

Agenda

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East Area Planning Committee

Date: **Wednesday 3 October 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 Stef Garden	Headington;
	Councillor Mark Lygo	Churchill;
	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

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AGENDA

Pages

1	Apologies for absence and substitutions	
2	Declarations of interest	
3	17/03380/FUL - Iffley Academy, Iffley Turn, Oxford, OX4 4DU	11 - 38
	Site Address: The Iffley Academy, Iffley Turn, Oxford, OX4 4DU	
	Proposal: Demolition of the existing school building and development of a 2 1/2 storey academy building, single storey animal welfare and horticulture building and single storey construction workshop (academic use). Provision of a replacement car-park, hard-court sports areas (including a MUGA), woodland walk, wildlife areas and associated landscaping. Temporary use of the adjacent former sports field/open space (only during the construction phase) as a constructors compound, staff parking area and student drop-off/pick-up (amended plans and further information).	
	Recommendation: East Area Planning Committee is recommended to:	
	<ol style="list-style-type: none">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.Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:<ul style="list-style-type: none">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.	
4	18/01654/FUL - Littlemore Mental Health Centre, Sandford Road	39 - 52
	Site Address: Littlemore Mental Health Centre, Sandford Road, Oxford	
	Proposal: Refurbishment of ground floor accommodation and a new extension to provide a new 10 bed ward with associated landscaping.	
	Recommendation: East Area Planning Committee is recommended to:	
	<ol style="list-style-type: none">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 subject to:	

- the applicant demonstrating that there is no adverse archaeological impact and that any impact can be mitigated by appropriately worded conditions.
2. **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.

5 18/01468/VAR - T M Rana Court, 138 - 142 Hollow Way

53 - 62

Site Address: TM Rana Court, 138 - 142 Hollow Way, Oxford, Oxfordshire

Proposal: Variation of condition 2 (Develop in accordance with approved plans) of planning permission 03/02494/FUL (Demolition of existing house, office and ancillary buildings. Erection of 3 storey building (including use of loft space) fronting Hollow Way containing 5 1-bed flats. Erection of single storey building (plus rooms in roof space) at rear containing 5 1-bed flats. Provision of 10 parking spaces. Covered cycle store. Bin Store. Alterations to access, rumble strip) to allow compliance with building regulations, usage and construction.

Recommendation: East Area Planning Committee is recommended to

1. **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
2. **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 18/01773/CT3 - 42 Stubbs Avenue, OX3 8RT

63 - 70

Site Address: 42 Stubbs Avenue, Oxford, OX3 8RT

Proposal: Removal of existing rear shed. Part demolition of existing roof section to allow for the erection of a single storey rear extension including an interior courtyard and alterations to door to front elevation to improve access. Insertion of 1no. window, 1no. rooflight and insertion of 4no.

sunpipes to rear elevation. Formation of paving to rear.

Recommendation: East Area Planning Committee is recommended to:

1. **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.
2. **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.

7 **18/01879/FUL - 63 Waynflete Road, OX3 8BJ**

71 - 76

Site Address: 63 Waynflete Road, OX3 8BJ

Proposal: Demolition of 1no. pigeon loft to erect 1no. pigeon loft in rear garden (retrospective).

Recommendation: East Area Planning Committee is recommended to:

1. **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.
2. **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 **Minutes**

77 - 86

Recommendation: That the minutes of the meeting held on 5 September and reconvened on 12 September 2018 are approved as a true and accurate record.

9 **Forthcoming applications**

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

discussion at this meeting.

16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application
17/01338/OUT: 23 And Land To The Rear Of 25 Spring Lane, Littlemore, OX4 6LE	Called in
17/01519/FUL: 55 Collinwood Road Oxford OX3 8HN	Called in
18/00217/CT3: Site Of (cons), 1 - 36 Brome Place, Oxford	Council application
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
18/00870/FUL: 1 Pullens Lane, Oxford, OX3 0BX	Committee level decision
18/01081/FUL: 75 Bartholomew Road, Oxford, OX4 3QN (says delegated on website)	Committee level decision
18/01091/FUL: The Stadium, Grenoble Road, Oxford, OX4 4XP	Called in
18/01477/VAR - John Radcliffe Hospital, Sandfield Road OX3 9DU	Committee decision
18/01851/FUL: John Radcliffe Hospital, Sandfield Road, Oxford, OX3 9DU	Major development
18/02061/FUL: Leys Pool And Leisure Centre , Pegasus Road, Oxford, OX4 6JL	Committee level
18/02113/FUL - Land Adjacent 27 Broad Oak, Oxford, OX3 8TS	Committee level decision
18/02141/FUL - 22 Peterley Road Oxford Oxfordshire OX4 2TZ	Call in
18/02156/FUL - 2 Yeats Close, OX4 2RG	Called in
18/02231/VAR: Littlemore Park, Armstrong Road, Oxford, OX4 4XG	Major development - variation to 14/02940/OUT
18/02303/RES - Littlemore Park, Armstrong Road, Oxford, OX4 4XG	Major development
18/02336/FUL - 80 White Road, OX4 2JL	Called in
18/02442/FUL - 4 Lime Walk, OX3 7AE	Committee level
18/02253/FUL - 29 Williamson Way OX4 4TT	Called in
18/01710/FUL - 107 Windmill Road Oxford Oxfordshire OX3 7BT	Called in
18/01758/FUL - 244 Barns Road, Oxford OX4 3RW	Committee Application

10 Dates of future meetings

Future meetings are at 6.00pm on

7 Nov 2018	16 Jan 2019
5 Dec 2018	6 Feb 2019
	6 Mar 2019
	3 Apr 2019
	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.

East Area Planning Committee -

3rd October 2018

Application number: 17/03380/FUL

Decision due by 9th April 2018

Extension of time 12th October 2018

Proposal Demolition of the existing school building and development of a 2 1/2 storey academy building, single storey animal welfare and horticulture building and single storey construction workshop (academic use). Provision of a replacement car-park, hard-court sports areas (including a MUGA), woodland walk, wildlife areas and associated landscaping. Temporary use of the adjacent former sports field/open space (only during the construction phase) as a constructors compound, staff parking area and student drop-off/pick-up (amended plans and further information).

Site address The Iffley Academy – see **Appendix 1** for site plan

Ward Rose Hill And Iffley Ward

Case officer Sarah Orchard

Agent: Mr Paul Haworth **Applicant:** Kier Construction Limited C/o The Iffley Academy

Reason at Committee Major Development

1. RECOMMENDATION

1.1. **East area planning committee** is recommended to:

1.1.1. **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.

1.1.2. **Agree to delegate authority** to the Head of Planning, Sustainable Development and Regulatory Services to:

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

2. EXECUTIVE SUMMARY

2.1. This report considers the replacement of the existing school buildings at Iffley Academy and use of the field to the north of the site as a temporary construction compound and car park to enable the existing school to remain in use during construction. The report takes into account the principle of the development, the design, impact on the adjoining Iffley Village conservation area, Grade II Listed Grove House and trees, impact on the amenity of neighbouring occupiers, ecology, transport, drainage, contaminated land and energy efficiency of the proposed development. It is concluded that on balance the proposal has an acceptable impact on the setting of the conservation area and adjoining listed building where any harm is outweighed by the public benefits of the scheme. All other matters are considered to be acceptable, in accordance with the relevant planning policies and the proposal is therefore recommended for approval.

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.

5. SITE AND SURROUNDINGS

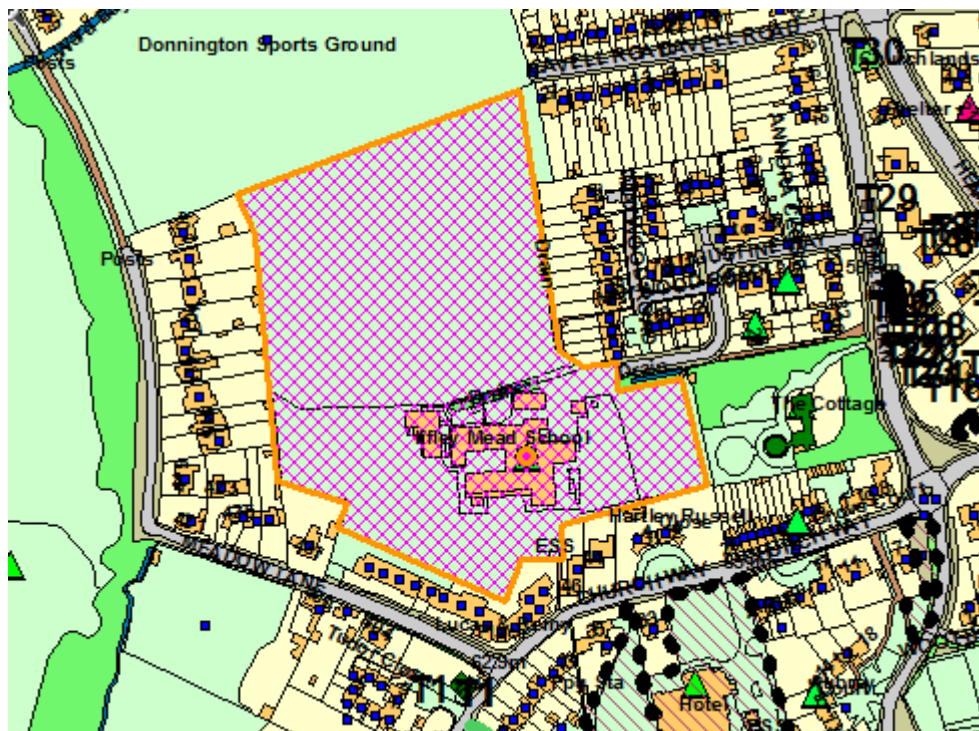
5.1. The Iffley Academy is a community special academy for up to 125 pupils up to the age of 18 with complex special educational needs. The existing 1.55ha site consists of three main elements:

- Hard surfacing providing outside space for play/sports and car parking (on the eastern side of the site);
- School buildings (in the centre of the site) formed of the original 1960s school buildings and additional prefabricated modular classrooms; and
- School playing fields (on the western side of the site).

5.2. The application site is located in Iffley Village to the south of the city centre. The school is accessed via Iffley Turn and Augustine Way to the north east of the site. All boundaries of the school site other than the northern boundary adjoin the Iffley Village Conservation Area and are lined by mature trees. To the east of the site is the Grade II Listed Grove House and Rotunda.

5.3. The application site also includes an area of open field to the north of site which sits between properties in Meadow Lane and Maywood Road and is a protected open air sports facility. The protection also extends into the west of the school site covering the school playing fields. The site slopes gently to the west where it drains towards the River Thames.

5.4. See site location plan below:



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Ordnance Survey 100019348

6. PROPOSAL

- 6.1. The proposal is to build a new two and a half storey school in a crucifix form on the eastern side of the site on the area currently occupied by hard surfacing. The existing school buildings (with the exception of the Sixth Form Centre) would then be demolished and hard surfacing providing outside space for play/sports and car parking would then be re-provided in the central area of the site. The field to the north of the site is proposed to be used as a construction compound and car park during construction.
- 6.2. Following the receipt of amended plans the proposed main school building was moved further off the boundary with Grove House, the massing and height was broken up, and the hall was reduced in size. The animal care building was also moved north away from boundaries with properties on Church Way.
- 6.3. The proposed main building now measures a maximum of 15.8 metres height to the main ridge. The flat roof elements are 8.4 metres high. From north to south wing the development measures 49 metres long. From west to east the crucifix form measures 47 metres.
- 6.4. The school hall is 15 metres from the boundary with Grove House, whilst the classrooms are 24 metres. The south wing is 7.5 metres from the boundary with Hartley Russell Close but over 20 metres from the property itself. The animal care building is now at least 8 metres off the boundary with 44 and 46 Church Way. To the north the proposal is 18 metres from the nearest elevation from a dwelling without windows whilst at least 20 metres is retained between elevations facing towards rear gardens.

7. RELEVANT PLANNING HISTORY

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

67/19300/AA_H - Iffley Mead Meadow Lane - New special school. PER 14th November 1967.

67/19300/A_H - Iffley Mead Meadow Lane - Outline application for the erection of a new special school. PER 26th September 1967.

70/23445/A_H - Erection of a shelter for 40 cycles. PER 27th October 1970.

71/23957/A_H - Erection of a timber shed for the storage of school equipment. PER 23rd March 1971.

72/27126/A_H - Substitution of prefab double garage for groundsman's store for use as teaching workshop. PER 23rd January 1973.

73/01068/A_H - Extension to existing car park. PER 27th July 1973.

74/00235/A_H - Siting of caravan for additional teaching purposes. PER 2nd April 1974.

77/00029/D_H - Construction of roof and open areas in timber frame with PVC sheeting. TEM 9th February 1977.

79/00675/D_H - Replacement to store building (OCC decision). PER 8th October 1979.

07/02030/CC3 - Siting of prefabricated classroom unit. RNC PER 25th October 2007.

09/00510/CC3 - Prefabricated modular classroom for temporary period of 5 years. RNO 7th April 2009.

10/01740/CC3 - Installation of prefabricated modular classroom and sectionalised double garage for a temporary period of 5 years. RNO 26th July 2010.

12/02349/CC3 - Renewal of consent and continued use of three relocatable classroom building units, ref T1 (EK336), T2 (EK426) and T3 (E260) for a further period of five years. RNO 22nd October 2012.

13/03123/FUL - Erection of four bay modular building to provide additional classroom.. PER 23rd January 2014.

17/03114/FUL - Retention of continued use of three relocatable classroom building units. PER 5th February 2018.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	118, 127	CP1 CP6 CP8	CS2_ CS18_		
Conservation/ Heritage	193-202	HE2 HE3 HE7			
Natural environment	153, 163, 165, 170, 175	CP11 CP18 CP23 NE15 NE16 NE21 NE23	CS9_ CS12_		
Social and community	94, 97, 98	CP14 SR2	CS16_ CS20_ CS21_		
Transport	108-111	TR1 TR2 TR3 TR4 TR14 TR15	CS13_		Parking Standards SPD
Environmental	178, 180, 181	CP10 CP13 CP17 CP19 CP20 CP21 CP22	CS10_ CS11_		Energy Statement TAN
Miscellaneous	5	CP.13		MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 16th August 2018 and an advertisement was published in The Oxford Times newspaper on 18th January 2018. The proposal was re-advertised with amended plans on 16th August 2018.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

9.2. No objection subject to a condition for a construction traffic management plan (CTMP).

Oxfordshire County Council (Education and Property)

9.3. The County Council welcomes the proposal which seeks to provide new accommodation fit for purpose for the Iffley Academy. The proposal will not result in any additional pupils or teaching staff, therefore the highway and transport impact of the proposal will not change in comparison to the existing operation of the school.

