

# Agenda

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## East Area Planning Committee

Date: **Wednesday 5 June 2019**

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Time: **6.00 pm**

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Place: **The Old Library - Oxford Town Hall**

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For any further information please contact the Committee Services Officer:

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

Telephone: 01865 252275

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

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

# East Area Planning Committee

## Membership

### Chair

### Vice-Chair

|                                |                               |
|--------------------------------|-------------------------------|
| Councillor Shaista Aziz        | Rose Hill and Iffley;         |
| Councillor Nigel Chapman       | Headington Hill and Northway; |
| Councillor Mary Clarkson       | Marston;                      |
| Councillor Ben Lloyd-Shogbesan | Lye Valley;                   |
| Councillor Christine Simm      | Cowley;                       |
| Councillor Roz Smith           | Quarry and Risinghurst;       |
| Councillor John Tanner         | Littlemore;                   |
| Councillor Sian Taylor         | Northfield Brook;             |
| Councillor Elizabeth Wade      | Wolvercote;                   |

The quorum for this meeting is five members. Substitutes are permitted. Substitutes for the Chair and Vice-chair do not take on these roles.

### Copies of this agenda

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# AGENDA

Pages

## Planning applications - background papers and additional information

To see representations, full plans, and supplementary information relating to applications on the agenda, please [click here](#) and enter the relevant Planning Reference number in the  search box.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

### 1 Election of Chair for the Council Year 2019-20

### 2 Election of Vice Chair for the Council Year 2019-20

### 3 Apologies for absence and substitutions

### 4 Declarations of interest

### 5 18/02587/FUL: Site Of Blocks C F G H J K L And M Clive Booth Hall, John Garne Way, Oxford OX3 0FN

11 - 70

**Site address:** Site of Blocks C F G H J K L And M, Clive Booth Hall, John Garne Way, Oxford

**Proposal:** Proposed demolition of Blocks C, F, G, H, J, K, L and M of the Clive Booth Student Village and erection of 1,077 student bedrooms with associated communal and social facilities (reference 18/02587/FUL) (revised land ownership certificate) (amended)

**Recommendation:** East Area Planning Committee is recommended to:

1. **resolve to approve the application** subject to the satisfactory completion of a legal agreement under section.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in the report; and
2. **agree to delegate authority** to the Acting Head of Planning Services to:
  - (a) finalise the recommended conditions as set out in the report

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

(b) complete the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in the 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 Acting Head of Planning Services considers reasonably necessary; and

(c) issue the planning permission.

**6 19/00366/CT3: Green Spaces And Hardstanding, Furlong Close, Oxford**

71 - 82

**Site address:** Green Spaces and Hardstanding, Furlong Close, Oxford

**Proposal:** Formation of 24 car parking spaces and 1 disabled bay, alterations to landscaping.

**Reason at Committee:** Application is submitted by Oxford City Council.

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

**7 19/00643/CT3: 63 Asquith Road, Oxford, OX4 4RN**

83 - 92

**Proposal:** Demolition of existing single storey rear extension. Erection of a single storey rear extension.

**Site address:** 63 Asquith Road, Oxford, Oxfordshire, OX4 4RN

**Reason at Committee:** Application is submitted by Oxford City Council.

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

**8 19/00644/CT3: 16 Croft Road, Oxford, OX3 0JY**

93 - 102

**Site address:** 16 Croft Road, Oxford, OX3 0JY

**Proposal:** Erection of a single storey side extension. Alterations to roof to existing side extension from pitched to flat. Infill of 1no. window to rear elevation. Formation of a ramp, handrail and decking to rear elevation.

**Reason at Committee:** Application is submitted by Oxford City Council.

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

**9 Minutes**

103 -  
106

**Recommendation:**

to approve the minutes of the meeting held on 1 May 2019 as a true and accurate record.

