with neighbouring residential uses.

10.13. Officers therefore consider that the proposed change of use would be unlikely to have an adverse impact on nearest noise sensitive receptors. The application does not include details of mechanical plant, and therefore a condition should be attached which requires any air conditioning, mechanical ventilation or associated plant to be designed to meet the requirements of BS4142:14 to ensure residual value does not rise above measured background level.

10.14. The low height (3 metres) of the compound sited closest to residential properties on Fern Hill Road is such that it would not have a harmful impact on the amenity of residential properties.

10.15. The proposal is therefore considered acceptable in safeguarding residential and neighbouring amenity.

iv. **Highways and transport**

10.16. The proposed change of use would result in more employees on the site because B1(a) and B1(b) are more intensive uses. Therefore, the development would be likely to generate more pedestrian and cyclist movements. It would also generate traffic in the peak hours in comparison to its previous use as a distribution centre which would have generated a majority of its traffic outside the peak hours.

10.17. A Transport Assessment has been submitted (report reference P781 dated May 2018) with the application. This demonstrates that the proposed development would result in a slight increase in traffic with 19 two-way movements in the AM peak and 13 two-way movements in the PM peak.

10.18. The Highways Authority notes that the junctions around the site are highly sensitive to any increase in traffic. Therefore, a contribution of £15,568 is sought from the development for improvements in this area which could include capacity improvements to Monument Roundabout, Hollow Way / Garsington Road junction, Cowley Road / Between Towns Road junction and pedestrian and cycle routes through the area. It is understood that the

applicant is minded to give a unilateral undertaking to the County Council regarding this financial contribution, however, as set out in paragraph 3.1 of this report, officers would advise members that this is a voluntary matter between the applicant and County Council and it is not a matter for members to take into consideration in the determination of this application. Infrastructure works such as these would be covered by the Community Infrastructure Levy and so cannot be required as a planning obligation.

10.19. The proposal includes secure, covered cycle parking for 96 bikes; showers are to be provided within the building. This complies with policy TR4 of the Oxford Local Plan 2001-2016.

10.20. The car parking layout has been altered from the existing to provide the maximum car parking standard only, i.e. 125 spaces, as set out in policy TR3 of the Oxford Local Plan 2001-2016. This would also comply with policy TR12, which seeks to reduce private non-residential parking spaces in Transport District Areas.

10.21. As set out in paragraph 9.6, conditions have been requested by the Highways Authority; officers recommend these be added to any permission. The travel plan to encourage sustainable transport is recommended and a Section 106 legal agreement is required to secure travel plan monitoring, as requested by the County Council as Highways Authority.

11. CONCLUSION

11.1. The proposed development is compliant with local plan policies and would make a positive contribution to strengthening Oxford's economy. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to conditions and the satisfactory completion of a legal agreement or unilateral undertaking under section 106 of the Town and Country Planning Act 1990 to secure a travel plan monitoring fee.

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 hereby approved. 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, and CS18 of the Oxford Core Strategy 2026.

- 4 In respect of any proposed air conditioning, mechanical ventilation or associated plant, the applicant shall ensure that the existing noise level at this location is not increased. In order to achieve this, the plant must be designed or selected or the noise attenuated so that it is no greater than 45 dB (A) L_{aeqT} when measured one metre from the nearest noise sensitive premises.

Reason: To maintain the existing noise climate and prevent ambient noise creep in the interests of residential amenities in accordance with policies CP1, CP10, CP19 and CP21 Oxford Local Plan 2001-2016.

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

The development shall be carried out in accordance with the approved Construction Traffic Management Plan at all times.

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.

- 6 Prior to occupation of the development hereby approved, a framework Travel Plan shall be submitted to and be approved in writing by the local planning authority. On occupation of the development the approved Travel Plan shall be implemented in full.

Reason: To encourage the use of sustainable modes as a means of transport in accordance with policies CP1, TR2 and TR12 of the Adopted Oxford Local Plan 2001-2016.

- 7 Prior to the commencement of construction of the development hereby

approved, a drawing showing the proposed access arrangements to the site shall be submitted to and be approved in writing by the local planning authority. Any gates must open inwards. The access shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety in accordance with policy CP1 and CP10 of the Adopted Oxford Local Plan 2001-2016.

- 8 Prior to occupation of the development hereby approved, a Servicing and Delivery Management Plan shall be submitted to and be approved in writing by the local planning authority. The development shall be carried out in accordance with approved details.

Reason: In the interests of highway safety and network management in accordance with policy CP1 and CP10 of the Adopted Oxford Local Plan 2001-2016.

- 9 The car parking shall be laid out in accordance with the approved plans and shall only be used by the occupiers on site. No increase in car parking spaces shall be made unless prior written agreement has been obtained from the local planning authority.

Reason: In the interest of highway safety in accordance with policy CP1 and CP10 of the Adopted Oxford Local Plan 2001-2016.

- 10 Development shall not begin until details of the surface water drainage for the site, in particular relating to the new external compounds have been submitted to and been approved in writing by the local planning authority that demonstrate that the site and surrounding area are not at risk of surface water flooding. The required details shall include a maintenance and management plan for the onsite drainage. The development shall be carried out in accordance with the approved details.

Reason: To prevent flooding affecting the highway in accordance with policies CS11 of the Core Strategy 2026.