Thames Water Utilities Limited

9.4. No objection subject to submission of details of piling by condition to ensure that the development does not damage subsurface water infrastructure. There is no concern in relation to sewerage infrastructure capacity or water infrastructure capacity.

Historic England

9.5. No comment. Seek the views of specialist conservation and archaeological advisers, as relevant.

Sport England

9.6. No objection subject to a condition requiring the playing field to be reinstated once the compound is removed.

Friends of Iffley Village

9.7. Objection. The need for a replacement school is recognised but the proposal is insensitive to the locality and its residents. Concerns are raised with the height of the proposed building in relation to neighbouring properties causing overshadowing and overlooking. Concerns are also raised over light pollution and disturbance at night, impact on trees, use of materials, the scale of the construction compound, impact on residents during construction. It is suggested that the development is moved further west into the school site and the playing fields are used as a construction compound.

9.8. No comments have been received in relation to the amended plans.

Natural England

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

Environment Agency

9.10. No comments received.

Public representations

9.11. 13no. third party objection comments from addresses in Maywood Road, Augustine Way.

9.12. In summary, the main points of objection were:

- Loss of privacy and loss of light to residents in Maywood Road and Grove House.
- Query why the building is immediately opposite 6 Maywood Road and why it is so high
- Impact of construction vehicles due to reversing noise, pollution and safety of reversing visibility. Site access must be managed effectively.
- Condition of trees could be improved to improve screening.
- Hours of site operation must be restricted.
- Impact of light pollution from construction and proposed school.
- Overlooking from builders compound cabins.
- Restoration of the playing field and impact on biodiversity.
- Noise and impact from evening use and school use during the day.
- Impact on drainage.
- Trees must be retained. Lack of proposed screening.
- Loss of playing field during construction.
- Buildings need to be sympathetic to the Conservation Area, concern with the scale of the buildings and the industrial appearance of materials.
- Impact of the animal shelter.
- Impact on the proposed annexe at Grove House.
- Impact on the setting of Grove House (Grade II listed).
- Lack of detail of construction compound including height of Heras fencing.
- The revised CEMP does not make a commitment to manage traffic in Augustine Way.
- Trees should be regularly inspected by tree officers.

Officer response

9.13. The above points are considered to be material planning considerations and are therefore addressed below in the report.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of development

- Design/impact on the setting of the Iffley Village Conservation area and Grove House.
- Neighbouring amenity
- Trees/landscaping
- Transport
- Biodiversity
- Drainage
- Contaminated land
- Archaeology
- Energy efficiency
- Air quality

a. Principle of development

10.2. Whilst the site is not specifically allocated for development, the use of the site as a school is already established.

10.3. Policy CS16 of the Core Strategy seeks to improve access to all levels/types of education, through new or improved facilities, throughout Oxford, but particularly in areas of population growth. It is recognised that the Iffley Academy provides important specialist educational services for those living in Oxford and the wider Oxfordshire area. Paragraph 94 of the NPPF also highlights that great weight should be given for the need to create, expand or alter schools.

10.4. The existing school was originally designed as a primary school, is in poor condition and supported by many temporary pre-fabricated buildings and is not ideally suited to providing special education needs (SEN).

10.5. The layout and phasing of development has been arranged in order to maintain the provision of educational services at the Iffley Academy throughout the construction period. It is positive that these services will be maintained so as not to harm access to education, albeit temporarily. This is even more important given the nature of the school providing SEN teaching where pupils are often sensitive to disruption and change.

10.6. Policy CS16 of the Core Strategy also seeks to secure community use as part of new educational facilities. Reference is made to the hall and dining area being located near to the entrance for community use. Although neighbours have raised concerns about evening disturbance this can be controlled through use of conditions in relation to hours of use and lighting.

10.7. Policy CS2 of the Core Strategy states that development should be focused on previously developed land. The development would be focused on the previously developed areas of the site to the east.

- 10.8. The existing school playing fields on the eastern side of the site, as well as the playing field to the north of the school site are protected open-air sports facilities. Saved Policy SR.2 of the Oxford Local Plan 2001-2016 seeks to protect these sites from development. The proposed development would be primarily focussed on the previously developed areas of the site and there would be no change to the school playing fields. Sport England has raised no objection to the scheme on the provision that the field to be used as a construction compound is reinstated following the removal of the construction compound and this aspect is discussed in more detail below.
- 10.9. The adjoining former Iffley Mead Playing Fields would be used to provide a temporary car park and contractor's compound. Given this is for a temporary period only, it would not result in the permanent loss of playing fields. Furthermore it would enable the school to remain opening during construction and as such this use is considered justified to minimise disruption to the school where many pupils are sensitive to change and disruption due to their special educational needs. The site can be returned to its former use once the construction is complete which can be secured by condition to ensure there is no permanent loss or change of use.
- 10.10. The principle of development is therefore considered acceptable and in accordance with policy CS2 and CS16 of the Core Strategy, SR2 of the Oxford Local Plan and the NPPF.

b. Design

- 10.11. The design of the proposal is a crucifix form over two and a half floors. This design has been used to contribute to better teaching and maintaining discipline. Currently the school is very spread out without interconnecting buildings making the site very hard to manage.
- 10.12. The redevelopment of the school does not include the sixth form block to the west as funding was not given. There may be potential to redevelop this in the future if funding is granted. The redevelopment of the school provides opportunities to provide additional facilities such as the animal care and horticulture building, outdoor teaching spaces, outdoor sports facilities, construction workshop and a life skills flat.
- 10.13. Concerns have been raised with the massing, location and materials of the proposed main school building. The massing and location are necessitated by the functional needs of the school and site constraints including the protected open space and location of the existing school which needs to remain open. The scale is also dictated by minimum classroom and corridor widths and the minimum height for a sports hall. The appearance and materials of the building has taken inspiration from an agricultural barn to help relate the building to the rural character of the area.
- 10.14. The scheme was amended during the course of the application due to concerns raised with the design of the building and impact on boundary trees on the south east corner of the site. The amended design takes into account the response from the Oxford Design Review Panel (ODRP) dated 7th December 2017 following a workshop held on 23rd November 2017.

10.15. The ODRP principally felt that the design drivers of a very specific brief, tight budget and programme were helpful. The proposed siting of the building on the east of the site was an appropriate option but that there needed to be more analysis of tree roots to ensure that an effective root protection zone be applied. The building design offered a legible entrance and a building form that would be suitable to function. The Panel suggested that a bolder design approach would result in a more confident scheme that really embraced the design concept of a barn building and explored the suitability of this design approach to the surrounding context and felt that engagement with the local community could support this approach. It was felt that the building design should be informed by a robust and practical sustainability strategy and that this should incorporate a simpler approach to materials and the design of elevations.

10.16. In response the applicant team has amended the design in the following manner:

- The main school building has been moved away from the trees on the eastern boundary and its overall length has been reduced.
- The location of the school building has been adjusted to align with buildings on Maywood Drive and is centred on the building at Willy Hartley Russell Close on Church Way to the south of the site.
- Replacing the pitched roof over the front element or wing of the building with a flat roof to contrast with the principal roof line and to link with the southern wing of the building.
- Moving the principal roof back from the eastern boundary.
- Re-alignment of roof windows
- Inclusion of a parapet around the south wing and visual separation of this element from the principal building element
- A reduction in the hall footprint by approx. 60m²
- Additional planting along eastern and southern boundaries of the site.
- Re-siting of the animal care building further from the southern boundary.

10.17. Some of the design amendments respond to the Design Panel's comments. There is still some concern over the overall massing of the new building and the impact that this will have on the character and close views into and out of the conservation area (which will impact on its setting). It is considered that the amended siting of the building will help to ensure the retention of trees. These make an important contribution to the views and that therefore contribute to the significance of the conservation area as an historic village in a riverside, meadow setting. When balancing the massing with the impact on the trees, the proposals are considered acceptable.

10.18. It is evident from the provided views of the development that it will be visible in views both into and out of the conservation area and that the size of the principal built element together with the unbroken nature and form of the building do not reduce the visual impact that the building will have. However options to reduce the scale and massing of the building are limited due to the needs and functions of the school.

- 10.19. The amended design has responded to concerns of proximity and overbearing impact on the setting of the adjacent listed building by reorienting the sports hall which by definition is required to be a large, single-volume space and giving it a flat roof profile so setting the large gable of the two storey building element further away from the site's boundary with Grove House. This would certainly help to alleviate the overbearing impact that the originally submitted design had. The new form is that of a large box with largely solid walls, a product of the building's primary function but this will be broken up in views from Grove House and on approaching the school site by the intervening vegetation, trees and undergrowth planting. There will still be some harmful impact but this will be less than substantial. The NPPF sets out that less than substantial harm can be acceptable where the public benefit is justified (paragraphs 193-202). In this case it is justified by the clear need for this multi-functional space within the school and mitigated through a relatively simple design approach. The resultant very low level of less than substantial harm is outweighed by public benefits that the new development for the school and the school itself offers.
- 10.20. It was also suggested by the Design Panel that the design should take a more embedded approach to energy use. It is not clear that this has been taken on board, however it is appreciated that there are significant constraints on the scheme including finance which have made this difficult and as described in more detail below the development does meet the require 20% target for energy provision on site through renewals/reduction in energy use. The EFSA funding the project do not contribute towards energy efficient technologies therefore many options cannot be provided within the budget and addition of solar panels to the roof was considered to be the sole option.
- 10.21. Overall, the amended design has reduced the harm to the setting of heritage assets and has resulted in a more robust, cohesive building. There will still be some harm to the setting of heritage assets however this may be justified by the public benefits that the proposal offers. The quality of the buildings and the spaces that are being created around them will be very dependent upon the use of high quality materials well and to this end there will need to be a number of appropriate conditions seeking further detail of elements to be approved.
- 10.21. 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 and the statutory test of preserving or enhancing the character and appearance of the conservation area under sections 16 and 72 respectively 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 listed building and the character and appearance of the Conservation Area, and so the proposal accords with sections 16 and 72 of the Act.
- 10.22. The proposal is considered to cause less than substantial harm to the significance of the heritage assets, Grove House and Iffley Village Conservation Area and is therefore considered to comply with policies CP1, CP6, CP8 HE3 and HE7 of the Oxford Local Plan and CS18 of the Core Strategy.

11. Impact on neighbouring amenity

- 11.1. The development has been designed to minimise the impact on neighbouring properties as far as possible. The two and a half storey building is obviously more prominent than the existing single storey buildings. Site constraints including protected open space and the existing school building prevent the proposal from being built on other areas of the site pushing the building closer to existing residential properties in Maywood Road to the north of the site, Iffley Turn to the east of the site and Church Way to the south of the site.
- 11.2. Amended plans were requested to move the proposed building away from the boundary with Grove House. Many of the classroom windows face towards the garden of this property and the proposed residential annexe which would sit on the boundary with the school was last granted planning permission on 13.06.2018 (18/01038/VAR). Many of the pre-commencement conditions on the scheme have now been discharged therefore moderate weight needs to be given to the impact on this residential accommodation. The classroom windows now sit 20 metres off the boundary with Grove House, where the proposed annexe is to be located in order to retain adequate privacy. The school hall sits closer to the boundary but would not contain windows at floor level which would overlook the grounds of Grove House.
- 11.3. The proposed development also sits in close proximity to gardens of properties in Maywood Road to the north of the site and Church Way to the south of the site. Again a similar approach has been taken to prevent a detrimental level of overlooking of neighbouring properties and private amenity space. Where possible 20 metres between directly facing windows has been retained. Windows in the south elevation have been kept to a minimum and serve corridors only. The north elevation (entrance wing) sits within 18 metres of the side elevation of 12 Maywood Road. This distance is more than acceptable with a side elevation of a property and would not allow direct overlooking of amenity space, has some screening by trees and the side elevation of this property does not contain any windows.
- 11.4. The application has also been accompanied by a daylight/sunlight assessment which demonstrates that the development will not cause a detrimental loss of light to neighbouring properties.
- 11.5. Concerns were raised by neighbours to the school in relation to the proximity of the animal shelter to neighbouring gardens. When the amended plans were received the building was also pulled off the boundary to address this issue.
- 11.6. Concerns have been raised over the impact on neighbouring amenity during construction in relation to disturbance and loss of privacy and the impact of lighting once the development is completed. It is felt that these matters could be dealt with by appropriate conditions. The conditions recommended include hours of construction and lighting, a construction traffic management plan and hours of use of the school for public use and lighting.
- 11.7. It is therefore considered that subject to the satisfactory approval of conditions the development would not harm neighbouring amenity and would comply with policies CP10, CP19, CP20 and CP21 of the Oxford Local Plan.

12. Trees

- 12.1. Revisions were sought to the scheme to reduce the impact on trees. This involved moving the development off the boundary with Grove House and reducing the footprint of the building. The revised proposals address concerns about the need for extensive facilitation pruning of boundary trees (Trees T5 and G2) and the impact that would have on public visual amenity in the area, and on the character and appearance of the Iffley Conservation Area, and on the setting of Grove House.
- 12.2. The proposals require the removal of a 3 individual trees (T1, a moderate quality and value crack willow pollard; T11, a low quality and value silver birch; T17, a low quality and value cherry tree), 2 groups of trees (G4, group of several low quality and value ash; G5 group of 2 low quality and value ash) and 2 moderate quality and value semi-mature trees from the eastern end of group G9 as identified in the Barton Hyett 'Arboricultural Survey, Impact Assessment and Protection Plan' report dated Dec 2017.
- 12.3. These tree removals will not have a significant detrimental impact on public amenity in the area. Their loss will be mitigated by the new tree planting that is proposed as part of the soft landscaping indicated on the submitted Landscape Masterplan and Planting Strategy drawings, which appears to be appropriate and acceptable for the site.
- 12.4. Facilitation pruning is now only required to 2 boundary trees as detailed in the submitted Addendum to Arboricultural Impact Assessment; crown reduction pruning of an oak tree, T2, along the northern boundary, and shortening of branches of a Norway maple, T7, along the northern boundary. Although the pruning of the oak will be detrimental to its appearance in the first instance, the tree can be expected to produce new growth in response and the impact on public visual amenity will be temporary.
- 12.5. The amended layout requires building foundations to be constructed within the Root Protection Area of oak tree, T2, but the area lost to encroachment is relatively modest and the viability of the tree should not be significantly harmed if the tree is adequately protected as recommended in the Addendum. The pruning proposed should also help the tree adapt to changes in its rooting environment.
- 12.6. A proposed HV electricity cable connection to Augustine Way requires removal of a section of vegetation in group G1 on the south side of Augustine Way, including an ash tree. However, this tree is clearly in declining health, it's removal will not be significantly detrimental to public amenity therefore, and the route proposed is a preferred option to avoid additional impacts on oak tree, T2.
- 12.7. The revised layout requires new hard surfaces/footpaths to be constructed within the Root Protection Areas of several retained trees as highlighted in the Addendum, but if appropriately designed and constructed to avoid damage to roots, these should not be significantly detrimental to the viability of the trees.
- 12.8. Subject to conditions requiring the proposed landscaping to be carried out, design of hard surfacing in relation to tree routes, a tree protection plan, an

arboricultural method statement and a tree monitoring plan, the development is considered to comply with policies CP11, NE15 and NE16 of the Oxford Local Plan.