## 10 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 |
| 17/01519/FUL: 55 Collinwood Road Oxford OX3 8HN  | Called in                 |
| 18/02442/FUL: 4 Lime Walk, OX3 7AE   | Committee level decision  |
| 18/03180/FUL: 108 Temple Road, Oxford, OX4 2HA   | Called in                 |
| 18/03330/OUT: Sports Field, William Morris Close, Oxford OX4 2SF                           | Committee level decision  |
| 18/03405/FUL: Holy Family Church , 1 Cuddesdon Way, Oxford, OX4 6JH                        | Committee level decision  |
| 19/00219/FUL: 4 Woodlands Road, Oxford, OX3 7RU  | Called in                 |
| 19/00233/FUL: 60 Mortimer Drive, Oxford, OX3 0RU   | Called in                 |
| 19/00305/OUT: 295-301 London Road, Headington, Oxford, OX3 9HL                             | Committee level decision  |
| 19/00518/RES: Land At Barton, Northern By-pass Road, Oxford, OX3 9SD                       | Committee level decision  |
| 19/00779/FUL: Land at 1-7 Jack Straw's Lane/ 302-304 and 312 Marston Road, Oxford, OX3 0DL | Committee level decision  |
| 19/00926/FUL: 49 Marlborough Close, Littlemore, OX4 4PH                                    | Called in (on 21/5)       |
| 19/00933/CT3: Land At The Junction Of Blackbird Leys Road And Balfour Road, Oxford         | Council application       |
| 19/01029/CT3: Headington Community Centre, 39 Gladstone Road, Oxford, OX3 8LL              | Council application       |
| 19/01038/FUL: Ivy Lane, Osler Road, Oxford, OX3 9DT  | Committee level decision  |
| 19/01039/FUL: Site Adjacent Randolph Court, Churchill Drive, Oxford                        | Committee level decision  |

|   |                     |
|---|---------------------|
| 19/01057/CT3: 2 Devereux Place, Oxford, OX4 4RP             | Council application |
| 19/01058/CT3: 15 Devereux Place, Oxford, OX4 4RP            | Council application |
| 19/01059/CT3: 56 Dashwood Road, Oxford, OX4 4SH             | Council application |
| 19/01142/CT3: Windrush Tower, Knights Road, Oxford, OX4 6HR | Council application |
| 19/01196/FUL: 22 Merewood Avenue                            | Called in           |

## 11 Dates of future meetings

If it is not possible to complete the business on 5 June, this meeting will be adjourned and reconvened at 6.00pm on 13 June 2019.

Future meetings of the Committee are scheduled at 6.00pm on

| <b>2019</b> | <b>2020</b> |
|-------------|-------------|
| 3 July      | 15 January  |
| 31 July     | 5 February  |
| 4 September | 4 March     |
| 2 October   | 1 April     |
| 6 November  |             |
| 2 December  |             |

## **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.  
Unchanged in last Constitution update agreed at Council November 2018.**

## EAST AREA PLANNING COMMITTEE

5<sup>th</sup> June 2019

|                            |  |                   |                           |
|----------------------------|--|-------------------|---------------------------|
| <b>Application number:</b> | 18/02587/FUL   |                   |                           |
| <b>Decision due by</b>     | 3rd April 2019   |                   |                           |
| <b>Extension of time</b>   | TBA  |                   |                           |
| <b>Proposal</b>            | Proposed demolition of Blocks C, F, G, H, J, K, L and M of the Clive Booth Student Village and erection of 1,077 student bedrooms with associated communal and social facilities (reference 18/02587/FUL) (revised land ownership certificate) (amended) |                   |                           |
| <b>Site address</b>        | Site Of Blocks C F G H J K L And M, Clive Booth Hall, John Garne Way, Oxford   |                   |                           |
| <b>Ward</b>                | Headington Hill And Northway Ward  |                   |                           |
| <b>Case officer</b>        | Clare Gray   |                   |                           |
| <b>Agent:</b>              | Turnberrys   | <b>Applicant:</b> | Oxford Brookes University |
| <b>Reason at Committee</b> | Major application  |                   |                           |

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## 1. RECOMMENDATION

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

1.1.1. **Resolve to approve the application** subject to:

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

1.1.2. **agree to delegate authority** to the Acting Head of Planning Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary;
- complete the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final

conditions and informatives to be attached to the planning permission) as the Acting Head of Planning Services considers reasonably necessary; and

- issue the planning permission.

## **2. EXECUTIVE SUMMARY**

2.1. This report considers an application for the redevelopment of the existing Clive Booth Student Village. The site would be previously developed land and would provide 1077 student bedrooms, providing an increase in student accommodation of 615 bedrooms. The proposal comprises the demolition of 11 blocks of accommodation and its redevelopment will reposition taller accommodation blocks to the west of the site on the flatter level of the hillside, with shorter blocks of accommodation to the east of the site further up the hill on a gradient. The application comprises EIA development and is accompanied by an Environment Statement.