13. APPENDICES

- **Appendix 1** – Site location plan

14. HUMAN RIGHTS ACT 1998

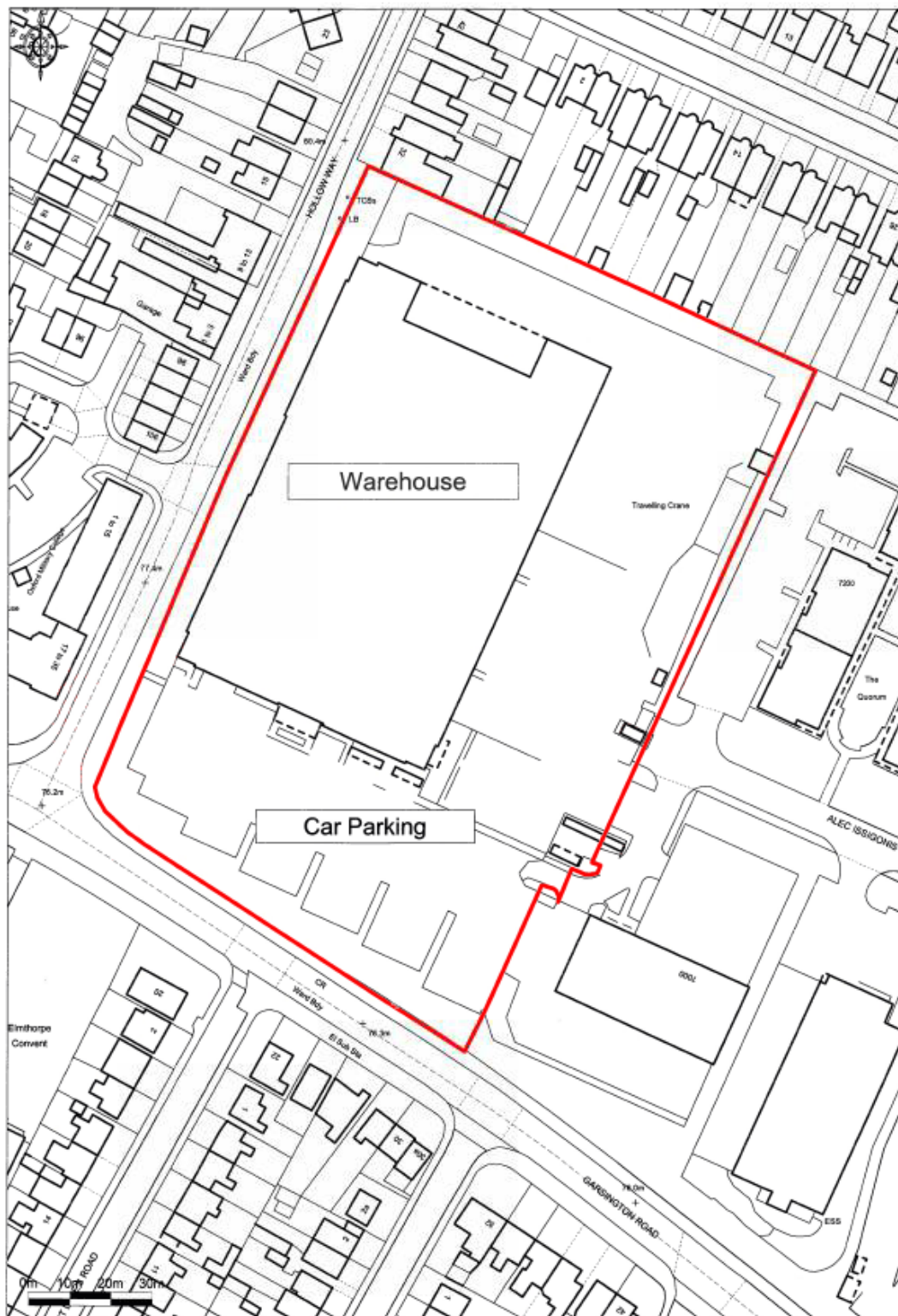
- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection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

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

Appendix 1

18/00813/FUL – former Royal Mail sorting office



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EAST AREA PLANNING COMMITTEE

4th July 2018

Application Number: 18/00807/FUL

Decision Due by: 21st May 2018

Extension of Time: 13th July 2018

Proposal: Erection of a two storey extension to existing hotel to create 26 bedrooms with alterations to the car park and other associated works including the installation of air conditioning plant.

Site Address: Premier Inn, Garsington Road, Oxford, Oxfordshire

Ward: Lye Valley Ward

Case Officer Sarah Orchard

Agent: Euan Brown **Applicant:** Headley

Reason at Committee: Over 500m2 of new floorspace.

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 extension of the existing Premier Inn on Garsington Road with the erection of a two storey extension to the existing hotel to create 26 bedrooms with alterations to the car park and other associated works including the installation of air conditioning plant. The report considers the impact on design and character of the area, impact on noise from the adjacent ring road and proposed plant, impact on the existing trees and landscaping, the risk from potentially contaminated land and the impact on the existing parking provision. It is concluded that the development on balance is acceptable and will help the tourism economy of Oxford and accord with the relevant planning policies.

3. LEGAL AGREEMENT

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

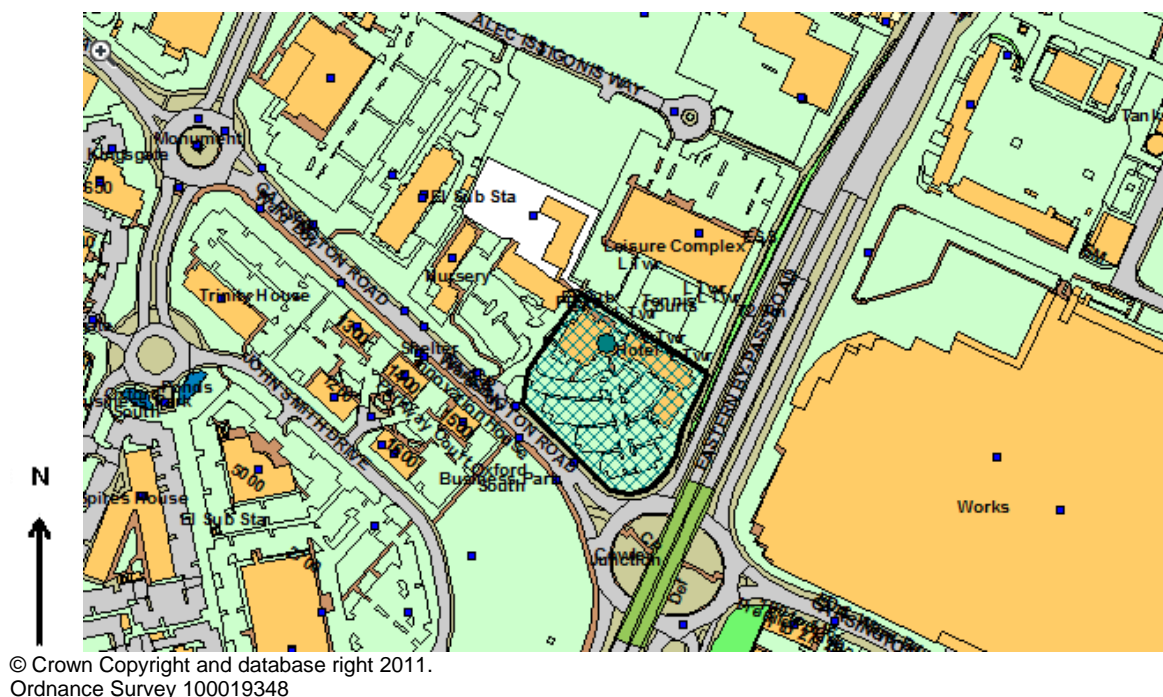
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is liable for CIL contribution of £17,449.74.