13. Transport

13.1. The school site is serviced by Augustine Way off Iffley Turn. This road has been developed with residential housing since the school was built. Since the school serves the whole of Oxfordshire, pupils are grouped together and brought to school by taxi and minibuses.

Traffic Impact

13.2. There is no increase in pupil or staff numbers; therefore there is unlikely to be an increase in traffic generation. Furthermore, due to the nature of the school, a large number of the trips are by taxi, mini bus and parent drop-off. The proposal is creating a practical drop-off point which will assist in keeping traffic congestion in the local area down.

Car Parking

13.3. There are currently 60 car parking bays and 10 LGV bays within the site. The application form states that there will be 54 car parking bays, 2 LGV bays, 36 cycle spaces, 4 disabled bays, 3 motorcycle spaces and 1 "other" bay (for minibuses).

13.4. Paragraph 3.1.4 of the Transport Statement states "The proposed car park and vehicular access will be a vast improvement over the existing arrangement. The car park would have 58 marked spaces, including 2 disabled bays, 1 bay allocated for construction vehicles (associated with the construction workshop), 1 bay for mini-bus use and a dedicated area for motorcycle parking." Whilst Paragraph 3.1.5 states "The drop-off point and visitor parking area will enable vehicles to access the site safely and park for a short time period to drop-off students/staff/visitors. The north side of the turning circle will have a total of five visitor car parking spaces (which will include 2 disabled parking spaces)."

13.5. The parking plan within the Transport Statement shows the 58 car parking bays as stated which includes 4 disabled bays (2 of which are in the visitor zone), taxi parking, a construction vehicle spaces as stated for the workshop and an allocated mini-bus space. The plan does not show motorcycle parking but that could be within the cycle parking area.

13.6. Although there is some uncertainty to the allocation of the spaces, when taking into consideration the cycle parking and drop-off/collection point the proposal is increasing the overall space for a bigger variety of modes of transport which can now access and use the site. The parking spaces provided are in line with Oxford City's Parking Standards, Transport Assessments and Travel Plans SPD.

Cycle Parking

13.7. The site currently has limited cycle parking available to staff or pupils. The proposal seeks to create 36 secure and covered cycle parking spaces which will be split between pupils and staff. Whilst the proposed cycle parking does not meet the adopted standards, it is assumed that this level will be sufficient for the use of the site. This will help to promote sustainable methods of transport as well as creating additional vehicle parking within the site.

Servicing and Delivery

13.8. The proposal creates an allocated bay within the site for delivery and refuse vehicles which allows the vehicles to safely enter the site at the main entrance, use the allocated space and exit the site in a forward gear. Whilst the vehicles are parked, other vehicles can safely move past the vehicle. Neighbours have raised concerns about disturbance from reversing beepers. This should therefore improve this situation.

Travel Plan

13.9. As this is a SEN school and this development is about providing facilities which are fit for purpose and it will not lead to either an increase in employees or pupils there will be no travel plan requirement for the site.

Conclusion

13.10. Despite the uncertainty in regards to the car parking allocation, it is clear that the proposals will increase options for different modes of transport. The proposed layout offers a good drop-off/collection option whilst also creating taxi waiting space within the site, due to the nature of the use this will likely be a significant method of transport used by the site. The cycle parking provided will offer further options for staff and pupils and will promote sustainable methods of transport and the refuse/delivery bay will allow vehicles to safely travel through the site and exit in a forward gear which increases highway safety. Due to these reasons, Oxfordshire County Council does not object to the application on highway grounds subject to a condition relating to a construction traffic management plan. The request for the plan also addresses concerns raised by neighbours.

13.11. The proposed development is therefore considered to be acceptable in relation to policies TR1, TR2, TR3, TR4, TR14 and TR15 subject to the condition relating to a construction traffic management plan.

14. Biodiversity

14.1. In accordance with Core Policy CS12: Biodiversity of the Core Strategy for Oxford City: "Opportunities will be taken (including through planning conditions or obligations) to: ensure the inclusion of features beneficial to biodiversity (or geological conservation) within new developments throughout Oxford."

14.2. In addition to local policy, the NPPF sets out that "The planning system should contribute to and enhance the natural and local environment by: minimising impacts on biodiversity and providing net gains in biodiversity where possible"

and “opportunities to incorporate biodiversity in and around developments should be encouraged.”

- 14.3. The application has been accompanied by a Technical Note (TN) (ECOSA, Nov 2017). The TN updates previous ecological surveys and contains a series of recommendations including the translocation of any species found in the adjacent field to be used as a construction compound and the installation of 6 bat boxes, 4 swift boxes and 4 house sparrow terraces in the proposed development.
- 14.4. Further clarification was sought on the use of the field to the north of the site and the approach to identifying species. This was considered acceptable subject to a construction environment management plan being submitted by condition in accordance with policy CS12 of the Core Strategy to ensure protected species are not harmed during construction.

15. Drainage

- 15.1. The site is shown not to be at significant risk of flooding from any sources. The site is situated in Flood Zone 1, and has some surface water flooding, but at a ‘Low’ risk.
- 15.2. There is an additional culvert to the north west of the site, and also the 2 ‘Drains’ to the north east of the school site, the 3 of which are likely to be linked. The submitted flood risk assessment (FRA) states that a blockage was encountered when the CCTV survey was undertaken to the north of the site. It is necessary to identify the route of the culvert/drain when it leaves the site, in order to determine where the discharged surface water then travels. Further information was then provided to demonstrate that the drainage strategy is acceptable in principle.
- 15.3. The proposed drainage strategy involves using a combination of flow controls and attenuation features (geocellular tanks and permeable pavement subbase) to restrict flows to greenfield runoff rates (or betterment of existing brownfield rates) for each storm return period. The surface water connection to the identified combined sewer will be removed, which is good practice, and connections made to the culverted watercourse running S – N across the site at a reduced flow rate.
- 15.4. It is noted that concerns have been raised by residents regarding flood risk with regards to the drainage ditch north of the site. Section 7.6 of The FRA states that flood risk will not be increase downstream as there will ‘...*significant improvements over the existing brownfield rates.*’, as restriction of flow by flow control devices, and attenuation to facilitate this are to be provided, therefore flood risk will not be increased offsite. This is shown in Table 2 of the FRA. The proposed strategy would also remove a surface water connection to a combined sewer, which is good practice.
- 15.5. Concerns were also raised in relation to the impact on a spring at Hartley Russell Close to the south of the site. This land sits above the level of the school

site and is not considered to be negatively impacted by the proposal. Water will still be able run its natural course.

15.6. In summary, the proposed drainage strategy is acceptable in principle, as it shows to remove flows from a combined sewer, and reducing flows entering the onsite culvert, therefore not increasing flood risk. Additionally, given that the construction compound is to be situated in 'greenfield' land, any impermeable area created as a result of this should be drained by Sustainable Drainage methods, limited to greenfield runoff rates. A condition is required to request drainage details of the compound in accordance with policy CS11 of the Core Strategy.

16. Contaminated Land

16.1. The application has been accompanied by a Desk Study and Interpretative Report. This report identifies that there is a slight potential for ground contamination risk within made ground at the site in the form of asbestos and PAH contamination. The proposal includes a small kitchen garden area for growing edible produce. Both of these areas of the site will need further assessment and a remedial strategy produced to confirm how these areas will be managed to prevent a potential contamination risk to future site occupiers. In this regard it is considered that suitable planning conditions should be added to any permission granted to secure this work in accordance with policy CP22 of the Oxford Local Plan.

16.2. A substantial part of the existing playing field at the Iffley Mead School is to be utilised as a temporary car park and site compound for construction of the new Iffley Academy. The submitted Construction Management Plan includes details of storage of fuel and dispensing within the compound area. In addition, the car park area could also cause ground contamination from vehicle use and subsequent drainage to ground.

16.3. A condition is recommended that following the removal of the construction compound a report is submitted to demonstrate that the land has been restored to its former condition and does not contain any pollutants which could damage future users of the site.

17. Archaeology

17.1. This site is located within closes that were established off Church Road by the post-medieval period and may represent plots of greater antiquity within the historic core of Iffley which is recorded as a large settlement of 14 villagers in the Domesday Survey. These closes may have always had an agricultural function however the date and character of the long north-south boundary shown on the 1789 Davis and later maps is of local interest and there remains some potential for medieval settlement activity closer to the road. The desk based assessment also points out that the plot has general potential for prehistoric and Roman archaeology.

17.2. In this instance given the constraints posed by the existing structures which sit over part the route of the north-south close boundary (and later or contemporary

trackway) it is suggested that a condition to secure post demolition trial trenching followed by further mitigation as appropriate. The trenching would need to examine the linear north-south boundaries and the areas of the development closest to the road.

17.3. The National Planning Policy Framework states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where appropriate local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

17.4. In this case, bearing in mind the character of the proposed development and the current site constraints a condition is recommended requesting that a archaeological written scheme of investigation is carried out because the development could have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including prehistoric, Roman and medieval remains (Local Plan Policy HE2).

18. Energy efficiency

18.1. Policy CS9 of the Core Strategy relates to energy and natural resources. Major developments are required to provide 20% of their energy needs through the use of energy efficient technologies and reducing carbon consumption. The proposed development has been accompanied by an energy statement. This statement did demonstrate that this would be the case.

18.2. A revised energy statement was then provided demonstrating compliance with this policy. Version D of the report dated 10.09.18 now demonstrates compliance with the 20% target, with adequate justification for the figures provided. The report includes the generation of electricity through the use of solar panels. The proposal is therefore considered to comply with policy CS9 of the Core Strategy.

19. Air quality

19.1. The Air Quality Assessment states that pollutant concentrations at the façades of proposed residential receptors are predicted to be within the relevant health-based air quality objectives. On that basis, future occupants of the proposed development will be exposed to acceptable air quality and the site is deemed suitable for its proposed future use in this respect.

19.2. From reviewing the site's transport statement it is concluded that the proposed development is expected to experience no net increase in vehicle numbers/pupils numbers and thus zero trip generation.

19.3. The review of the Energy Strategy Report seems to indicate that High Efficiency Condensing Boilers with weather compensation will be installed on-

site. The institute of Air Quality Management recommends all gas-fired boilers to meet a minimum standard of 40mgNOx/kWh. Confirmation was subsequently received that the boilers would meet this standard.

19.4. A Dust Assessment has been conducted using IAQM Guidelines on Assessment of dust from demolition and construction. An overall medium risk of impact is predicted at adjacent residential properties during construction of the proposed development. Appropriate mitigation measures for the site have been identified following the IAQM guidance and based on the risk effects presented in Table 4.2 of the Air Quality Assessment. These include erecting screens around dusty activities, having machinery on site to clean and dry spillages and keeping the site clean using wet measures.

19.5. The implementation of the identified mitigation measures for dust will bring the impacts on air quality to the status of negligible in accordance with policy CP23 of the Oxford Local Plan. A condition is recommended that the development shall be carried out in accordance with the approved mitigation measures in the report.

20. CONCLUSION

20.1. The proposed development is considered to have an acceptable impact in relation to neighbouring amenity, trees, transport, biodiversity, drainage, land contamination, archaeology, energy efficiency and air quality. In relation to design and impact on the Iffley Village conservation area, the proposal is considered to cause less than substantial harm to its setting which is outweighed by the benefits of providing a school fit for purpose which also can be used by the community. The proposal is therefore considered to comply with the relevant policies in the development plan and the NPPF.

20.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the satisfactory discharge and compliance with conditions.

21. 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 Sample panels of masonry, to include mortar for colour, composition and pointing detail and samples of other external materials including windows and doors and

detailed specification of the canopy frames and fencing to be used shall be provided (on site in the case of samples) and approved in writing by the Local Planning Authority before their installation on 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 Details to show windows, reveals, rooflights, doors, verges, eaves and parapets of roofs and junctions between flat roofed elements and the principal building element shall be submitted to and approved in writing prior to that part of the development commencing above slab level. The scheme shall only be carried out in accordance with the approved details only.

Reason: In the interests of the setting of the Iffley Village Conservation Area in accordance with policy HE7 of the Oxford Local Plan.

- 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). Each phase shall be submitted in writing and approved by the local planning authority.

Phase 1 (Desk Study) and Phase 2 (intrusive investigation) have already been completed.

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

The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved by the local planning authority.

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

- 6 Due to potentially polluting activities taking place within the proposed temporary car park and compound area, this area of land must be re-instated to an agreed baseline condition following use. In this regard, the developer must provide sufficient evidence, following construction and re-instatement of the temporary car park area, that the land does not present an unacceptable contamination risk to future occupiers of the land or controlled waters. A suitable re-instatement report shall be provided to the Local Authority within 3 months of the removal of the construction compound for approval that includes the agreed baseline condition and demonstrates absence of potentially significant ground contamination risks in this area.

Reason: In the interests of prevention of contamination of the site in accordance with policy CP22 of Oxford Local Plan.

- 8 No ground work shall commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land

that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- o The programme and methodology of site investigation (including trial trenching) and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

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

9 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be based on recommendations from the Technical Note, and include the following:

- a) Risk assessment of potentially damaging construction activities.

- b) Identification of "biodiversity protection zones".

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). To include

- o Reptiles to include regular mowing of 20 metre strip parallel to northern site boundary.

- o Bats demolition method

- o Bats task lighting

- d) The location and timing of sensitive works to avoid harm to biodiversity features and species.

- e) The times during construction when specialist ecologists need to be present on site to oversee works.

- f) Responsible persons and lines of communication.

- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure protected species are not harmed during construction in accordance with policy CS12 of the Core Strategy.

10 The development hereby approved shall be undertaken entirely in accordance with the approved Construction Environmental Management Plan (including Dust Management Plan).

Reason: In the interests of amenity and to ensure that the environmental effects, including that of dust that might arise during the construction phase of the proposed development will remain as "not significant", in accordance with the results of the dust assessment, and Core Policy 23 of the Oxford Local Plan 2001- 2016.

11 The development shall be carried out in accordance with the Integral Engineering Design Flood Risk Assessment - November 2017, and Integral Engineering Design Drainage Plans - Drawing no. 1170 - INT - 00 - 00 - DR - D - 0002 S2 - P02'.