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

- Principle of development
- Design, landscape and visual and impact
- Impact upon Designated Heritage Assets
- Trees
- Highways
- Energy
- Archaeology
- Air Quality
- Flood risk and drainage
- Impact on amenity
- Biodiversity
- Other matters

2.3. The report considers the issues as raised above and considers that the proposal would seek to make an efficient use of previously developed land delivering a greater number of student beds on an existing student village site connected to Headington Hill Campus and Gypsy Lane Campus, thus reducing the need for students to travel to academic buildings and crucially releasing a material number of private houses back onto the open market. The development will have an impact on short range views and thus would result in less than substantial harm to the significance of the special character and interest of Headington Hill Conservation Area and views of Central Conservation Area however, it is considered that the delivery of public benefits as listed within the report will offset the harm identified. The development will also have an adverse impact on the character of the wooded hillside in the short to medium term (years), however, it is considered that whilst the harm would be mitigated by succession tree planting in the long term, that in the short to medium term the public benefits identified are a material consideration as set out in Section 38(6) of the Town and County Planning and Compulsory Purchase Act 2004. The development is considered acceptable in respect of matters relating to highways,

biodiversity, energy sustainability, amenity and flooding/drainage. It is therefore considered that the application is recommended for approval and in compliance with policies CS2, CS10, CS11, CS12, CS18, CS25 of the Core Strategy, policies CP1, CP6, CP8, CP10, HE7, HE3, HE8 of the Oxford Local Plan and policies HP5, HP6, HP9, HP12, HP13, HP14, HP15 and HP16 of the Sites and Housing Plan as well as guidance in the NPPF. The application is contrary to policy NE15 of the Local Plan, however, it is considered there are material considerations that are relevant and set aside the policy. It is recommended the application be approved subject to a S106 agreement to secure the delivery of public benefits and to secure that the applicant enters into a S278 to deliver a pedestrian refuge on Marston Road.

### **3. LEGAL AGREEMENT**

- 3.1. This application is recommended for approval subject to a legal agreement to provide a public realm improvement comprising a link between Clive Booth and Headington Hill with an enhanced entrance at the junction of Clive Booth Student Village with Cuckoo Lane and the neighbouring Headington Hill Campus, along with management controls to upkeep and maintain this space in perpetuity.
- 3.2. The agreement would also require the developer to enter into a Section 278 legal agreement with Oxfordshire County Council to secure the delivery of an uncontrolled refuge in the vicinity of John Garne Way on Marston Road. This is to be delivered prior to first occupation of the student bedrooms.

### **4. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 4.1. The proposal is liable for CIL for a £2,695,396.90 payment.

### **5. SITE AND SURROUNDINGS**

- 5.1. The site comprises half of the existing Clive Booth Student Village which is part of Oxford Brookes University Headington Campus on the western side of Headington Hill, to the east of Oxford City. The application site extends to approximately 4.9ha and contains a collection of 14 buildings, providing blocks of brick built student village accommodation of 2 and 3 storey height. The application site currently accommodates 640 students.
- 5.2. The site lies on the west facing slope of Headington Hill, to the north of Cuckoo Lane which separates the historic parkland and gardens of Headington Hill Hall from the later, C20 developments that are dispersed amongst the wooded slopes of this relatively steep scarp. The site has a distinctive and varied topography with the hillside sloping steeply down from east to west towards Marston Road. The eastern boundary of the site also slopes steeply north to south. Headington Hill provides a green setting to the east of Oxford where the site and surrounding land is characterised by large numbers of mature trees and parkland. The site lies within the wider context of the green backdrop to the Oxford City and views of the site are achieved from the city from St Marys Church, and of the backdrop from further afield, at Raleigh Park, Boars Hill and Wytham Wood.

5.3. The site lies within Headington Hill Conservation Area, with the red edge of the application site following broadly the western boundary of the Conservation Area, save for a small area of the student village to the west which lies outside. Adjacent to the Headington Hill Conservation Area is St Clements and Iffley Road Conservation Area which goes along Marston Road as far as the Islamic Centre. South of the application site is Headington Hill Hall which is Grade II\* listed. The northern portion of the site sits closer to the early C20 arts and crafts villas of Pullens Lane, including High Wall, which is a Harold Peto design and grade II listed.