5. SITE AND SURROUNDINGS

5.1. The site sits on the Oxford Business Park off Garsington Road in the Cowley area of Oxford to the south-east of the city centre. The site has a well-established hotel use and Beefeater restaurant. To the north of the site is the David Lloyd leisure complex, to the east is the eastern by-pass and to the south is Garsington Road.

5.2. Site Location Plan



6. PROPOSAL

6.1. The application proposes to extend the existing horseshoe shaped block comprising of the Beefeater restaurant and hotel accommodation. The two storey extension is proposed to sit on the south eastern corner of the site on the existing car park, adjacent to the slip road to the eastern by-pass. The proposed accommodation would provide 26 additional bedrooms and also include the installation of new air conditioning units to the south of the site in a services compound measuring a maximum of 2.2 metres by 4.8 metres. The extension would have a maximum width of 24 metres by 11.8 metres depth and a measure a maximum of 12 metres high from natural ground level. The extension sits on existing car park land resulting in a reduction of 23 car parking spaces.

7. RELEVANT PLANNING HISTORY

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

91/01303/NO - Demolition of all buildings. Construction of buildings for B1 business use (125,023 square metres) & a hotel (10,451 square metres) incl. new roads, car parking, infrastructure & landscaping (Amended Plans) (Oxford Business Park, Garsington Road). PER 27th November 1992.
93/00706/NR - Details of access and landscaping on Garsington Road and some internal site roads. Details of landscaping on Eastern By-pass (part reserved matters of outline approval NO/1303/91). PER 2nd February 1994.
94/00287/NF - Erection of 1 and 2 storey restaurant and public house with garden and children's play area and a 3 storey 60 bedroom hotel with 140 parking spaces, including 7 disabled parking spaces, cycle park and associated landscaping (amended plans). PER 6th July 1994.
95/00753/A - Non-illuminated high level letters(2,6,9,10,14)& post mounted sign(16) Single-sided internally illuminated sign case(20) & post signs(18,19,22) & three sided sign(17) Externally illuminated pole sign(13). SPL 15th September 1995.
96/01399/NF - Erection of 3 storey building to provide hotel (61 bedrooms) and provision of 65 parking spaces off existing hotel / restaurant access & alterations to service road (Amended plans). PER 8th November 1996.
96/01864/A - Five internally illuminated signs (2 on building at high level on north west elevation and south west elevation, 3 free standing adjoining entrance to building, adjacent to site access road & on frontage to Garsington Road) (Travel Inn, Garsington Road). PER 13th February 1997.
97/00159/NF - Open sided covered link between new Travel Lodge and existing Beefeater. PER 11th April 1997.
98/01780/NF - Erection of storage building. PER 17th December 1998.
99/01351/VF - Variation of condition 1 on permission NO/1303/91 to allow submission of reserved matters application until 26.11.2004. PER 8th February 2000.
99/01944/NF - Variation of condition 1 on permission NO/1303/91 to allow submission of reserved matters application until 26/11/2004. WDN 14th December 2000.
03/01153/FUL - Three storey extension to provide ground floor meeting rooms and additional 30 guest bedrooms above. Rearrangement of car parking to provide 188 spaces (from 202) and new pedestrian/cycle access to Garsington Road (Amended plans). PER 27th August 2003.

04/00215/VAR - Variation of condition 1 on permission 99/01351/VF to allow submission of reserved matters application until 30.11.2012. PER 2nd April 2004.

06/00601/FUL - Two storey, 22 bedroom extension to hotel. Cycle/footpath link to Garsington Road. PER 23rd May 2006.

12/01424/EXT - Extension to the outline planning permission 91/01303/NO for Class B1 business use, hotel, associated roads, car parking, infrastructure and landscaping. PER 13th December 2012.

15/00288/RES - Linked three storey extension to existing hotel to provide 63 bedrooms, extended and amended reception areas, 69 carparking spaces, landscaping and ancillary works (total 202 bedroom and 256 carparking spaces). (Reserved matters of planning permission 12/01424/EXT seeking permission for access, appearance, landscaping, layout and scale). PER 28th May 2015.

15/00288/CND - Details submitted in compliance with conditions 12 (drainage), 13 (contaminated land) and 15 (archaeology) of planning permission 15/00288/RES. PER 26th August 2015.

15/00288/CND2 - Details submitted in compliance with conditions 8 (parking area), 9 (cycle parking) and 11 (Construction Travel Plan) of planning permission 15/00288/RES.. PER 16th October 2015.

16/02012/FUL - Erection of covered walkway. PER 23rd 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	7-9, 17, 53, 56-68,	CP1, CP6, CP8,	CS2_, CS18_,		
Commercial		TA4,	CS27_, CS28_,		
Natural Environment	14, 94, 96	CP11, NE14, NE15, NE16,	CS9_, CS11_,		
Transport	9, 29-41,	TR3, TR4,			Parking Standards

					SPD
Environmental	10	CP10, CP13, CP19, CP20, CP21, CP22,			
Misc		CP.13, CP.24, CP.25		MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 6th April 2018.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

9.2. No objection to the proposal. The application for 26 additional bedrooms is unlikely to have any significant highway impacts. The loss of 23 parking spaces is acceptable and the car parking and cycle parking on site still meets maximum car parking standards and minimum cycle storage standards.

Thames Water Utilities Limited

9.3. Thames Water has advised that with regard to waste water network and waste water process infrastructure capacity there are no objections to the proposal. If the proposal involves discharging surface water into a public sewer, prior approval from Thames Water will be required. A Ground Water Risk Permit will also be required.