Reason: In the interests of flooding in accordance with policy CS11 of the Core Strategy.

12 Prior to the provision of the construction compound, drainage details for the temporary compound should be submitted and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved details thereafter.

Reason: To manage surface water runoff, and manage flood risk in accordance with Policy CS11

13 Prior to commencement of works on the new car park, details of the Electric Vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include as a minimum the following provision:

- Appropriate cable provision to prepare for increased demand in future years.

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

Reason: In accordance with paragraph 110 of the NPPF.

14 The landscaping proposals as approved by the Local Planning Authority shall be carried out upon substantial completion of the development and be completed not later than the first planting season after substantial completion.

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

15 A landscape management plan including management responsibilities, maintenance schedules for all landscape areas and a commitment to replace any landscaping or tree planting that fails to become established, dies or becomes diseased within 5 years is replaced in the next planting season shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

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

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

- 17 Detailed measures for the protection of trees to be retained during the development (Tree Protection Plan) and a detailed statement setting out the methods of working within the Root Protection Areas of retained trees (Arboricultural Method Statement) shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. The Tree Protection Plan shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. The Arboricultural Method Statement shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement Unless otherwise agreed in writing by the LPA the approved Tree Protection measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved Tree Protection measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. The development shall be carried out in strict accordance with of the approved Arboricultural Method Statement unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

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

- 18 Development shall not begin until details of a Tree Protection Monitoring Plan (TPMP) have been submitted to and approved in writing by the LPA. The TPMP shall include details of a monitoring programme for compliance with the approved Tree Protection Plan and Arboricultural Method Statement. An Arboricultural Clerk of Works (ACoW) appointed by the applicant shall oversee implementation of the approved TPMP. The TPMP shall include the following details:

- I. The role and responsibilities on site of the ACoW or similarly competent person;
- II. Responsible persons and lines of communication and reporting including with the LPA Tree Officer;
- III. The times during construction when ACoW will be present on site to oversee works.

Reason: To demonstrate compliance with tree protection conditions and to ensure that trees are protected from injury or damage during development. To ensure a high quality landscape appearance in the interests of public visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

- 20 No part of the development hereby permitted shall be occupied until details of a scheme of public art have been submitted to and approved in writing by the Local Planning Authority and a timetable agreed for its implementation. The public art as approved and implemented shall be retained at all times following its erection unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy CP14 of the adopted Oxford Local Plan 2001 - 2016.

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

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

- 22 The development shall be carried out in accordance with the approved energy strategy version D, dated 10.09.18. The measures set out in the approved report shall be provided on site and retained thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and renewable energy in accordance with policy CS9 of the Core Strategy.

- 23 The school shall not be used for public use unassociated with school activities after the hour of 22:00 on any day unless otherwise first agreed in writing by the LPA.

Reason: In the interests of the amenity of neighbouring occupiers in accordance with policy CP10 of the Oxford Local Plan.

- 24 A Construction Traffic Management Plan should be submitted to the Local Planning Authority and agreed prior to commencement of works. This should identify:
- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman
 - Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),
 - Details of wheel cleaning / wash facilities to prevent mud, etc from migrating on to the adjacent highway,
 - Contact details for the Site Supervisor responsible for on-site works,
 - 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.

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.

- 25 Demolition or construction works shall take place only between 07:30 to 17:30 Monday to Friday and 8:00 to 13:00 on Saturday and shall not take place at any time on Sundays or on Bank or Public Holidays unless agreed otherwise in writing beforehand with the Local Planning Authority. This shall include use of lighting in the construction compound and the use of any vehicle reversing alarms.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with policies CP1, CP19, CP21 and CP9 of the Oxford Local Plan 2001-2016.

- 26 Prior to the installation of any construction lighting, a detailed lighting scheme including the angles and levels of lighting to be used during construction on the school site and construction compound shall be submitted to the planning authority. Only the approved lighting shall be used thereafter.

Reason: To safeguard the amenities of the occupiers of nearby properties in with policies CP1, CP19 and CP21 of the Oxford Local Plan 2001-2016.

- 27 Notwithstanding the approved plans a detailed lighting scheme including visuals and hours of use shall be submitted to and approved in writing by the local planning authority. Only the approved lighting shall be installed thereafter in accordance with the approved hours of use.

Reason: In the interests of the setting of the Iffley Village Conservation Area and amenity of neighbouring occupiers in accordance with policies HE7, CP19 and CP20 of the Oxford Local Plan.

- 28 Prior to the provision of the construction compound a detailed plan including details of fencing, layout and ground surfacing and building to be installed shall be submitted to and approved in writing by the Local Planning Authority. The compound shall only be constructed in accordance with the approved details thereafter.

Reason: In the interests of the character and appearance of the area and amenity of neighbouring occupiers in accordance with policies CP1, CP8 and CP10 of the Oxford Local Plan.

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.
- 2 The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Oxford City Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement

Notice to Oxford City Council prior to commencement of development. For more information see: www.oxford.gov.uk/CIL

22. APPENDICES

- **Appendix 1 – Block plan**

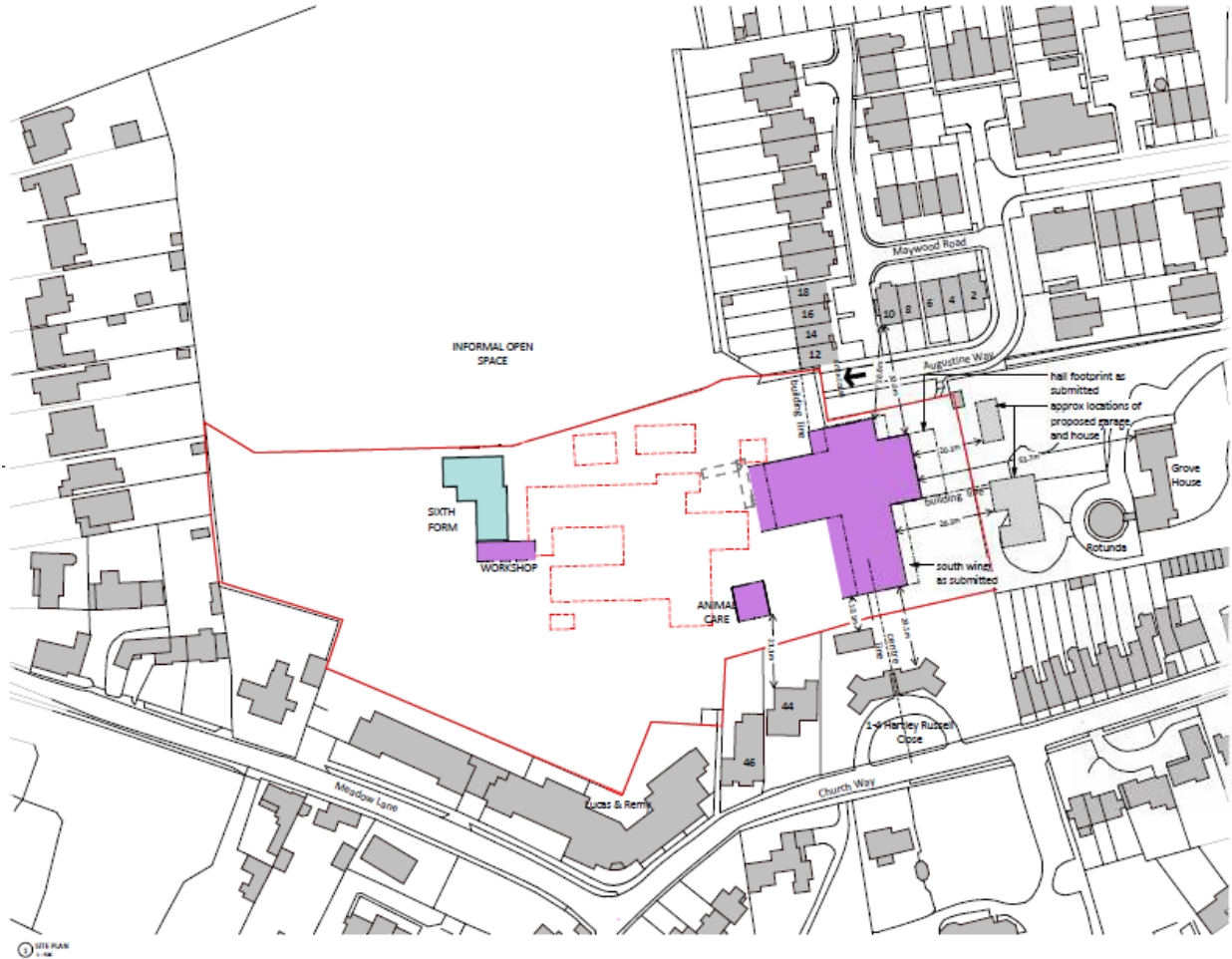
23. HUMAN RIGHTS ACT 1998

23.1. 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.

24. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

24.1. 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 – Block Plan



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EAST AREA PLANNING COMMITTEE

1st September 2018

Application Number: 18/01654/FUL

Decision Due by: 24th September 2018

Extension of Time: 12th October 2018

Proposal: Refurbishment of ground floor accommodation and a new extension to provide a new 10 bed ward with associated landscaping.

Site Address: Littlemore Mental Health Centre, Sandford Road,

Ward: Littlemore Ward

Case Officer Michael Kemp

Agent: Mr Dan Boucher **Applicant:** Mr Gary Barnett

Reason at Committee: The proposals are for 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. To the applicant demonstrating that there is no adverse archaeological impact and that any impact can be mitigated by appropriately worded conditions.

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

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

2. EXECUTIVE SUMMARY

2.1. This report considers a proposed extension to Littlemore Mental Health Centre to create an additional 10 bed ward for the facility. Policy SP29 of the Sites and Housing Plan is permissive of additional development on the site for Mental Health Care and the principle of development is considered supportable.

2.2. The sites location means that the development would not impact detrimentally on the amenity of any existing occupants and the proposals would not have any

detrimental impacts in respect of highway safety and amenity. A recommendation to approve is sought subject to there being no adverse impacts on site ecology, pending the details of a site investigation scheduled for the 17th September.

- 2.3. Approval is sought subject to the findings of the scheduled archaeological investigation.
- 2.4. The key matters for assessment set out in this report include the following:
 - Principle of development;
 - Design;
 - Amenity
 - Trees
 - Highways

3. LEGAL AGREEMENT

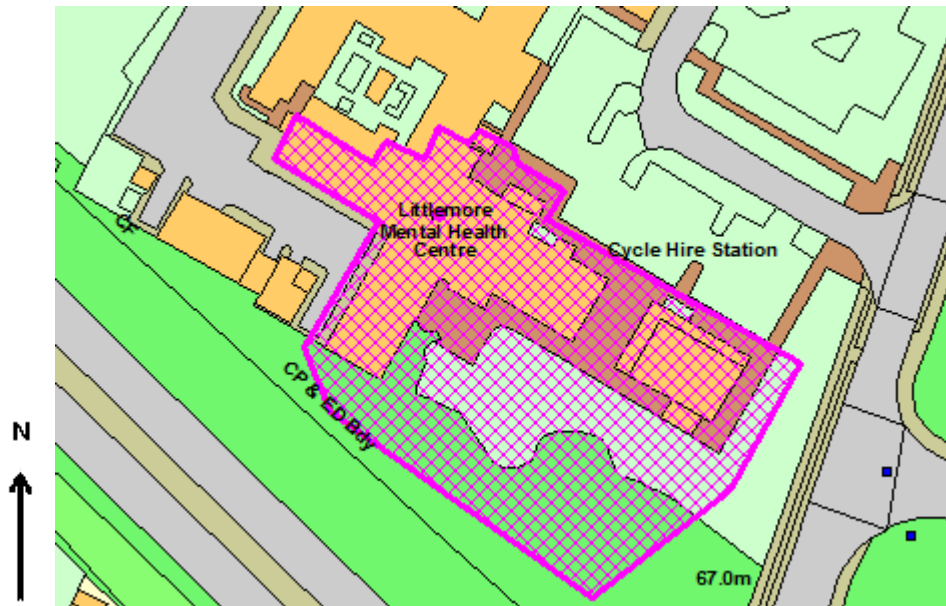
- 3.1. The application would not be subject of a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is liable for a CIL contribution of £12,806.55

5. SITE AND SURROUNDINGS

- 5.1. The site is located on the edge of the city boundaries and lies between Littlemore and Sandford-on-Thames. The site has a long established use as Mental Health facility since the relocation of Mental Health services from the former hospital to the east of the site.
- 5.2. The site comprises of a range of modern buildings varying between 2 and 3 storeys with extensive ground level parking for staff and visitors. The site is accessed from Sandford Road. The proposed extension would extend off the southern most building on the site, which is a two storey building and would infill a space between the main building and a detached single storey building which is used as a café and shop.
- 5.3. The south of the site contains a number of mature trees located between the rear elevation of the hospital building and the southern boundary fence separating the site from the A4074 road. The site is not within a Conservation Area, but lies within the wider setting of the Grade II listed former Littlemore Hospital though there is reasonable separation between the site and the listed building which lies on the opposite side of Sandford Road.
- 5.4. The site location plan is shown below:



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Ordnance Survey 100019348

6. PROPOSAL

- 6.1. The application proposes a large extension to Littlemore Mental Health Centre to create an additional 10 bed medium secure ward for patients. The total footprint of the extension would measure 508m² and would be single storey. A new boundary fence is also proposed, which would be required given the secure use of the facility.
- 6.2. The original proposals have been amended and the length of the proposed extension has been reduced by 1.8 metres, the boundary fence has also been moved

7. RELEVANT PLANNING HISTORY

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

07/00130/FUL - Alterations and extensions including 2.4/4.2m security fencing. Forensic Women's Unit.. PER 14th March 2007.

10/00100/FUL - Erection of 2.4/ 4.2M security fencing and planting bed. Creation of door opening and window opening in south elevation.. PER 11th March 2010.

11/01430/FUL - Erection of single storey extension to provide 4 en suite bedrooms, 1 x De-escalation room, laundry and storage.. PER 14th July 2011.