5.4. The site forms the eastern half of the wider Student Village which has been occupied by Oxford Brookes students for the last 40 years. To the front of the site adjacent to Marston Road is the recently constructed Post Graduate Centre. Adjacent to the entrance of the site is the John Garne Way allotments. To the north of the site are the residential streets of Fielden Grove and Pullens Field. To the east is mixed development off Pullens Lane, comprising academic institutions and residential uses, and Pullens Lane allotments. To the south is Headington Hill campus within which lies Headington Hill Hall and Headington Hill Park.

5.5. Vehicular access to the site is from John Garne Way to the west. Pedestrian access is more widespread with access from Cuckoo Lane which defines the southern boundary of the site and connects Marston Road with Pullens Lane and Headington Hill Park, and from direct access from Pullens Lane.

5.6. See site plan below:



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Ordnance Survey 100019348

**6. PROPOSAL**

- 6.1. The application proposes to redevelop the eastern half of the student village by replacing the older accommodation blocks with larger blocks to increase the available purpose built accommodation for university students. It would consist of the demolition of 11 buildings on site. Of these 11 buildings, 8 buildings comprise student accommodation, and the 3 other buildings comprise a children's nursery, Morals Bar and the steel house. 2 existing blocks of student accommodation will remain comprising block A and B within the middle of the site.
- 6.2. In its place will be 11 new buildings arranged across the student village as well as a new welcome building at the entrance into the village from John Garne Way.
- 6.3. The replacement buildings will vary in height and scale. Buildings 1A, 1B, 2 and 3 lie at the western end of the site at the lower land level, where the base of the site is flatter. All of these buildings have a narrow span, and are long in length. Buildings 1A, 1B and 3 are proposed to extend up to 4 and 5 storey height, whilst building 2 is proposed to extend to 6 and 7 storeys. The heights of these flat blocks range from 13.4m to 23m. Moving east as the topography increases and the site ascends the hill, buildings 5, 6, 7, 8, 9, 10 and 11 are proposed at 3 storeys height of approximately 10.5m in height. The span of these buildings are narrow but are shorter in length than those at the western, lower level of the site. Building 4 located at the entrance into the development is a single storey building of square shape.
- 6.4. The redevelopment will increase the number of student bedrooms on site. As existing the site has 640 bedrooms, of which 462 will be demolished and 178 retained. The redevelopment will provide 1077 bedrooms, increasing the student accommodation by a net gain of 615 bedrooms. The gross number of student beds comprises 1255.
- 6.5. The new building typologies comprise a range of flatted blocks and town houses. The flat blocks will be provided to the west of the site within buildings 1A, 1B, 2 and 3 and will contain ensuite shower rooms of 12.5sqm. These rooms are clustered in groups of 8 with shared kitchen facilities for each cluster. The town houses are to be provided at the higher ground level and are 9 bedroom houses arranged over 3 floors with the ground floor comprising a large kitchen/living room. The entrance administration/facilities building is single storey and contains office and support spaces.
- 6.6. The design concept for the redevelopment is to build upon the existing woodland setting of the site and to connect the setting with the wider Oxford Brooks Campus through designing the buildings so that they reflect and integrate with the landscape and to improve outdoor spaces and connectivity. Externally the buildings are proposed to reflect the existing wooded landscape character that is distinctive and defines this hillside. The applicant states that the concept behind the elevations is centred around woodland and the natural cycle of change of deciduous trees through the seasons. In relation to the flat blocks at the lower level, the exterior of the buildings are proposed in bricks of varying textures and colours taking their cues from the palette of the woodland setting through the seasons. The buildings have also been designed with strong vertical

emphasises with a staggered roof height, informed by the natural arrangement of tree trunks and their varying massing, taking cues from its immediate setting. The purpose of this is to assimilate and to distort the appearance of the buildings as seen in the immediate and long range views. Adjacent to windows are proposed perforated metal screens with designs referencing the pattern of bark. Below these windows are coloured powder coated panels referencing the hues of the change of seasons weaving through the ‘trunks’ of the buildings.