Natural England

9.4. No comment. The impact on protected species has not been assessed.

Bullingdon Community Association

9.5. No comments received.

Public representations

9.6. No third party representations received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Design, site layout and built forms;

- iii. Amenity;
- iv. Transport;
- v. Trees and landscaping;
- vi. Drainage and flood risk;
- vii. Contaminated land;
- viii. Sustainability;

i. Principle of Development

- 10.2. The principle of developing the Oxford Business Park with a hotel on the site was established through outline planning permission 93/01303/NO. Reserved matters were granted in 2015 for the extension of the hotel to the rear of the site which has now been implemented. The outline planning permission allowed up to 10,451m² of C1 floorspace and 693m² of floorspace is proposed. The last extension under reserved matters in 2015 took the total floorspace to 8,530m². This proposal therefore does still not take the development above the scale permitted at outline stage.
- 10.3. Policies CS2 of the Core Strategy and CP6 of the Oxford Local Plan seek to direct development to previously developed land and make a more efficient use of land. The proposal is sited on a car park, is therefore previously developed and seeks to provide more hotel accommodation on a car park larger than the required size. Policy CS32 of the Core Strategy also recognises the need for sustainable tourism growth in the city. The policy sets out that development on main arterial roads and protecting and modernising existing sites helps encourage longer stays and greater spend in Oxford. The development of hotel sites also helps create new jobs and support existing jobs.
- 10.4. The proposed development is therefore in principle considered acceptable and in accordance with policies CS2 and CS32 of the Core Strategy and CP6 of the Oxford Local Plan.

ii. Design, Site Layout and Built Forms

- 10.5. The existing block form of hotel accommodation and the Beefeater restaurant forms a horseshoe shape that is set back from Garsington Road with an open area of parking and landscaping to the front. The proposed development would extend one of the existing wings towards the south-east corner of the site and extend closer to Garsington Road and the by-pass roundabout. The junction to the west of the by-pass is currently fairly open, however to the east the roundabout is built up by the Mini plant and retail units at Oxford Retail Park. The southern side of the Garsington Road is a development site forming part of Oxford Business Park South and could therefore be developed in the future. When viewed from Garsington Road, the proposed extension would be viewed against the backdrop of the flyover which is higher and more dominating than the extension proposed. Therefore in light of the surrounding context, the principle of extending the hotel in this location would be largely reflective of the surroundings. The impact on the character of the junction is not considered significantly harmful to warrant refusal of the application. Furthermore the proposed extension would not obstruct any significant views.

- 10.6. The proposed extension has been carefully designed to reflect the character of the existing hotel in terms of form, height, window design and materials and is therefore considered to form an appropriate visual relationship with the existing building and surrounding context.
- 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. Amenity

- 10.8. The proposed development is sighted away from neighbouring occupiers. The proposal sits between Garsington Road, the slip road to the eastern by-pass and the existing hotel building and car park. The proposal is therefore not considered to have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of light, outlook, overbearing impact or loss of privacy.
- 10.9. It is considered that the main impact on amenity would be to the occupiers of the proposed hotel accommodation. The proposed rooms are located in close proximity to the eastern by-pass, a source of traffic noise at all times of the day and night due to its proximity to the Mini plant which operates 24hrs a day with shift patterns. Policy CP21 of the Oxford Local Plan recognises that these issues need to be addressed through a noise assessment to safeguard the amenity of the occupiers. A secondary noise source is also the air conditioning units proposed as part of this application.
- 10.10. In order to address this issue a noise assessment was requested during the course of the application and reviewed by Environmental Health Officers to demonstrate that the internal noise levels would be at an acceptable level. The submitted noise assessment demonstrates that the building would comply with Premier Inn's 'A Goodnight Guarantee' and takes into account the current background noise levels and the impact of the proposed plant. The 'Goodnight Guarantee' standards are more onerous than those recommended in BS 8233, the usual guidance adopted for controlling noise intrusion into residential accommodation. In order to achieve low internal sound levels, the building facades would be adequately insulated and the windows would be triple glazed facing the by-pass. The rooms are to be mechanically ventilated with an MVHR system in each bedroom. This would ensure that the windows adjacent to the by-pass would not need to be opened in order for the rooms to be ventilated.
- 10.11. Subject to compliance with the noise report the proposal is considered to comply with policies CP10, CP19 and CP21 of the Oxford Local Plan.

iv. Transport

- 10.12. The Local Highway Authority has reviewed the submitted information and concluded that an increase in 26 bedrooms is unlikely to result in any adverse transport implications. The proposal also reduces the number of car parking spaces on the site by 23 spaces. The reduction in spaces would not reduce parking provision on the site below the maximum standards set out in policy TR3

of the Oxford Local Plan. The current cycle provision on site also meets the standards set out in policy TR4 of the Oxford Local Plan for the proposed development. It is therefore considered it is not necessary to request additional parking or cycle provision on the site and the development accords with the relevant policies of the development plan.

v. Trees and Landscaping

10.13. The application has been reviewed by a Tree Officer. In order to facilitate development two trees would require removal; both of which the Tree Officer advises are low quality. No incursions into the Root Protection Areas of retained trees should be required. Retained trees would maintain an acceptable landscape setting, although the quality as viewed from the ring road would be reduced by the prominence of the extended building with little opportunity for replacement planting. The application has been accompanied by an arboricultural report which includes an arboricultural method statement. It is recommended that should permission be granted that it is carried out in accordance with the submitted details in order to protect the retained trees during construction.

10.14. Subject to this condition the proposal is considered to comply with policies CP11, NE15 and NE16 of the Oxford Local Plan.

vi. Drainage and Flood Risk

10.15. The proposal results in the increase of hard surfacing on the site. In order to prevent increase in surface water run-off from the site and flooding of other areas it is recommended that 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) are provided by condition. It is also recommended that a SuDS maintenance plan is also provided to demonstrate this would be maintained in the long term. The submission of these plans would ensure compliance with policy CS11 of the Core Strategy.

10.16. Thames Water has also reviewed the application and have an interest as the development is close to or crossing sewers. They have advised that with regard to waste water network and waste water process infrastructure capacity there are no objections to the proposal. If the proposal involves discharging surface water into a public sewer, prior approval from Thames Water will be required. A Ground Water Risk Permit will also be required. These are however separate processes to the planning application and outside of the planning remit. Nonetheless on the basis of the advice received, there are no objections in terms of waste water.

vii. Contaminated Land

10.17. This proposed development is located on industrial land that was subject to a previous contaminative use (motor works). The Council does not hold any information relating to the investigation of contamination on this site or remedial works that may have occurred to secure clean-up of the site as part of the original site re-development. In this regard, it would therefore be necessary for

the developer to demonstrate that there are no unacceptable risks on site that could present a potentially significant risk to future occupiers of the site or the surrounding environment and to remediate any contamination risks identified. A condition is therefore recommended requesting a phase risk assessment to be carried out in order to ensure compliance with policy CP22 of the Oxford Local Plan.

vii. Sustainability

- 10.18. Policy CS9 of the Core Strategy relates to energy efficiency. Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated. All development must optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials, and by utilising technologies that help reduce carbon consumption.
- 10.19. The proposed development is not a qualifying site for a full natural resource impact assessment but has been accompanied by an energy statement to demonstrate how energy demands would be reduced and met. A 'Be Mean, Be Lean, Be Green' approach is taken to all Premier Inn extensions. The report sets out that all lighting will be LED, lighting is controlled by sensors and only used in areas when occupied, mechanical ventilation and heat recovery would be used, and high efficiency white goods. Larger scale renewables have been discounted on the site due to site specific constraints including lack of south facing roofslopes for solar panels. However given this the energy saving methods incorporated in the scheme are 9.5% above the requirements of Part L 2013 England Building Regulations.
- 10.20. The proposal is therefore considered to comply with policy CS11 of the Core Strategy.