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	12	CP1, CP6, CP8, CP9, CP10,	CS18_,		
Conservation/ Heritage	16	HE3, HE3			
Natural Environment	15				
Social and community	8		CS15_,		
Transport	9	TR3, TR4	CS13_, CS14_,		Parking Standards SPD
Environmental	15				

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 6th July and an advertisement was published in The Oxford Times newspaper on 12th July 2018.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

9.2. No objection – subject to conditions

Littlemore Parish Council

9.3. Littlemore Parish Council welcomes this increase in facilities for people with autism and learning difficulties at Littlemore Mental Health Centre. We have no objection to the location and design of the new buildings and believe that they will have minimal visual impact. We would like to flag up our ongoing concern, previously raised with you by our city councillors, over parking on the pavements and verges along Sandford Road

Thames Water Utilities Limited

9.4. No objection

Natural England

9.5. No objection

Public representations

9.6. 1 public representation has been received in relation to this application from Mr Roe, the letter raises concerns regarding the adequacy of parking provision in addition to the recommendation to use dockless bikes.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Design;
- iii. Impact on Listed Building Setting
- iv. Neighbouring amenity
- v. Sustainability
- vi. Flooding
- vii. Highways and Parking
- viii. Trees
- ix. Archaeology

i. Principle of Development

10.2. Policy SP29 of the Sites and Housing Plan is permissive of the needs of the NHS trust to develop additional facilities on the application site for mental health care. Policy HH2 of the Oxford Local Plan is permissive of the provision of new purpose built health care facilities assuming that there are no adverse impacts.

10.3. The proposals are for the creation of additional patient accommodation to comprise of a 10 bed ward which would enhance the care offer available on site. The proposals are considered to comply with the provisions of Policy HH2 of the Oxford Local Plan and Policy SP29 of the Oxford Local Plan.

ii. Design and Impact on Character of Surrounding Area

10.4. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate a high-quality urban design that responds to the site and its surroundings; creates a strong sense of place; attractive public realm; and provide high quality architecture. Policy CP8 of the Oxford Local Plan 2001-2016 also states that the siting, massing, and design of development should create an appropriate visual relationship with the form, grain, scale, materials, and details of the surrounding area.

- 10.5. The proposal would make use of the existing building, while also providing a small scale extension linking the two structures together. The extension would project 25 metres beyond the existing rear elevation of the hospital building. The extension would be single storey and is generally subservient to the attached larger three storey building in terms of scale.
- 10.6. The proposed extension would be constructed from brick of varying colours; the front elevation of the extension would match the existing lighter buff brickwork, whilst there would also be sections of darker red brick and painted white brick. It is considered that the design of the extension would harmonise appropriately with the appearance of the existing.
- 10.7. Owing to the presence of relatively dense screening in the way of existing trees to the south of the site of the proposed extension, as well as the position of existing buildings, public views of the extension are likely to be limited and the extension would only be discernible in views from Sandford Road, immediately to the east of the site.
- 10.8. In summary the design of the proposed building and overall development as a whole is considered acceptable and would comply with the provisions of Policies CP1, CP8 and CP9 of the Oxford Local Plan and Policy CS18 of the Oxford Core Strategy.

iii. Impact on Listed Building Setting

- 10.9. The site lies within the wider setting of the Grade II listed Former Littlemore Hospital, though this is clearly separated from the site by the adjacent road and by a landscaped space comprising of dense vegetation and screening. In the context of the wider Mental Health Centre site, the proposals are for a relatively small extension which would adjoin a much larger building and would not be prominent in public views.
- 10.10. In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard should be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 193 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. Policy HE3 of the Oxford Local Plan requires that that when determining applications due regard must be given to the setting of any listed building.
- 10.11. Owing to the relatively small scale nature of the proposed extension and the substantial separation distance relative to the Grade II listed building it is considered that the proposals would have no significant impact on the setting of the building and would consequently not result in harm to the setting of the listed building.
- 10.12. The proposals are considered to comply with the provisions of Policy HE3 of the Oxford Local Plan and Policy CS18 of the Core Strategy.

iv. Impact on Neighbouring Amenity

10.13. The site is relatively distant from existing residential properties, the nearest of which lie over 70 metres to the south of the site on the opposite side of the A4074. Taking into account the scale of development and significant separation distance, officers consider that the proposals would not impact materially on the residential amenity of any adjacent occupiers.

v. Transport

10.14. Policy TR3 of the Oxford Local Plan and associated appendix 3 outlines a requirement for 1 patient and visitor space per bed or 200m²; 1 space per 4 non-resident staff or per 110m² or 1 space per 2 resident staff. Based on the figures there would typically be an expected requirement to provide a total of 4/5 parking spaces.

10.15. The Oxford Local Plan specifies that the proximity of the site to services, shops and public transport; the availability of on street parking; and implications of on street parking should be taken into account.

10.16. The proposals make no additional provision for car parking, though it is cited that the requirement for parking would not be in line with more typical hospital uses. It is stated that despite the increase in ward space there would be no increase in staff numbers and that any additional requirement for parking would be limited to visitors, of which numbers are typically low and notably below that of a typical C2 use.

10.17. The supporting documentation sets out cycle parking standards. In accordance with these standards, the development should provide at least two parking spaces for cycles. A new Sheffield stand will be provided alongside the existing cycle parking shelter to provide two additional cycle parking spaces; provision of this would be controlled by condition.

10.18. No changes are proposed to the accesses onto Sandford Road. Some internal changes to the car park access road within the site are proposed which is acceptable.

10.19. The proposed development is considered to comply with the provisions of Policies TR3 and TR4 of the Oxford Local Plan.

vi. Sustainability and Energy

10.20. The application is accompanied by an Energy Statement which recommends that the proposed extension should include the provision of 65m² of Solar PV panels on the roof area of the existing building; this would achieve a carbon reduction target of over 20%.

10.21. The Council's Air Quality Officer requested that the applicants provide an Air Quality Assessment. The assessment has since been provided and is in the process of being reviewed by the Air Quality Officer. It is anticipated that it would

be unlikely that the development would have a detrimental impact on air quality as the proposals are for a relatively small scale development, which is unlikely to generate significant vehicle movements. A verbal update will be provided to members prior to the meeting.

vii. Flooding

- 10.22. The application site falls wholly within Flood Zone 1 and is considered to be at a low risk of flooding.
- 10.23. The details provided in respect of surface water drainage have been reviewed by the drainage team at Oxfordshire County Council and by the City Councils Flood Officer and are deemed to be acceptable, subject to the provision of further details requested by condition.

viii. Trees

- 10.24. The site contains a number of mature trees which are principally located within the southern area of the site, outside the external fenced area and amenity space surrounding the ward building.
- 10.25. The proposals indicate that an existing mature willow tree would be removed alongside two smaller trees adjacent to the east boundary of the site.
- 10.26. The original proposals have been amended and the length of the proposed extension has been reduced by 1.8 metres, the boundary fence has also been moved, the reduction in the length of the extension avoids the need for the trees to the south to have their crown area reduced, thus better preserving the integrity of these trees, which provide an important screening function and add to the general character and visual amenity of the area.
- 10.27. The proposals would retain the vast majority of the trees to the south of the site and the revisions to reduce the length of the building serve to lessen pressure and any likely future impact on these trees. Following the amendments to the proposed plans, the Councils Tree Officer raises no objections to the proposals.
- 10.28. The proposals are therefore considered to comply with the provisions of Policy NE15 of the Oxford Local Plan.

ix. Archaeology

- 10.29. The applicants have arranged for an archaeological site investigation to take place on the 17th September at the request of the Councils Archaeologist as the details initially provided were considered insufficient to make a determination of the significance of heritage assets on site. The details of the site investigation are expected to be provided by the 24th September and will be reviewed accordingly by the Councils Archaeologist. The recommendation of approval is subject to the development having no adverse impacts on any archaeological assets. A further verbal update to members will be provided prior to the committee meeting.

11. CONCLUSION

- 11.1. The development would enhance healthcare provision on an established NHS site and the principle of development is considered to be in line with site specific policy SP29 of the Sites and Housing Plan as well as Policy HH2 of the Oxford Local Plan, which allows for new development which improves the provision of primary healthcare within the city.
- 11.2. The proposed development is considered to be appropriately designed and there would be no significant adverse impacts in terms of residential or highway amenity or in terms of other assets including trees and site archaeology.
- 11.3. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the findings of the Archaeological Investigation and corresponding report concluding that there would be no harm to the setting of archaeological assets.

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 referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans.

Reason: To avoid doubt as no objection is raised only in respect of the deemed consent application as submitted and to ensure an acceptable development as indicated on the submitted drawings.

3. The materials to be used in the building shall be as specified on the approved plans. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

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

4. A Construction Traffic Management Plan should be submitted to the Local Planning Authority and agreed prior to commencement of works. The CTMP should follow Oxfordshire County Council's template if possible. This should identify;

-The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,
-Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),

- Details of wheel cleaning / wash facilities to prevent mud, etc from migrating on to the adjacent highway,
- Contact details for the Site Supervisor responsible for on-site works,
- Travel initiatives for site related worker vehicles,
- Parking provision for site related worker vehicles,
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,
- Engagement with local residents, including the adjacent care home.

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.

5. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates,
- Discharge Volumes,
- Maintenance and management of SUDS features (this may be secured by a Section 106 Agreement),
- Sizing of features – attenuation volume,
- Infiltration in accordance with BRE365,
- Detailed drainage layout,
- SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy),
- Flood exceedance route plan;
- Network drainage calculations; and,
- Phasing.

Details and soakage test results are to be provided.

Reason: To prevent flooding affecting the highway

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

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

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

Phase 3 requires that a remediation strategy, validation plan, and/or monitoring plan be submitted to and approved by the 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.

7. 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.

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 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

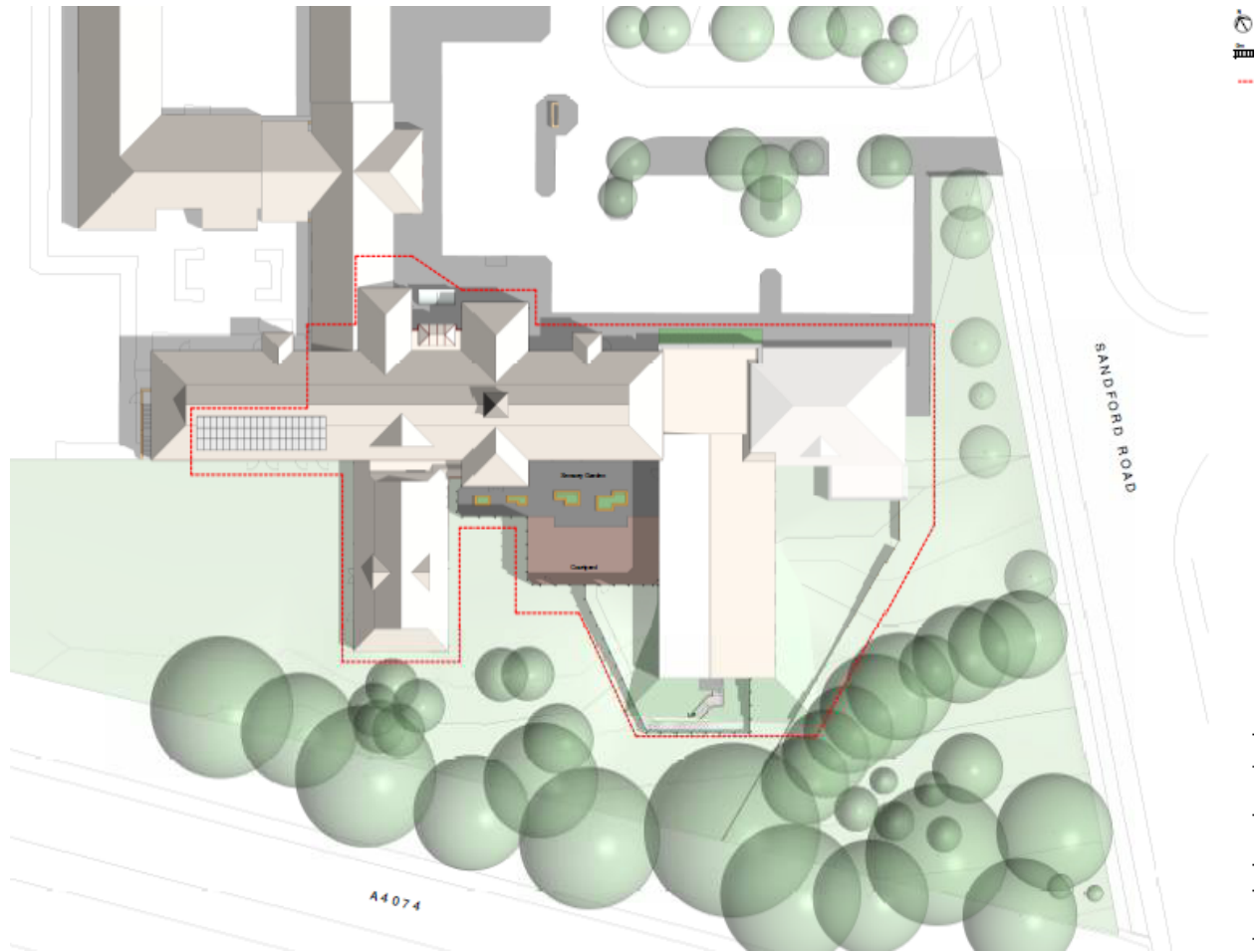
- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission,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

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Appendix 1

18/01654/FUL

Proposed block plan



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Application number:	18/01468/VAR
Decision due by	14th August 2018
Extension of time	6th September 2018
Proposal	Variation of condition 2 (Develop in accordance with approved plans) of planning permission 03/02494/FUL (Demolition of existing house, office and ancillary buildings. Erection of 3 storey building (including use of loft space) fronting Hollow Way containing 5 1-bed flats. Erection of single storey building (plus rooms in roofspace) at rear containing 5 1-bed flats. Provision of 10 parking spaces. Covered cycle store. Bin Store. Alterations to access, rumble strip) to allow compliance with building regulations, usage and construction.
Site address	TM Rana Court, 138 - 142 Hollow Way, Oxford, Oxfordshire (see 5.3 Site Location Plan and block plan in Appendix 1)
Ward	Lye Valley Ward
Case officer	Clare Gray
Agent:	Mr Marc Chenery Applicant: Rana
Reason at Committee	The proposals are a variation to a scheme which constituted major development

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

1.1.1. **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 and

1.1.2. **agree to delegate authority** to the Head of Planning, Sustainable Development and Regulatory Services to:

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

2. EXECUTIVE SUMMARY

2.1. This report considers proposals to vary condition 2 of planning permission 03/02494/FUL to enable slight changes to the design and the resulting external appearance of the development, that were undertaken during construction of the scheme. Application 03/02494/FUL permitted a scheme for a total of 10 x 1 bedroom flats to be provided in two blocks along Hollow Way.

2.2. The variations relate to internal and external changes to the design of the building which are considered acceptable in design and visual terms and in accordance with policies CP1, CP6, CP8, CP10 of the Oxford Local Plan, policy CS18 of the Oxford Core Strategy and policies HP9, HP13, HP14, HP15 and HP16 of the Sites and Housing Plan.