- 6.7. Town houses are proposed on the higher level, using a range of bricks of varying colours and textures informed by the landscape, being set out in streets of 6 to 8 houses which of 3 storey height is proposed to create a more intimate setting than the larger flat blocks, but utilising a palette that unifies the two building typologies. The pitched roofs are asymmetrical in form.
- 6.8. Externally the existing road layout and connections through the site is to remain as it is currently arranged, however, additional improvements to footways within the site are proposed as well as an improved node at the junction of Clive Booth with Cuckoo Lane and Headington Hill Campus. This will comprise the creation of an enhanced and direct walkway down from Cuckoo Lane through the site between existing Block B and proposed Buildings 1B, 1A and 2 down towards Building 3. This is proposed with a natural appearance with a feathered and less formal alignment and edge providing external seating areas and enhancing outdoor space. Between Building 3, 1A and 2 is proposed an external events space proposed to be utilised on occasions such as the start of the academic year for pop up food stores.
- 6.9. To facilitate the development it is proposed to fell 140 trees and landscape features mostly being Category C trees (61) and U trees (26) but also including 4 Category A trees and 10 Category B trees. Of this 140, 26 is sought for removal irrespective of the development. The applicants seek to plant 272 trees by way of succession tree planting (as amended from 186). The trees will be planted across the site to build upon the existing wooded characteristics of the site.
- 6.10. Vehicular access will be from the head of John Garne Way, as the arrangements are currently. It is proposed to create an arrival plaza on entry into the site with turning circle for vehicles in front of the entrance building to be able to turn and exit, outside of the start and end of term, and at controlled times.
- 6.11. The application includes a suite of documents including the Campus Development Plan. This is a 10-20 year plan for the University’s key campus at Headington which is the focus of the University Estate following the planned closure of Wheatley Campus and the phased relocation of activity from that campus to Headington and Harcourt Hill as well as the largely complete Gipsy Lane site. The Plan indicates that the reduction in estate size is required in order to increase the efficiency of running the estates and to provide an opportunity to increase student accommodation on this existing site in order to maximise student bedrooms and to continue to provide University owned and managed accommodation. For Clive Booth Student Village, the assessment of the building stock indicates the undergraduate accommodation is of a neutral contribution to the quality of stock and that the key routes and accessibility



between Headington Hill and Gipsy Lane are neutral to negative, with poor lighting and wayfinding.

6.12. The Campus Development Plan identifies a number of projects including the application proposal within Phase 1, alongside the provision of the replacement Helena Kennedy building (approved August 2018), the relocation of the nursery and the Sinclair building refurbishment.

6.13. It is proposed that the redevelopment of the Clive Booth village will be undertaken in 2 phases, with the flat blocks on the lower part of the site in Phase 1 and the town houses in Phase 2. The students displaced through Phase 1 of the redevelopment of Clive Booth would be accommodated in the Cowley Barracks site which is expected to become operational from September 2019, leaving students within Phase 2 in their accommodation.

6.14. The application was amended during the course of its consideration due to an amended land ownership certificate as well as a further round of amendments following the submission of amended plans that needed to be readvertised.

6.15. See proposed block plan:



## 7. RELEVANT PLANNING HISTORY

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

71/24017/A\_H – Morrells Allotments Marston Road – outline application for residential development. APPROVED

72/26435/A\_H – Outline application for the erection of student accommodation for Oxford Polytechnic and 50 bed spaces per acre with vehicular access from Marston Road and retention of open space. APPROVED

75/00999/D\_H – Erection of student accommodation for Oxford Polytechnic to form 110 study bedrooms with self contained amenities. Consturction of access road. APPROVED

76/00593/D\_H – Blocks G H J – Erection of student accommodation for Oxford polytechnic 324 study bedrooms with self contained amenities, phase 2 (amended plans) APPROVED

80/00553/DFH – Land off John Garne Way – Two storey block to form 44 units of student and post-graduate accommodation with ancillary facilities (Block H) – WITHDRAWN

84/00819/DFH – Blocks G H J and K – Student housing together with a Wardens House for Oxford Polytechnic. APPROVED

84/01032/DOH – Hostel accommodation for 75 students for Oxford Polytechnic, with vehicular access from John Garne Way APPROVED

89/00201/NOH – Clive Booth Hall – Construction of hostel accommodation for 75 students for the Oxford Polytechnic, which vehicular access from John Garne Way (renewal DOH/1032/84) APPROVED

90/00577/NFZ – Blocks C F L M and Central facility. Erection of student hostels and student facility. Extension to existing roadway, footpath, car parking and landscaping (amended plans) APPROVED

96/00565/NFH – Erection of day nursery together with dropping off point and play area APPROVED

07/00616/FUL – Erection of 178 student study rooms in 2 blocks on 3 floors on site of existing blocks A and B (net increase of 79 student study rooms) (amended plans) APPROVED