11. CONCLUSION

- 11.1. Whilst the proposal results in some harm to the current grain of development in the area, the enclosure of the junction adjacent to the by-pass roundabout and loss of views of the existing landscaping from the by-pass this harm is minimal, does not interrupt any significant views and is considered to be outweighed by the benefits of supporting the tourism economy of Oxford. The proposals are therefore considered to comply with the above relevant policies of the development plan and the NPPF.
- 11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the approval of 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 The development shall be carried out in strict accordance with the approved methods of working and tree protection measures contained within the planning application details 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 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). Prior to the commencement of development, 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 local planning authority to ensure the site will be suitable for its proposed use.

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

- 6 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.

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

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

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

The development shall be carried out in accordance with the approved drainage details and the drainage infrastructure shall be retained thereafter.

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

- 8 A SuDS maintenance plan shall be submitted and approved by the Local Planning Authority. 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. The drainage shall then be maintained in accordance with the approved plan thereafter.

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

- 9 The development shall be carried out in accordance with the proposed noise mitigation measures set out in Noise Impact Assessment submitted on 5th June 2018. The mitigation measures shall be retained thereafter unless agreed in writing by the Local Planning Authority.

Reason: To safeguard to the amenity of the occupiers in accordance with policy CP21 of the Oxford Local Plan

- 10 The development shall be carried out in accordance with the energy efficiency measures set out in Energy Statement. The measures shall be retained thereafter unless agreed in writing by the Local Planning Authority.

Reason: To ensure compliance with policy CS9 of the Core Strategy.

13. APPENDICES

Appendix 1 – Site Plan

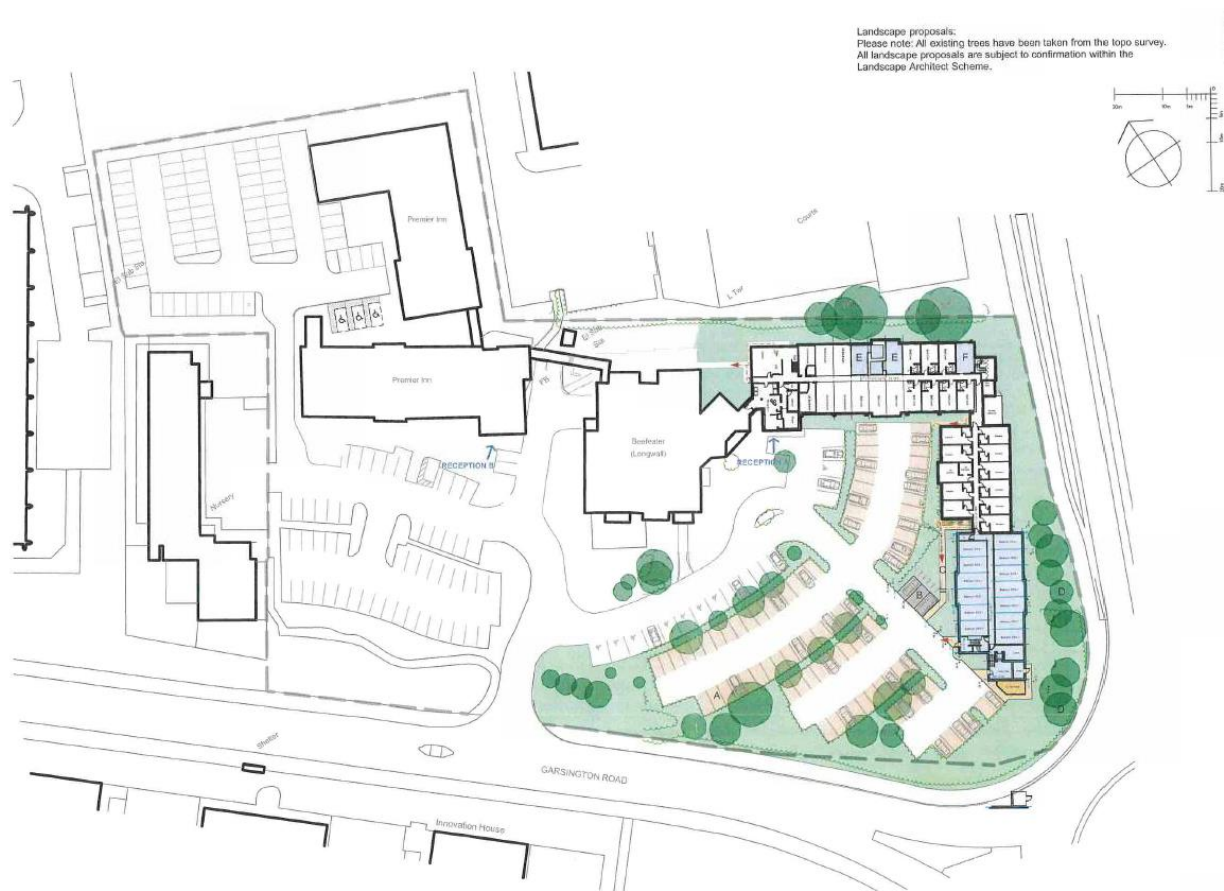
14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to grant approval of 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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Appendix 1 – Site Plan



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EAST AREA PLANNING COMMITTEE

Application Number: 18/00868/FUL

Decision Due by: 29th May 2018

Extension of Time: N/A

Proposal: Erection of a first floor side and a single storey rear extension.