2.3. The key matters for assessment set out in this report are:

- Principle of the development
- design and external appearance
- impact on neighbouring amenity
- parking

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

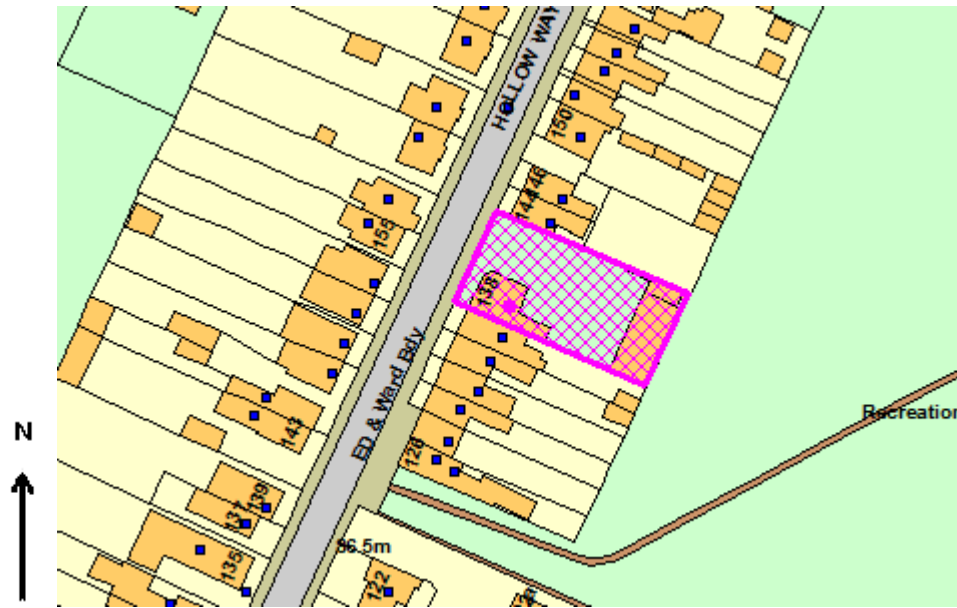
4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is located along the frontage of Hollow Way and formerly comprised 138 Hollow Way which was demolished in order to enable the redevelopment of the site for a total of 10 x 1 bedroom flats within two blocks of 5, application 03/02494/FUL. The first block is located parallel with Hollow Way and the second to the rear of the site, with vehicular and pedestrian access direct off Hollow Way through an undercroft and into a rear parking court of 10 spaces.

5.2. The development sits attached to two storey Victorian frontage buildings and is of brick construction with a slate roof. The development is substantially complete and backs onto a recreational ground.

5.3. See site location plan below:



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 Ordnance Survey 100019348

6. PROPOSAL

6.1. The application proposes internal and external changes to the design of the buildings that have been undertaken during the course of the construction of the development.

6.2. These alterations are as follows:

Block A (facing Hollow Way)

- Inclusion of a small velux window at roof level on front elevation
- Reduction in size of gable feature at roof level on front elevation
- Narrower windows utilised at first floor on the front elevation
- Reorganisation of windows on the rear elevation at roof level
- Reduction in number of and size of windows at first and ground floor of the rear elevation
- Increase in size of the protruding bay to the rear elevation
- Small internal layout changes but generally retaining layout as approved, including wc to the rear of flat 10 as opposed to a kitchen

Block B (within the site adj recreation ground)

- Revised layout of velux in front elevation
- Reorganisation and resizing of windows to the rear elevation
- Removal of 2 garage doors to the front of the block behind
- Amending the balustrade of the balconies to the rear from timber to glass

7. RELEVANT PLANNING HISTORY

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

03/02494/FUL - Demolition of existing house, office and ancillary buildings. Erection of 3 storey building (including use of loft space) fronting Hollow Way containing 5 1-bed flats. Erection of single storey building (plus rooms in roofspace) at rear containing 5 1-bed flats. Provision of 10 parking spaces. Covered cycle store. Bin Store. Alterations to access, rumble strip.. PER 19th April 2004.

16/01325/CPU - Application to certify the implementation of planning permission 03/02494/FUL in accordance with approved plans and details approved by conditions 3, 4, 8, 9, 10 and 13 is lawful.. PER 29th July 2016.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	7	CP1, CP8, CP9, CP10,	CS18	HP9, HP12, HP13, HP14,	
Conservation/ Heritage	12				
Housing	6				
Transport	4			HP15, HP16	Parking Standards SPD
Environmental	10				Energy Statement TAN
Miscellaneous	5, 89			MP1	Telecommunications SPD, External Wall Insulation TAN,

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 1st July 2018 and an advertisement was published in The Oxford Times newspaper on 28th June 2018.

Statutory and non-statutory consultees

Natural England

9.2. No comments

Public representations

9.3. None received

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of the development
- Design and external appearance
- Neighbouring amenity
- Parking

a. Principle of the Development

10.2 The principle of the erection of 10 flats on this site has been established through the grant of planning permission 03/02494/FUL, which considered the suitability of such a scheme in land use terms and having regard to general development management policies relevant at that time. The matters for consideration in the determination of this application is the variations to the internal and external design of the building which have been implemented following the construction of the development. This application, if approved, would regularise those changes. Having regard however to the principle of the development, this remains acceptable and in accordance with relevant adopted policies CP1, CP8, CP10 of the Oxford Local Plan, CS18 of the Core Strategy and policies HP9 and HP10 of the Sites and Housing Plan.

b. Design and external appearance

10.3 The variations primarily relate to alterations that affect the façade of the building and how it appears in the streetscene.

10.4 In the main these alterations to the roof scape, the windows and their arrangement are considered to be minor negligible changes that will have little impact on the external appearance of the building and the approved plan. Officers are satisfied that these changes, that have already been made, do not have a detrimental impact on the facade of the building and how it sits in the streetscene. Indeed in the case of the gable feature which is the most visible feature on the frontage, this is now reduced in size decreasing its prominence.

10.5 Overall, the proposed variation complies with Policies CP1, CP6 and CP8 of the Oxford Local Plan 2001, CS18 of the Core Strategy 2011, MP1 and HP9 of the Sites and Housing Plan 2013.

c. Impact on neighbouring amenity

10.6 Having regard to the impact on neighbouring occupiers as well as occupiers of the approved development, it is considered that the works undertaken complies with the principles of good neighbourliness and the protection of existing residential amenities.

10.7 As such, the development does not lead to any materially harmful impact on residential amenity by way of loss of light, loss of outlook, loss of privacy or overbearing impact. It therefore accords with Policies CP10 of the Oxford Local Plan 2005, MP1 and HP14 of the Sites and Housing Plan 2013.

d. Parking

10.8 Whilst the garage doors have been removed, this does not affect the provision of car parking and in fact will improve the proposal in this regard removing doors and enabling enhanced access as a result. Essentially the parking will be provided as open fronted car ports instead. The scheme complies with policy HP16 of the Sites and Housing Plan.

10.9 In respect of cycle parking, there is no proposed changes and this complies with policy HP15 of the Sites and Housing Plan.

11 CONCLUSION

11.3 The proposals relate to minor alterations to the design of the building and its resulting external appearance and are considered acceptable in that regard. The alterations are not considered to compromise the amenity of neighbouring residents and do not affect the provision of parking to the detriment of the occupiers of the development or nearby users.

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

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 the submitted/amended plans accompanying this permission and stamped "Approved" 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 and to accord with policies CP1, CP8 and CP10 of the adopted Oxford Local Plan and policies MP1 and HP9 of the adopted Sites and Housing Plan 2011-2026

3. The side elevations of Block B, the design and layout of the communal garden area and the design and layout of the cycle parking store shall be carried in accordance with the details approved by letter dated 19th May 2009 (approved under reference 09/00195/CND and 09/00540/CND) 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 and to accord with adopted policies CP1, CP8 and CP10 of the Oxford Local Plan and policies MP1, HP9, HP15 of the adopted Sites and Housing Plan 2011-2026

4. The development shall use the exterior materials as approved in writing on letter dated 19th May 2009 (approved under reference 09/00195/CND and 09/00540/CND) by the Local Planning Authority unless otherwise agreed in writing.

Reason: In the interests of visual amenity and to accord with policies CP1, CP8 of the adopted Oxford Local Plan, policy CS18 of the adopted Core Strategy 2026 and policy HP9 of the adopted Sites and Housing Plan 2011-2026

5. The development shall be carried out in accordance with the levels data approved in writing by the Local Planning Authority on letter dated 19th May 2009 (approved under reference 09/00195/CND and 09/00540/CND) unless otherwise agreed in writing.

Reason: In order to define the permission and ensure that the flats are of a scale and height appropriate to the site and surroundings and to accord with policies CP1 and CP8 of the adopted Oxford Local Plan and policy HP9 of the adopted Sites and Housing Plan 2011-2026

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) no additional windows shall be placed in the elevation(s) without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining occupiers and to accord with policy CP10 of the Oxford Local Plan and policy HP14 of the adopted Sites and Housing Plan 2011-2026

7. Before the development permitted is brought into use the areas for parking and manoeuvring of vehicles and cycles shall be constructed and laid out in accordance with the approved plans and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety and to accord with guidance within the NPPF

8. The development shall be carried out to prevent the egress of mud and water on the public highway as indicated and approved in writing by the Local Planning Authority 19th May 2009 (approved under reference 09/00195/CND and 09/00540/CND).

Reason: To prevent the egress of mud and water creating a hazard on the public highway and to accord with guidance contained in the NPPF

9. The development shall be carried out in accordance with the submitted Remediation Verification Report BRD220981-OR3-A, dated July 2018 and approved in writing by the Local Planning Authority 9th August 2018 (under reference 03/02494/CND).

Reason: In the interests of public and environment health and to accord with policies CP1, CP10 and CP22 of the adopted Oxford Local Plan 2016

10. Before the development commences the construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and to comply with policy CP22 of the adopted Oxford Local Plan 2001-2016

11. No soakaway shall be constructed such that they penetrate the water table and they shall not, in any case, exceed 1 metre in depth below the existing ground level.

Reason: To prevent pollution of the groundwater system and to comply with policy CP22 of the adopted Oxford Local Plan 2001-2016

12. No soakaway shall be constructed in any land found to be contaminated.

Reason: To prevent pollution of the groundwater system and to comply with policy CP22 of the adopted Oxford Local Plan 2001-2016

13. Prior to the occupation of the development, a plan showing the means of enclosure for the new development and including details of the treatment of all the boundaries of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The approved treatment of the site boundaries shall be completed before occupation.

Reason: In the interests of visual appearance and to safeguard the privacy of the adjoining occupiers and to accord with policies CP8 and CP10 of the adopted Oxford Local Plan and policies HP9 and HP14 of the adopted Sites and Housing Plan 2011-2026

14. Before the proposed access is brought into use, vision splays of 2.4metres x 60 metres shall be provided in accordance with details which shall be submitted to, and approved in writing by, the Local Planning Authority before the start of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety and to accord with the guidance in the NPPF

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) no structure or erection exceeding 0.6 metres in height shall be placed on the land within the vision splays approved under condition 14.

Reason: In the interests of highway safety and to accord with the guidance contained in the NPPF

13 APPENDICES

- **Appendix 1 – Block plan**

14 HUMAN RIGHTS ACT 1998

- 14.3 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

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

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East Area Planning Committee -

3rd October 2018

Application number: 18/01773/CT3
Decision due by 11th September 2018
Extension of time 12th October 2018

Proposal Removal of existing rear shed. Part demolition of existing roof section to allow for the erection of a single storey rear extension including an interior courtyard and alterations to door to front elevation to improve access. Insertion of 1no. window, 1no. rooflight and insertion of 4no. sunpipes to rear elevation. Formation of paving to rear.

Site address 42 Stubbs Avenue – see **Appendix 1** for site plan

Ward Churchill Ward

Case officer Sarah Orchard

Agent: Miss Karla Gonzalez **Applicant:** Allison Dalton

Reason at Committee The application is made by the City Council.

1. RECOMMENDATION

1.1. **East Area Planning Committee** is recommended to:

1.1.1. **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.

1.1.2. **Agree to delegate authority** to the Head of Planning, Sustainable Development and Regulatory Services to:

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

EXECUTIVE SUMMARY

1.2. This report considers the need for development and specific needs of the intended occupant. It takes this into consideration alongside the design of the proposed extension and the impact on the amenity of neighbouring occupiers. It is concluded that the proposed development, whilst unusual in form and scale is

justified by the specific needs of a family without causing detrimental harm to the amenity of neighbouring occupiers, in accordance with the relevant planning policies.

2. LEGAL AGREEMENT

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

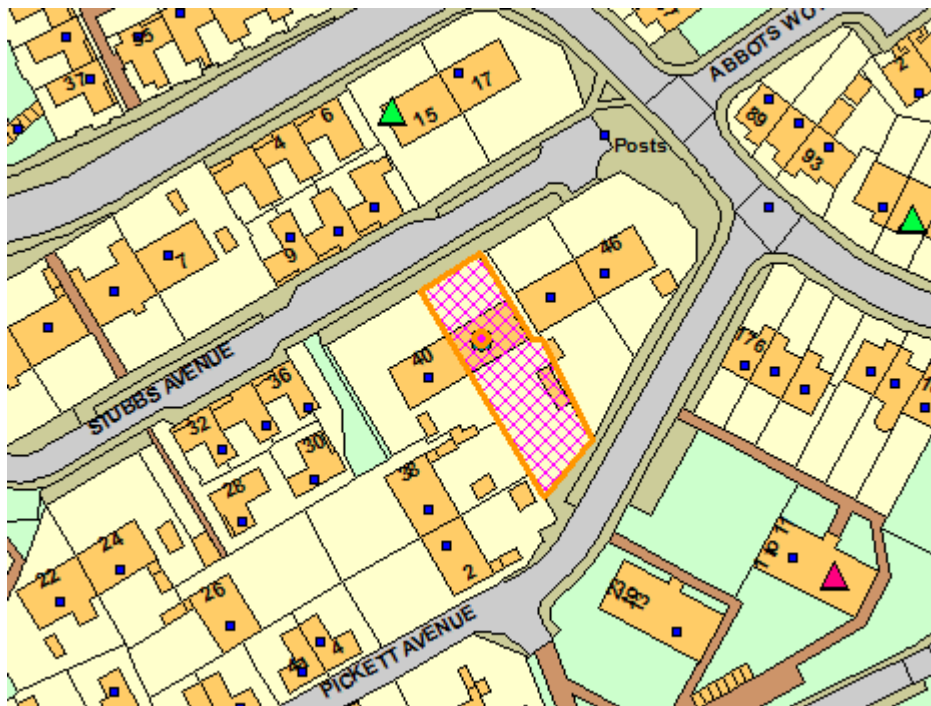
3. COMMUNITY INFRASTRUCTURE LEVY (CIL)

3.1. The proposal is not liable for CIL.

4. SITE AND SURROUNDINGS

4.1. The site is located in the Churchill Ward of Oxford to the east of the city centre. Stubbs Avenue is accessed from Three Fields Road off The Slade. The property is a single storey semi-detached property with a larger than average back garden leading to Pickett Avenue which is up to 23 metres in length.