07/00615/CAC – Demolition of student accommodation blocks A and B amended plans APPROVED

## 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 | Headington Neighbourhood Plan | Emerging Policy Oxford Local Plan |
|-------|------------------------------------|------------|---------------|------------------------|-------------------------------|-----------------------------------|
|-------|------------------------------------|------------|---------------|------------------------|-------------------------------|-----------------------------------|

|                                   |        |   |                       |               |                           |               |
|-----------------------------------|--------|---|-----------------------|---------------|---------------------------|---------------|
| <b>Design</b>                     | 12     | CP6, CP8,<br>CP9,<br>CP10.<br>CP11              | CS2,<br>CS18          | HP9           | CIP1, CIP2,<br>CIP3, GSP4 | DH1, DH2      |
| <b>Conservation/<br/>Heritage</b> | 16     | HE2, HE3,<br>HE7, HE9,<br>HE10<br>HE15,<br>HE16 |                       |               | GSP4, CIP4                | DH3, DH4      |
| <b>Housing</b>                    | 5      |   | CS25                  | HP5, HP6      |                           | H8            |
| <b>Natural environment</b>        | 14, 15 | NE15<br>NE16                                    | CS10<br>CS11,<br>CS12 |               | GSP3                      | RE1, G8       |
| <b>Transport</b>                  | 9      |   |                       | HP15,<br>HP16 | TRP1, TRP2,<br>TRP3, TRP5 | M1,M2, M3, M5 |
| <b>Miscellaneous</b>              | 10, 11 | CP.13<br>CP.24<br>CP.25                         |                       | MP1           |                           |               |

## 9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 19<sup>th</sup> December 2018 and 13<sup>th</sup> March 2019 and an advertisement was published in The Oxford Times newspaper on 14<sup>th</sup> March 2019.

### **Statutory and non-statutory consultees**

#### Oxfordshire County Council Highways (amended)

9.2. No objections subject to conditions and the applicant entering into a S278 agreement to secure a pedestrian refuge on Marston Road.

#### Thames Water Utilities Limited

9.3. Whilst it has been identified following investigations that there is an inability of the existing water and waste network infrastructure to accommodate the needs of this development proposal, conditions can be applied that address these issues.

#### Natural England (original and amended)

9.4. No objections, based on the plans, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

#### Historic England (original and amended)

- 9.5. This site lies partly within the Headington Hill Conservation area but does not include any buildings that are of historical or architectural interest in themselves. Historic England's interest in the site relates to the role it plays in the wider townscape of Oxford, which includes the Central Oxford Conservation Area. At present the site is densely planted with trees and forms part of the green backdrop to the city. This backdrop forms an important aspect of the way in which the city as a whole is perceived and experienced as it features prominently in views across the city, particularly from Raleigh Park and from publically accessible towers within the city, of which St Mary's is the nearest.
- 9.6. The proposals are for a much higher level of development on this site than is currently the case. Buildings of between two and three storeys in height would be replaced by buildings of larger footprint that would be up to seven storeys high. The Applicant is well aware of the sensitivity of the site and has commissioned a detailed analysis of the impact of the proposals on key views. Having considered these carefully we are content that, while it would be visible, a development of the size and general form proposed would not adversely harm key views provided that the materials used were carefully chosen and allowed the buildings to blend into the landscape.
- 9.7. Both colour and texture of the building materials to be used are important. In our view the proposal to use brick of various colours as the main material for the facades would help break the mass of the development up and reduce its visibility in long views. The precise choice of brick and design of the facades will need careful scrutiny.
- 9.8. Overall, Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF in regards to heritage issues, in particular paragraph numbers 189, 190 and 192, providing proper scrutiny is given to the detailed design and materials used.

Environment Agency (original and amended)

- 9.9. No objections and no further comments

Thames Valley Police (original and amended)

- 9.10. Comments relating to the size of the development and the vulnerability of residents and recommend a condition

Oxford Preservation Trust (original)

- 9.11. Objection. The site of this development is in a particularly sensitive location running right across the eastern side of the City on the green slopes which act as a backdrop to the dreaming spires when viewed across from the western hills, where many of the famous views have been painted and written about. It is also visible from important public viewing points within the City itself, such as from the top of St. Mary's Tower in the High Street. It is one of those sites which it is hard to envisage without climbing the Tower and looking, as who would believe that it would stretch out across the eastern slopes from below the JR11 to the north and

as far to Headington Hill Hall in the south. Any building here will need to be done with the utmost care.