Site Address: 5 Peacock Road, Oxford, OX3 0DQ,

Ward: Marston Ward

Case Officer Alice Watkins

Agent: N/A **Applicant:** Ms S Masterson

Reason at Committee: Called in by Councillors Clarkson, Chapman, Fry, McManners, Tanner, Lygo and Rowley.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

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

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

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

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a single storey rear and first floor side extension.

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

- Design;
- Residential Amenity
- Flooding
- Car Parking

- 2.3. The development is considered acceptable in design terms and would not have a detrimental impact on the residential amenity of neighbouring properties. The proposal is considered to comply with CP1, CP6, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan, CS18 of the Core Strategy and the NPPF.

3. LEGAL AGREEMENT

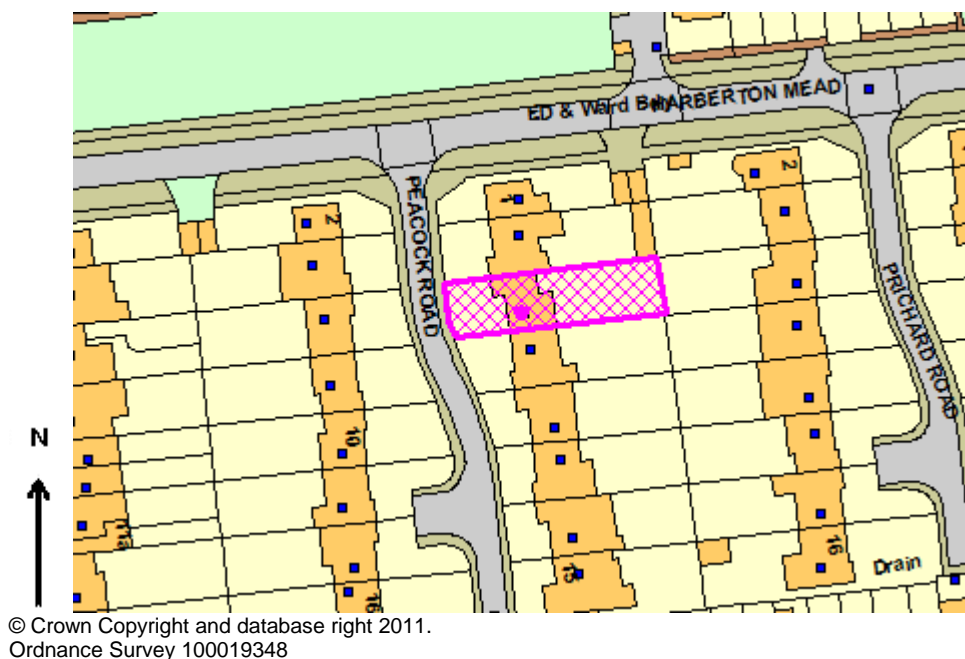
- 3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

- 5.1. The site comprises a two storey dwelling located on the eastern side of the road. The property benefits from a garage to the northern side. The property has a modest front garden and a hardstanding to provide off-street car parking.
- 5.2. A location plan is set out below:



6. PROPOSAL

- 6.1. The application seeks full planning permission for the erection of single storey rear and first floor side extensions. The rear extension extends by 4.2m. It features an asymmetric pitched roof with a ridge height of approximately 3.8m

and an eaves height of 2.3m. The side extension sits directly above the existing garage to the northern elevation. It extends by 3.5m from the side and features a gable roof with a ridge height of 7.3m and an eaves height of 4.9m. The extension is set back from the existing garage by 1.9m. The extensions are to be constructed from materials to match the host dwelling.

- 6.2. It should be noted that prior approval has recently been granted for a single storey rear extension. The proposed extension is slightly larger than the approved extension, however, the impact to the neighbouring properties will not be significantly different.
- 6.3. The plans show that a partial garage conversion is also proposed. This has been shown on the plans for completeness. The garage alteration could be carried out under Permitted Development and without the grant of planning permission. The applicant has included the garage conversion in the description of proposed works on the application form.

7. RELEVANT PLANNING HISTORY

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

59/08276/A_H - Moody Road Peacock Road and Prichard Road - 40 dwelling houses and garages for private cars. PER 18th July 1959.

18/00463/H42 - Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.50m, and for which the height of the eaves would be 2.00m.. 6PA 27th March 2018.

8. RELEVANT PLANNING POLICY

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

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	7	CP1, CP6, CP8, CP10,	CS18_,	HP9_,	
Environmental	10		CS11_,	HP14_, HP16_,	
Misc	5			MP1	

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 16th April 2018.

Statutory and Non-Statutory Consultees

- 9.2. The New Marston Wildlife Group – No comments received
- 9.3. Flooding – No objections (see comments below).

Public representations

- 9.4. Two objection comments were received in response to this application from addresses in Peacock Road

In summary, the main points of objection were:

- Extension is too large and intrusive, blocking light and views from property.
- Not in keeping with other properties
- Would be more considerate and in-keeping to have a lean-to roof.
- Proposed extension with high ridgeline would block views and light from garden and house.
- Will affect amenity of garden and be a significant visual intrusion.
- In winter, clay soil frequently saturated in lawn and flower beds at level of extension. Request drainage provided so gardens and house foundations not at risk of flooding following rain storms.
- Eaves of extension run along common boundary. Request gutter concealed so not in full view and of sufficient capacity so water does not spill over gutter onto patio and garden during heavy rain storms.

Officer Response

- 9.5. The design of the extension and impact to neighbouring properties will be discussed below. The issues raised regarding the drainage system are controlled by Building Regulations and not by the planning process.

10. PLANNING MATERIAL CONSIDERATIONS

i. Design and Impact on Character of Surrounding Area

- 10.1. Policies CP1, CP6, CP8, CP10, HP9 and CS18 seek to ensure that development is well designed and relates well to the existing house and surroundings.
- 10.2. The proposed rear extension would extend by 4.2m across the entire width of the property. It would have an asymmetric pitched roof with a ridge height of approximately 3.8m and an eaves height of 2.3m. The proposed side extension

would sit directly above the existing garage to the north side. The extension would continue the roof along at the same height as the existing dwelling. The extension would be set back from the existing garage by 1.9m.