4.2. See site location plan below:



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Ordnance Survey 100019348

5. PROPOSAL

5.1. The application proposes the erection of a single storey rear extension to the existing dwelling following removal of an existing rear shed. The extension would be connected to the existing dwelling by a link housing a corridor and utility room. The extension would then extend in width away from the original dwelling creating an interior courtyard. The proposal would also involve alterations to the front door to improve access, insertion of 1no. window, 1no. rooflight and 4no. sunpipes to rear elevation.

5.2. The extension is a maximum of 11 metres in depth and 9.6 metres wide. At its narrowest it is 5 metres wide. The existing dwelling measures 11.35 by 7.8 metres.

6. RELEVANT PLANNING HISTORY

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

50/01232/A_H - Erection of 20 pairs Hawksley aluminium bungalows at The Slade Park. PER 12th July 1950.
73/01616/A_H - Outline application for housing, school and community development.. PER 29th July 1974.
74/00294/SON_H - Slade Park The Slade - Housing, school and adventure playground with access (Outline). PER 31st October 1974.
74/00746/A_H - Outline application for housing, school and community development.. PER 4th September 1974.
94/00051/GF - 1-3 15-17 (odd) 22-26 and 38-46 (even) Stubbs Avenue - Recladding of existing prefabricated aluminium bungalows with brick walls and tiled roofs. DMD 4th March 1994.

7. RELEVANT PLANNING POLICY

7.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	117, 118, 122, 127	CP1 CP6 CP8	CS18_	HP9_	
Environmental		CP10		HP14_	
Miscellaneous	38, 47	CP.13 CP.24 CP.25		MP1	

8. CONSULTATION RESPONSES

8.1. Site notices were displayed around the application site on 6th August 2018

Statutory and non-statutory consultees

Natural England

8.2. No objection.

Bullington Community Association

8.3. No comments received.

Public representations

8.4. No third party comments received.

PLANNING MATERIAL CONSIDERATIONS

8.5. Officers consider the determining issues to be:

- Need for development
- Design
- Neighbouring amenity

a. Need for development

8.6. Paragraph 47 of the NPPF highlights that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

8.7. The proposed development is designed to specifically meet the needs of one family. Various options have firstly been explored to meet the needs of the family which has disabled children. Adaptation of the existing property they are housed in is not possible and three other council owned properties have also been explored for adaption and found to be unsuitable due to site constraints and space required.

8.8. Options have also been explored of how to adapt this dwelling in a more conventional manner and form. Unfortunately these have been ruled out as being unsuitable as they are either too overbearing on the neighbouring dwellings, remove natural light sources and outlook to the existing bedrooms in the host property or do not provide a practicable layout which meets the functional needs of the family.

b. Design

8.9. The existing dwelling is very simple in form and modest in scale. Whilst the proposed extension is more complex in shape with varying roof forms it has been designed to meet a functional need in accordance with policy CP10 of the Oxford Local Plan and would be constructed of materials to match the host dwellinghouse and therefore relates to the existing context in accordance with the requirements of policy CP8 of the Oxford Local Plan.

8.10. Whilst the scale and form is unusual in relation to the host property, making a more efficient use of site is encouraged by policy CP6 of the Oxford Local Plan and is an approach which has been taken in the surrounding area. This is evident in Stubbs Avenue and in Pickett Avenue to the south of the site where dwellings have been demolished to make a more efficient use of the site with courtyard style dwellings. Therefore the proposal does not appear that alien to the wider surrounding area in accordance with the policy CP6.

c. Impact on neighbouring amenity

8.11. The proposal has also been designed to minimise the impact on the amenity of neighbouring occupiers. Whilst the extension is deep, it has been set away from the boundaries with neighbouring occupiers as far as possible.

8.12. The extension extends along the boundary of the garden of the adjoining property to the west, 40 Stubbs Avenue. To ensure the impact on this property is not detrimental in terms of loss of light and overbearing impact the extension steps away from the boundary to create a courtyard. This also avoids a sense of enclosure to the neighbour's dwelling and garden. Furthermore it ensures that the existing external window to the existing bedroom three to the host dwelling can be retained to provide outlook and a natural light source. To reduce the impact even further the plans were amended to hip the roof abutting the boundary with No. 40 to reduce the height of the proposal along the boundary.

8.13. In relation to 44 Stubbs Avenue to the east of the site, both properties are stepped off their shared boundary. In addition to this the extension does not extend the full width of the dwelling and at its closest is 2.9 metres from the boundary which is sufficient to offset any impact.

8.14. Whilst there is conflict with 45 degree guidelines under policy HP14 of the Sites and Housing Plan which are used to assess impact on light to neighbours, when these are lifted at 25 degrees they clear the height of the extension and therefore comply with this policy. The separation distance of 2.9m to no. 44 also has to be taken into account as well as the orientation of the dwellings which have south facing gardens.

8.15. Whilst the proposal contains side facing windows, these are not immediately on the boundary with neighbouring gardens. Given this and they are at ground floor level only, the proposal is not considered to cause a detrimental loss of privacy as privacy can be retained through use of boundary treatments.

8.16. The proposals are therefore considered to comply with policy HP14 of the Sites and Housing Plan.

9. CONCLUSION

9.1. It is therefore considered that the proposed development is the most suitable solution to meet the needs of the intended occupants and minimise the impact on the neighbouring properties. It is considered that the proposed development whilst unusual in scale and form is justified due to the very specific needs of the intended occupants who urgently need re-housing and Officers are satisfied that

all alternatives have been assessed. Given this need, it is considered that the proposals, in this particular case accord with the relevant planning policies identified.

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

10. CONDITIONS

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

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

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

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

3 The materials 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.

11. APPENDICES

- **Appendix 1** – Block plan

12. HUMAN RIGHTS ACT 1998

12.1. 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.

13. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

Appendix 1 – Block Plan



East Area Planning Committee -

3rd October 2018

Application number: 18/01879/FUL
Decision due by 4th October 2018

Extension of time

Proposal Demolition of 1no. pigeon loft to erect 1no. pigeon loft in rear garden (retrospective).

Site address 63 Waynflete Road – see **Appendix 1** for block plan

Ward Barton And Sandhills Ward

Case officer Sarah Orchard

Agent: Mr M Embling **Applicant:** Mr And Mrs Leon Hall

Reason at Committee Applicant is an employee of Direct Services

1. RECOMMENDATION

1.1. **East Area Planning Committee** is recommended to:

1.1.1. **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.

1.1.2. **Agree to delegate authority** to the Head of Planning, Sustainable Development and Regulatory Services to:

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

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a pigeon loft at the rear of the garden of 63 Waynflete Road. Planning permission is sought retrospectively as the pigeon loft has already been constructed. The pigeon loft replaces a former pigeon loft on the site. It is considered acceptable in all respects and accords with the relevant planning policies.

3. LEGAL AGREEMENT

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

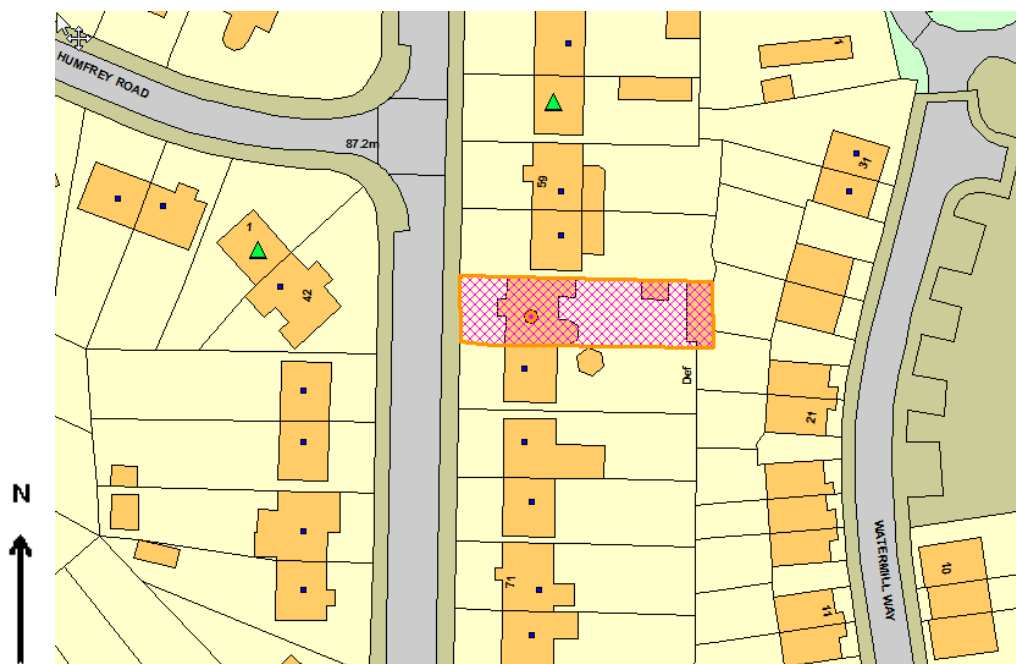
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is located within the Barton area of Oxford, to the east of Waynfleete Road. The property is a semi-detached property with a fairly substantial rear garden. The OS Plan below shows the former, established pigeon loft which used to be to the rear/east of the site. The site drops down from road level and the site is substantially flat. Beyond the rear boundary the land drops away steeply towards properties in Watermill Way (to the east).

5.2. See site location plan below:



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Ordnance Survey 100019348

6. PROPOSAL

6.1. The application seeks retrospective planning permission for the demolition of the former pigeon loft and replacement of this with a new single storey pigeon loft clad in white uPVC cladding to match the existing extension to the dwelling which was approved under application 18/01403/FUL. See appendix 1 for proposed Block Plan.

7. RELEVANT PLANNING HISTORY

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

95/00290/P - Single storey side extension. PNR 13th March 1995.
18/01403/FUL - Erection of a single storey rear extension (retrospective). PER

13th August 2018.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	127	CP1 CP6 CP8	CS18_	HP9_	
Environmental		CP10		HP14_	
Miscellaneous	38			MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 20th August 2018.

Statutory and non-statutory consultees

9.2. No consultees.

Public Representations

9.3. No comments received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Design
- Neighbouring amenity

a. Design

10.2. The proposed pigeon loft replaces a previous two storey pigeon loft. The loft was replaced in 2018 and did not benefit from planning permission. There is no planning record of the original pigeon loft, however it is visible on Google Street View in 2008. The original loft may have been constructed under permitted development, however if not, since the loft was in place for at least 4 years or more it would have become lawful over time.

10.3. The replacement loft is single storey only and therefore less visible from the streetscene. The materials used in the new loft also match those of the existing extension and are also widely used in the surrounding area. It is acknowledged that the replacement pigeon loft has a large footprint but it remains subservient to the original dwelling given its size as well as the generous rear garden which it does not dominate.

10.4. There proposal is therefore considered acceptable in relation to policies CP1, CP6 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

b. Impact on neighbouring amenity

10.5. The proposal sits along the boundary with 25 Watermill Way. The garden of this neighbouring property is substantially lower than the garden of 63 Waynflete Road. There is therefore a potential concern that the loft has an overbearing impact on this neighbouring property. However, given that there has been a long established pigeon loft at the rear of the garden and the replacement is now only single storey, the relationship between these properties is considered to have improved.

10.6. The proposal is therefore considered acceptable in relation to policies CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

11. CONCLUSION

11.1. The proposed development is considered no more harmful than the pigeon loft which has been removed and therefore the application is considered acceptable in relation to design and impact on neighbouring properties.

11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out below

12. CONDITIONS

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

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

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

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

13. APPENDICES

- **Appendix 1 – Block plan**

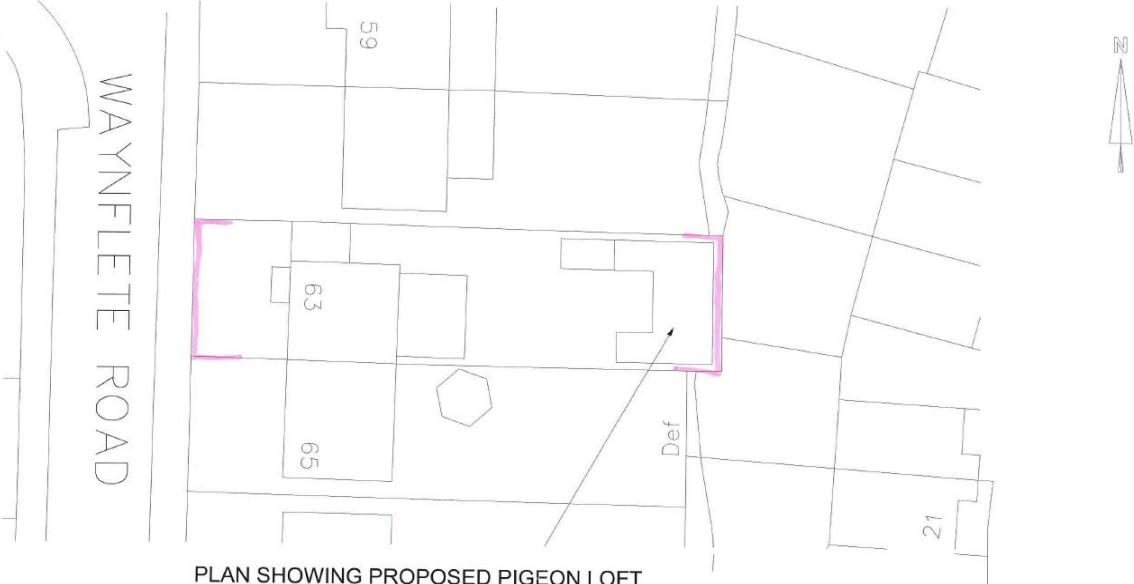
14. HUMAN RIGHTS ACT 1998

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 – Block Plan



PLAN SHOWING PROPOSED PIGEON LOFT

Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 5 September 2018 and continued on Wednesday 12 September 2018

www.oxford.gov.uk



Committee members:

Councillor Henwood (Vice-Chair, in the Chair)	Councillor Aziz
Councillor Chapman	Councillor Clarkson
Councillor Garden	Councillor Hollingsworth (for Councillor Taylor)
Councillor Lygo	Councillor Tanner
Councillor Roz Smith	

Officers:

Adrian Arnold, Development Management Service Manager
Sally Fleming, Lawyer
Andrew Murdoch, Planning Team Leader
Nadia Robinson, Principal Planning Officer
Jennifer Thompson, Committee and Members Services Officer

Apologies:

5 September: Councillor Taylor sent apologies and Councillor Hollingsworth substituted for her.

12 September: Councillor Hollingsworth sent apologies.

In the absence of the Chair, the Vice Chair Councillor Henwood chaired both parts of the meeting.