- 9.12. It is interesting to note that in the *Assessment of the Oxford View Cones 2015 Part 2.1 Views from the Western Hills* this area is specifically highlighted at *Figure 2.1.3 Annotated render of the view from Raleigh Park*; 'The historic High Buildings are seen against the green backcloth of Headington Hill, contributing to their prominence and providing a green setting that defines the extent to the historic City centre.' This is further repeated at 2.2.3 '*Annotated render of the view from Boars Hill*' as 'Green and wooded hills provide the 'backcloth'. We note that in the emerging Local Plan to 2036 evidence, the High Buildings Study Evidence Base Report, states at Page 49 that 'the green (wooded or agricultural) backdrop to the city which form a backdrop to elevated views from within the city' is considered a key characteristic of Oxford, forming part of its significance. The inappropriate introduction of high buildings within this backdrop could cause harm to this significance, changing the way in which the Oxford skyline is read and experienced.
- 9.13. The applicant seems to accept this sensitivity in this thorough application and includes a comprehensive appraisal of the historic views using the methodology set out in the *Assessment of the Oxford View Cones 2015*. We are however concerned by the use of a reference to the emerging Local Plan 2036 and the suggestion that high buildings are to be encouraged releasing the 18.2 height limit. This is not a policy that is supported and it has been changed in this latest draft.
- 9.14. OPT have been aware of the application for some time pointing out to the applicants the sensitivities and the impacts the development could have. We have liaised with Historic England and have made a number of visits including to St. Mary's Tower. At the moment, the backdrop has a green verdant character, dense with trees, the old Milham Ford School, now part of OBU, appearing almost as a country house in grounds. The green backdrop is an extraordinary survival. It plays an integral role in the appearance and enjoyment of the dreaming spires and how they are experienced, both in the short distances out and across from the city centre, and in the more distant views from Raleigh Park, Harcourt Hill and Boars Hill. The existing development is of 2-3 storeys and is visible within the wooded slopes but sits comfortably and does not cause harm or alter the sense of green backdrop.
- 9.15. We are supportive of the masterplan for Oxford Brookes and their wish to consolidate their various student housing sites within this one campus so that they can manage the student experience and reduce the impact on wider Oxford communities. Policy H9 in the draft Oxford Local Plan to 2036 supports this. We are aware that considerable thought has been given to the configuration of the buildings, the effect of light and shadows and to the use of appropriate materials. However, this proposal seeks to put too much on this site, almost doubling capacity from 640 to 1077 bed spaces. To do so they need to build high, the varying building heights reaching seven storeys at one point. The application also requires the removal of some 140 trees with replanting of trees which are intended to grow tall enough to disguise the effect of the development.

9.16. This intensification of the site cannot be achieved without impacting on the Oxford views. Whilst we understand the pressure OBU faces, this balance is too heavily weighted in favour of provision of student housing. This site is too important to the Oxford views and fragility of those views, and this change will be so significant within them that we cannot support this application. We ask that this application is refused and that OBU reduce the heights and the configuration of the buildings to reduce the impact and the loss of mature trees. We do not accept that the public benefit will outweigh the harm caused to the Central Conservation Area of which the views of Oxford are an integral part.

#### Fielden Grove Residents Association

9.17. Objection. The proposed development is of an entirely different order. Buildings of five, six and seven storeys will dominate the site and will change from being a verdant, well-timbered oasis to something resembling the worst of inner city high-rise planning.

9.18. Student Population. The plan will almost double to number of students on this compact site. The site is simply too small and in the wrong location to accommodate such numbers.

9.19. Trees. The plan includes the felling of 80 mature trees, the permanent coppicing of another 21 trees that will be too near the new buildings and the felling of additional trees for 'health and safety, cultural or quality of life reasons'. The number of trees that will be planted are saplings and will not achieve the size of the existing trees for at least 30 years and, even then, they will not provide a visual shield for such high buildings. In addition, the tallest buildings will permanently punctuate the green backdrop to the city centre provided by the mature trees in the area.