- 10.3. Concerns have been raised regarding the roof form of the proposed single storey extension. The proposed single storey extension would sit comfortably below the existing first floor windows and ensures that the main property could still be seen and read. While having an unusual roof form, the proposed single storey extension would form a good visual relationship with the host dwelling and would read as a subservient addition. The extension would be constructed from materials to match the host dwelling.
- 10.4. The properties along Peacock Road are joined by garages at ground floor level. A number of properties along the road benefit from first floor side extensions (of the same design as that proposed). The proposed first floor side extension would be set back from the existing garage at ground floor and sit flush with the first floor of the property. The extension would reflect the pattern of development in the area and would not detract from the character of the original dwelling. It would be constructed from materials to match the host dwelling also and it is considered that it would be acceptable in design terms.
- 10.5. On this basis, the proposals would not detract from the character and appearance of the existing dwelling or the locality in general. The proposal is considered to comply with CP1, CP6, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan, CS18 of the Core Strategy and the NPPF.

ii. Impact on Neighbouring Amenity

- 10.6. Policy HP14 of the Sites and Housing Plan states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. HP14 also states that planning permission will not be granted for any development that has an overbearing effect on existing homes. Appendix 7 of the Sites and Housing Plan sets out guidelines for assessing the loss of sunlight and daylight using the 45/25° code.
- 10.7. The site is located between 3 and 7 Peacock Road.
- 10.8. There is a ground floor window and door at the rear of 3 Peacock Road which serve a habitable room. The 45° line has been applied and the proposed extension would contravene it. The 25° uplift has been applied and the extension would not contravene this. Due to the low eaves height and 4.2m depth, it is not considered that the proposed single storey rear extension would result in a detrimental impact on the light afforded to the neighbouring property.
- 10.9. There are rear facing patio doors which serve a habitable room at 7 Peacock Road. The 45° line has been applied in relation to these doors and the proposed

extension would contravene it. The 25° uplift has been applied and the extension would not contravene this. The extension would not have a detrimental impact on the light afforded to the neighbouring property due to the single storey height and 4.2m depth.

- 10.10. Due to the low eaves height and 4.2m depth, it is not considered that the rear extension would have an overbearing impact or result in a loss of outlook when experienced from the neighbouring properties.
- 10.11. There is a first floor side facing window at 3 Peacock Road. The 45° line has been applied in relation to this window and the proposed first floor side extension would not contravene it. The first floor side extension would not have a detrimental impact on the light afforded to the first floor side facing window at 3 Peacock Road. In terms of outlook, this window serves a landing and not a habitable room. The proposed first floor side extension would not have an overbearing impact or result in a loss of outlook when experienced from No. 3.
- 10.12. The first floor side extension would not be visible from 7 Peacock Road. It will have no impact on the light afforded to this property, nor will it have an overbearing impact or result in a loss of outlook when experienced from No. 7.
- 10.13. The first floor side extension would benefit from 1no. rear facing window. The rear facing window would face the rear garden of 5 Peacock Road. The window would slightly overlook the rear garden of 3 Peacock Road. There is mutual overlooking between terraced properties and the first floor extension would not result in a loss of privacy afforded to No. 3 or be in any way unusual in a residential area.
- 10.14. The proposal is considered to comply with HP14 of the Sites and Housing Plan and the NPPF.

iii. Flooding

- 10.15. Concerns have been raised by local residents that the proposal would result in flooding following rainstorms. The Council's Flood Mitigation Officer has been consulted on the proposed development. There is a drain at the southern end of Peacock Road and some Low-Medium risk flooding around the site. Surface water risk mapping is indicative and usually corresponds with low lying land in extreme events, or when the sewer system becomes temporarily overwhelmed in such extreme events. With regard to flood risk on site, the flood depth would be < 300mm. Flood resistance/resilience measures may sometimes be recommended, but for this low risk and depth it would not be reasonable to condition flood measures. With regard to flood risk off site, the site would not obstruct a major flow route, therefore for a development of this size, a proportionate response would be for development to be drained appropriately in line with building regulations in order to prevent an increase in surface water

runoff, and subsequently flood risk.

- 10.16. The proposal is considered to comply with CS11 of the Core Strategy and the NPPF.

iv. Car Parking

- 10.17. Policy HP16 of the Sites and Housing Plan requires compliance with the maximum parking standards. The maximum standards for three and four bed dwellings are the same and two off-street spaces are required.
- 10.18. The property currently benefits from one off-street parking space to the front and an integral garage. The proposed plans show that the garage is to be converted to provide a utility room and store. The garage fails to meet the minimum space standards and it is therefore unlikely that it is currently used for car parking. It should be noted that the garage conversion has been shown on the plans for completeness and the applicant has not sought (and does not require) planning permission for the conversion. These works could be carried out under Permitted Development and without the grant of planning permission.
- 10.19. The proposed side extension would provide one additional bedroom taking the dwelling from 3 to 4 bedrooms. The property currently benefits from an existing area of hardstanding to the front of the property which provides one off-street parking space. There is no evidence to suggest that the proposal would result in an increase in the demand for on-street car parking. The proposal is unlikely to alter the existing parking arrangement and it would not be reasonable to require the applicant to provide additional parking on site.
- 10.20. There is very limited on-street parking available near the site with double yellow lines along the western side of the road. Parking along the eastern side of the road is restricted and no parking is permitted Monday-Friday between 10am and 4pm. The surrounding area is restricted by a Controlled Parking Zone which is in force Monday-Saturday 9am to 5pm. Given the limited amount of on-street parking available and the existing off-street parking available at the site, it is not considered that the proposal would have a detrimental impact on the demand for on-street parking.
- 10.21. The proposal is considered to comply with HP16 of the Sites and Housing Plan and the NPPF.

11. CONCLUSION

- 11.1. The proposed development is considered acceptable in design terms and would not have a detrimental impact to the neighbouring properties or give rise to flood risk. The proposal is therefore considered to comply with CP1, CP6, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan, CS11 and CS18 of the Core Strategy and the NPPF.
- 11.2. It is recommended that the Committee resolve to grant planning permission for the

development proposed.

12. CONDITIONS

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

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

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

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

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

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

13. APPENDICES

Appendix 1 – Site Location Plan

14. HUMAN RIGHTS ACT 1998

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

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 23 May 2018



Committee members:

Councillor Taylor (Chair)	Councillor Henwood (Vice-Chair)
Councillor Aziz	Councillor Chapman
Councillor Clarkson	Councillor Corais (for Councillor Tanner)
Councillor Smith	Councillor Wilkinson

Officers:

Adrian Arnold, Development Management Service Manager
Sally Fleming, Lawyer
Hayley Jeffery, Development Management Team Leader
Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Tanner sent apologies and Councillor Corais substituted for him.