37. Declarations of interest

Minute 38: 18/01173/FUL Swan School

Councillor Chapman declared he was a governor of Marston Primary School, part of the River Learning Trust, but that he approached the application with an unbiased open mind and would listen to the arguments and weigh the evidence before making a decision.

Councillor Clarkson declared that she has been involved in discussions on the location and design in her capacity as ward councillor for the area, but that she approached the application with an unbiased open mind and would listen to the arguments and weigh the evidence before making a decision.

Councillor Lygo declared that in his capacity as a county councillor he had attended meetings about this school, but that he approached the application with an unbiased

open mind and would listen to the arguments and weigh the evidence before making a decision.

Councillor Hollingsworth declared he had a child attending the nearby Cherwell School, but that he approached the application with an unbiased open mind and would listen to the arguments and weigh the evidence before making a decision.

Councillor Roz Smith declared that part of her ward was in the catchment area for the proposed school and she had recently attended a public meeting about the school, but that she approached the application with an unbiased open mind and would listen to the arguments and weigh the evidence before making a decision.

Minute 40: 17/03050/FUL Land at Littlemore

Councillor Henwood declared that he was a member of Littlemore Parish Council but had not taken part in discussion on this application and had no predetermined view.

Minute 42: 18/01555/FUL 5 Colwell Drive

Councillor Tanner declared he had called the application in as it merited the decision being made in public but had no predetermined view.

Councillor Clarkson declared she had called the application in as it merited the decision being made in public but had no predetermined view.

All councillors took part in the debate and voting on these applications.

38. 18/01173/FUL: "Swan School", The Harlow Centre, Raymund Road, Oxford, OX3 0PG

The Committee considered an application for planning permission for the demolition of existing buildings on the site and their replacement with a new two-storey education facility, associated parking and external play areas for Meadowbrook College; erection of a new secondary school in the form mix of one and three-storey buildings together with provision of a new access from Marston Ferry Road, associated car and cycle parking along with formal and informal play and sport provision; and erection of a multi-use games area (MUGA) and eco-shelter for St Nicholas Primary School (amended description, amended plans and additional information) at the Harlow Centre (site of Meadowbrook College), Raymund Road, Oxford OX3 0PG.

Chanika Farmer (Oxfordshire County Council Principal Transport Planner) and Anthony Kirkwood (Oxfordshire County Council Highways road safety expert) accompanied officers at the table.

The Planning Officer:

- reported receipt of 3 representations after publication of the agenda, two of which were circulated separately to the committee and one reiterated public comments reported in the agenda;

- confirmed CIL was payable as the land would not be owned by a charitable institution when the development took place;
- reported corrections to paragraph 10.47 to correct references to S16 to S66;
- recommended adding a further condition that no development could take place until a S278 agreement with Oxfordshire County Council Highways was in place; and
- explained the proposals for staggered access times to the Swan and Cherwell Schools and the measures to ensure safe crossing for cyclists, pedestrians and cars including a reduced speed limit and wider than standard visibility splays on that stretch of Marston Ferry Road
- circulated a table showing the times the access across the Marston Ferry Road cycle path is open and closed.

The Chair extended the time for public speaking to 10 minutes for those speaking against, and an equal time for those speaking in support of, the application.

Speaking against the application:

- Simon Banks, Cherwell School Travel Action Group
- Michael Chambers, local resident
- Anuj Bhatt, local resident
- Councillor Dr Peter Williams, representing Old Marston Parish Council
- Simon Banks then read a statement from Simon Hunt, Chair of Cyclox who had registered but had left early
- Oxford City Councillor Mick Haines, local ward councillor

Amongst other points, in summary they raised concerns about the location being inappropriate; safety of cyclists on the cycle path at peak times; destruction of the continuity of the cycle path; congestion on surrounding roads and in the wider area; the inadequacy of the construction management travel plan and the school travel plan; inadequate sewer capacity and possible foul and surface water flooding into the nearby brook and gardens; damage to the amenity of the Green Belt.

Speaking in support of the application:

- Barbara Chillman, Oxfordshire County Council
- Natasha Ireland, agent, JPPC consultants
- Paul James, Chief Executive of the River Learning Trust
- Kay Wood, prospective Headteacher for Swan School

Amongst other points, in summary they set out the need for a new secondary school in the city and the local education authority's support for this school; the existing covenant permitting the right to drain surface water into the brook; the educational vision for the school; the focus on a safe environment and on a detailed and deliverable travel plan; and the positive impact the new school would have on the looming shortfall in school places.

Registered as available to answer questions/ points of clarification in support of the application:

- Graham Wilson, Galliford Try construction company
- Simon Beaumont-Orr, ADP Architects

- David Hurren – Robert West civil engineering and transport planning
- Nicola Partridge, Meadowbrook College

Members asked questions of officers and the speakers.

These focussed on but were not confined to:

- adequacy, implementation and enforcement of the travel plan;
- the physical character of the access from Marston Ferry Road across the cycle path;
- the management and safety of that access at peak (manned) and off-peak (unmanned) times;
- whether the number of car parking spaces and access arrangements for staff were appropriate given the proposals for reducing car travel and the need for parking for part-time, casual, and peripatetic staff;
- confirmation that this was the most suitable site from those available;
- confirmation that an underpass was considered an unreasonable requirement for mitigation as this could be addressed by other means.

Decision

The Committee considered all the evidence before it, including the officer's report and presentation, statements from the speakers, answers to questions and advice from officers.

The Committee noted the need for school places and discussed the positive benefits of the new school.

The Committee discussed concerns around access across the cycle path; whether the travel plan would operate as intended; safety and convenience for all users of the path including times when wardens were not present; the visual and effect of the new road junction on the immediate area, design and use of the site, and the impact on the area of Green Belt immediately in the vicinity of this stretch of Marston Ferry Road. The Committee noted that it may be possible to change the design of the access to reduce this impact but they had to determine the application before them.

They noted that the travel plan included measures to reduce the proportion of journeys made by car as the school grew..

A motion, proposed and seconded, to approve the application with an additional condition that no development could take place until a S278 agreement with Oxfordshire County Council Highways was in place, and a requirement in the travel plan condition to reduce the number of parking spaces over the first 6 years, was **not agreed** on being put to the vote.

The Committee debated reasons for refusal of the application. Councillors discussed:

- The removal of the bund separating the cycle path and road, which created a more urban setting for the path and road by merging the school, path and now 4-lane road, and large visibility splays, was a result of the decision to create 66 car parking spaces on this part of the site. Notwithstanding the overall benefits of the

scheme, the Committee considered these did not outweigh the overall harm to the Green Belt in this local area. It was not clear that this way of mitigating the impact of on-road parking was cost-effective or reasonable.

- The impact of the access and the danger and inconvenience created by car movements across this, whether warden controlled or not, when the gates were opened and the car park accessible, created an impractical entrance which compromised the free flow of cyclists and pedestrians and so was contrary to the aim of policy CP10 (planning permission will only be granted where proposed developments are sited to ensure that access to the site is practicable, with priority given to pedestrians and cyclists).

Notwithstanding the officer's recommendation of approval, a motion, proposed and seconded, to refuse the application because of visual harm to the Green Belt and because access to the site is not practicable while still maintaining priority for cyclists and pedestrians, with reasons as set out in full below, was **agreed** on being put to the vote.

The East Area Planning Committee resolved to REFUSE planning permission for application 18/01173/FUL on the following grounds, with the precise wording for the reasons for refusal being delegated to the Head of Planning, Sustainable Development and Regulatory Services to determine:

1. The harm to the stretch of Green Belt along Marston Ferry Road caused by the urbanisation of the area around the new access (including removal of the bund, visibility splays, turning lanes and creation of a paved link between the road and the cycle path) when considered with the lesser harms caused by the development as a whole to the amenity of this stretch of Green Belt, was not outweighed by the overall benefits of the scheme.
2. The access from Marston Ferry Road created an impractical, dangerous and inconvenient entrance, whether warden controlled and restricted or not, which compromised the free flow of cyclists and pedestrians and so was contrary to the aim of policy CP10 (planning permission will only be granted where proposed developments are sited to ensure that access to the site is practicable, with priority given to pedestrians and cyclists).

39. 18/01697/FUL: Temporary buildings at The Harlow Centre, Raymund Road, Oxford OX3 0PG

The Committee considered an application for planning permission for the partial demolition of the existing Meadowbrook College buildings and erection of modular units to provide a temporary education facility for Meadowbrook College, including the provision of an external play area to the south of the modular units to be enclosed by a 3.0 metre high rebound fence for a period of no more than two years and other associated works at The Harlow Centre, Raymund Road, Oxford, OX3 0PG

The Planning Officer noted that the application was recommended for approval but as application 18/01173/FUL had been refused there was now no justification to for this

proposal. There was no reason to provide temporary buildings on this site in the absence of permission for a new Meadowbrook School building.

On being proposed, seconded and put to the vote, the Committee agreed to refuse planning permission as the need for these was dependant on the implementation of the proposals in application 18/01173/FUL, which had been refused. Providing temporary buildings where there was no need was contrary to policy CS25.

The East Area Planning Committee resolved to REFUSE planning permission for application 18/01697/FUL on the following grounds with the precise wording for the reasons for refusal being delegated to the Head of Planning, Sustainable Development and Regulatory Services to determine:

following refusal of application 18/01173/FUL there was no requirement to provide temporary buildings during the construction phase of that application and the proposed development was therefore contrary to policy CS25.

40. Adjournment and reconvening of meeting

On being proposed, seconded, and put to the vote the Committee adjourned the meeting at 9.00pm on 5 September and agreed to reconvene on 12 September.

The meeting reconvened on 12 September at 6pm in the Old Library in the Town Hall to consider the remaining items of business.

The Committee received apologies from Councillor Hollingsworth and members restated relevant declarations of interest which are recorded at the beginning of these minutes.

41. 17/03050/FUL: Land North Of Littlemore Healthcare Trust, Sandford Road, Littlemore, Oxford, OX4 4XN

The Committee considered an application for planning permission for 141 residential units together with roads, parking, landscaping and open space on Land North of Littlemore Healthcare Trust, Sandford Road, Littlemore, Oxford.

The Planning Officer introduced the application and reported updates:

- paragraph 1.1 (b) 1 under the recommendation – further to comments from Natural England regarding access to the SSSI the Planning Officer recommended, and the Committee agreed, adding ‘and conditions to mitigate the ecological impact of the development’ ;
- to add a requirement for the management and maintenance plan of the open space land into the legal agreement;
- two consultees had sent identical comments as set out in the report.

Maggie Willis, representing Littlemore Parish Council, spoke objecting to the development principally because of the poor links and consequent long journeys between the site and amenities in Littlemore.

Steve Wood, agent, spoke in support of the application.

In reaching a decision the Committee considered all the information put before it including the officer's report and presentation and the representations made by speakers.

In answer to questions and during debate the Committee discussed:

- ensuring that the categories of key workers able to access the novel key worker housing scheme included more than NHS staff;
- amending the landscape conditions (4 and 5) to include for the open space provision and maintenance of a range of play equipment and furniture suitable for all ages and bike racks for visitors;
- amending the landscape conditions (4 and 5) to include provision and maintenance of suitably located litter bins and dog bins;
- amending the landscape conditions to explicitly state that suitable lockable gates would be provided to the access paths to the rear of terraced plots, for the purposes of increasing security and privacy of those houses;
- delegating authority to officers to make suitable amendments and additions to the conditions and S106 agreement to secure these changes.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer recommendation with the addition of the changes above.

East Area Planning Committee resolved to:

(a) **approve** application 17/03050/FUL for the reasons given in the report and subject to the 27 required planning conditions set out in section 12 of the report and also including:

- any conditions to mitigate the ecological impact of the development;
- amendments to the landscaping conditions or requirements in the legal agreement to include the management and maintenance of the public open space and to include the provision and maintenance of the items as listed above; and
- ensuring the categories of key workers able to access the novel key worker housing scheme to include more than NHS staff;

and grant planning permission subject to:

1. the satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in the report, amended as necessary to account for the changes agreed above; and
2. the Ecological Impact Assessment satisfying the Oxford City Council Ecologist and Natural England that the proposal will not have an adverse ecological impact and that any impact can be mitigated by appropriately worded conditions.

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

1. finalise the recommended conditions (in (a) above) with conditions to mitigate the ecological impact of the development, including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;
2. finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and
3. complete the section 106 legal agreement referred to above and issue the planning permission.

42. 18/01789/CT3: Land Off Kersington Crescent and Amory Close, OX4 3RL

The Committee considered an application for planning permission for the formation of 18 residents' car parking spaces using existing grass verges at land off Kersington Crescent and at Amory Close, Oxford, OX4 3RL.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer recommendation.

The East Area Planning Committee resolved to:

- (a) **approve** application 18/01789/CT3 for the reasons given in the report and subject to the 10 required planning conditions set out in section 12 of the 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.

43. 18/01555/FUL: 5 Colwell Drive Oxford OX3 8XD

The Committee considered an application for planning permission for the erection of extension to front in association with conversion of garage into habitable space, and extension of tarmac driveway and landscaping to front at 5 Colwell Drive, Oxford, OX3 8XD

On being proposed, seconded and put to the vote, the Committee agreed with the officer recommendation with the addition/ strengthening of a condition requiring permeable tarmac.

The East Area Planning Committee resolved to:

- (a) **approve** application 18/01555/FUL for the reasons given in the report and subject to the 6 required planning conditions set out in section 12 of the report and the requirement for permeable tarmac on the driveway, and grant planning permission; and
- (b) **delegate** authority to the Head of Planning, Sustainable Development and Regulatory Services to finalise the recommended conditions including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

44. Minutes

The Committee resolved to approve the minutes of the meeting held on 1 August 2018 as a true and accurate record.

45. Forthcoming applications

The Committee noted the list of applications.

46. Dates of future meetings

The Committee noted the dates.

The meeting started at 6.00 pm on 5 September, adjourned at 9.00pm on 5 September, reconvened at 6.00pm on 12 September and ended at 7.35pm on 12 September.

Chair

Date: Wednesday 3 October 2018

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