1. Election of Chair for the 2018/19 municipal year

Councillor Taylor, being proposed and seconded, was elected Chair of the Committee for the 2018/19 Council year.

2. Election of Vice-Chair for the 2018/19 municipal year

Councillor Henwood, being proposed and seconded, was elected Vice-Chair of the Committee for the 2018/19 Council year.

3. Declarations of interest

None.

4. 17/01480/FUL: 4 Lime Walk Oxford OX3 7AE

The Committee considered an application for planning permission for the demolition of a former MOT facility (Use Class B2); erection of three storey building to create 3 x 1-bed flats and 2 x 2-bed flats (Use Class C3); erection of a single storey building to create 1 x 2-bed flat (Use Class C3); provision of private amenity space, bin and cycle storage, alterations to landscaping and formation of 1no. disabled parking space (additional information) at 4 Lime Walk, Oxford, OX3 7AE.

The Planning Officer in the presentation explained that the assessment of viability, undertaken by the Council's independent assessor, concluded that a partial contribution to affordable housing far in excess of that offered by the applicant could be realistically required. The position statement requiring such affordable housing contributions from small sites had been tested and found sound at appeal.

She corrected an error in Paragraph 8.1 to add policy HP4 to the list of relevant policies: this had been taken into account in considering the application.

The Committee noted that, should this application be granted or an appeal received, a condition requiring the development to be car-free should be added or recommended by officers.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to:

Refuse application 17/01480/FUL for the following reason:

The application has failed to demonstrate that development of the site would not be viable if a contribution towards affordable housing were made. Consequently, the proposed development would not accord with the Development Plan and it would be inconsistent with the Framework objective of creating sustainable, inclusive and mixed communities. Due to the exceptional level of need for affordable housing in Oxford full weight is afforded to the Development Plan.

5. 18/00546/CT3: Garages Rear Of 18-34 Mortimer Drive Accessed From Raymund Road, Oxford, OX3 0RS

The Committee considered an application for planning permission for the erection of 3 single storey buildings to create 2 x 1-bed and 1 x 2-bed residential retirement dwellinghouses (Use Class C3); alterations to landscaping, provision of bin and cycle stores to each dwelling and provision of car parking at Garages to the Rear of 18-34 Mortimer Drive.

The Planning Officer noted a correction to paragraph 13.1 to amend *refuse* to *grant*, but this did not change the conclusion in this paragraph.

Martyn Few, agent for the applicant, was present and answered questions from the Committee.

The Planning Officer recommended and the Committee agreed a change to Condition 12 to allow storage of wheelchairs, mobility scooters and similar mobility aids.

The Committee requested that an informative be added regarding Condition 10 to advise that the landscape plan should take account of the specific needs of the occupants (for example providing raised planting).

On being put to the vote the Committee agreed with the officer recommendation in the report with the two changes above.

The Committee resolved to:

- (a) approve application 18/00546/CT3 for the reasons given in the report and subject to the 13 required planning conditions set out in section 10 of this report (amending Condition 12 and adding an informative to Condition 10) and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

6. 18/00913/FUL: 7 Dynham Place, Oxford, OX3 7NL

The Committee considered a retrospective application for planning permission for the erection of a two storey rear extension at 7 Dynham Place, Oxford, OX3 7NL.

The Planning Officer:

- noted a correction to paragraphs 14.1 and 15.1 to amend *refuse* to *grant*, but this did not change the conclusions in these paragraphs; and
- recommended, and the Committee accepted, a change to the recommendation to amend (b) to *delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to add such conditions.....*

Bob Pope, the agent for the applicant, spoke in support of the application.

On being put to the vote the Committee agreed with the officer recommendation in the report with the change referenced above.

The Committee resolved to:

- (a) approve application 18/00913/FUL unconditionally for the reasons given in the report; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to add such conditions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

7. 18/00399/FUL: 32 Long Ground, Oxford, OX4 7WT

The Committee considered an application for planning permission for the erection of a single storey side extension to form ground floor bedroom at 32 Long Ground, Oxford, OX4 7WT.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse* to *grant*, but this did not change the conclusions in these paragraphs.

On being put to the vote the Committee agreed with the officer recommendation in the report.

The Committee resolved to:

- (a) approve application 18/00399/FUL for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

8. 18/00288/CT3: Even 26 To 60, Stowford Road, Oxford

The Committee considered an application for planning permission for the rendering of brickwork to front and side elevations of existing entrance blocks at 26 to 60, Stowford Road, Oxford.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse* to *grant*, but this did not change the conclusions in these paragraphs.

On being put to the vote the Committee agreed with the officer recommendation in the report.

The Committee resolved to:

- (a) approve application 18/00288/CT3 for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

9. 18/00290/CT3: 2 To 24 Stowford Road, Oxford, OX3 9PJ

The Committee considered an application for planning permission for the rendering of brickwork to front and side elevations of existing entrance blocks at 2 To 24 Stowford Road, Oxford, OX3 9PJ.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse* to *grant*, but this did not change the conclusions in these paragraphs.

On being put to the vote the Committee agreed with the officer recommendation in the report.

The Committee resolved to:

- (a) approve application 18/00290/CT3 for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

10. 18/00291/CT3: 55 To 89 Bayswater Road, Oxford, OX3 9PD

The Committee considered an application for planning permission for the rendering of brickwork to front and side elevations of existing entrance blocks at 55 To 89 Bayswater Road, Oxford, OX3 9PD.

The Planning Officer noted a correction to paragraphs 14.1 and 15.1 to amend *refuse* to *grant*, but this did not change the conclusions in these paragraphs.

On being put to the vote the Committee agreed with the officer recommendation in the report.

The Committee resolved to:

- (a) approve application 18/00291/CT3 for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of this report and grant planning permission; and**
- (b) delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.**

11. Minutes

The Committee resolved to approve the minutes of the meeting held on 4 April 2018 as a true and accurate record.

12. Forthcoming applications

The Committee noted the list with corrections to remove:

17/02717/FUL: 2A Ramsay Road, Oxford, OX3 8AX –determined last meeting.

18/00688/FUL: 20 Osler Road, Oxford, OX3 9BJ – was re-delegated to officers and refused on 10 May.

13. Dates of future meetings

The Committee noted the dates, and **that the next meeting on 6 June was cancelled** as there was no business scheduled for this.

The meeting started at 6.00 pm and ended at 7.00 pm

Chair

Date: Wednesday 4 July 2018