9.20. Wildlife, being badgers, red kits, bats, foxes, deer and birds, who have been identified on and close to the site who will be affected by the development. Whilst we sympathise with the drive to accommodate more university students in university accommodation and accept that some limited expansion of student numbers on the site is inevitable, the sheer scale of what is being proposed would suggest that the university has made its decisions without regard to its impact on this precious conservation area.

#### Oxford Civic Society

9.21. Support. This application has caused great concern among many local and other residents because of the potential impact on local services, the character of the area and the effect on views, both from a distance and from the nearby allotments. There is also concern that the proposals displayed at the public exhibition sessions have either been changed or did not reveal in full detail exactly what was being proposed.

9.22. In the presentation of any major development proposal, many different documents and explanatory drawings can make it difficult for the public in general and near neighbours in particular to be confident regarding impacts, including visual impacts from key locations in the City and from the development

to immediate and relevant district neighbours. We consider that some additional material to that presented in Annexe 7 and Annexe 8 of the Environmental Report would have provided more clarity regarding the local visual impacts of the proposals.

9.23. The City Council has required both universities to increase substantially the number of purpose-built student residences to relieve pressure on the general housing stock. This application represents part of their response. The high density of the development makes good use of land and minimises the loss of trees but inevitably raises questions about noise and pressure on local services, among other things.

9.24. On balance, we believe that this development of student housing and support facilities so close to the Headington Campus will have more positive benefits than negative consequences as a result of a carefully crafted scheme which should limit negative impacts on local private and public sector family housing and public transport in the immediate areas. The majority of the day-to-day movements for students between their accommodation and academic and social facilities will largely be internalised within the Brookes estate – other than the pedestrian movements across Headington Road. It is clear that the architects and associated consultants have taken care with the siting of the proposed buildings in terms of sensitive views from the site as well as views into the site. We agree with the conclusions of Historic England in this regard.

#### New Marston Residents Association

9.25. *Original:* The New Marston Residents' Association objects to the application on the following grounds:

9.26. The impact on the Headington Hill Conservation Area. The impact of the height and massing of the new buildings, in particular in the front part of the site (buildings 1A, 1B, 2, and 3 and 5). The impact of the new buildings is inadequately mitigated by the landscaping proposals. The application is defective in providing incorrect statements and inadequate documentation of its impact on the locality, in particular on the neighbourhoods most affected by the application: William Street, John Garne Way, and the JGW allotments. There has been inadequate direct consultation with neighbours most affected by the proposals. Objections 4 and 5 suggest that the application does not meet the higher expectations outlined in the Goodstadt report. The development would generate unacceptably high levels of light pollution. The development would significantly increase noise pollution from the site. The impact on transport and access. The impact on the water infrastructure. The impact during the construction phases. The impact on the view cone from the University Church of St Mary the Virgin

9.27. *Amended:* The New Marston Resident's Association welcomes the steps taken by the applicant to address a number of points made in the original submission. Objections relating to the impact on Headington Hill Conservation Area, the impact of the height and massing of the new buildings, whether the landscaping mitigates the impact of the new buildings, does not make correct statements and there is inadequate documentation of its impact on the locality, in particular

William Street, John Garne Way and the JGW allotments and the development would result in unacceptable levels of light pollution. Concerns regarding noise pollution have been addressed. But impacts on transport, access, flooding on Ferry Road, construction phase and on the viewpoint from St Marys Tower remains.

### **Public representations**

9.28. 158 representations were received from householders/occupiers and other organisations (being Cyclox, John Garne Way Allotments and St Clements Allotments Association). The list of the addresses are contained in **Appendix 1**.

9.29. In summary, the salient points are as follows:

- Adverse effect on the residential amenity of neighbours (56)
- Noise levels will have an impact on neighbouring properties (98)
- Loss of privacy due to scale and size of development (87)
- Overlooking of surrounding properties (104)
- Increase Air/Light Pollution (91)
- Increase in noise levels (120)
- Construction of development will create disruption to staff and children of St. Michael's primary school (3)
- Development will create an unacceptably high density and over-development of the site (78)
- Views across Oxford will be affected (37)
- Impact on the Conservation Area (89)
- Development will have an irreversible and adverse impact on the habitat, landscape and the local community (104)
- Consideration should be given to the Wheatley Campus as an alternative site (2)
- Harm to wildlife (113)
- Loss of mature trees (109)
- More details needed on the impact of the views across Oxford (23)
- Loss of daylight/sunlight to surrounding properties (78)
- Planting scheme is unacceptable in terms of the timescale for trees to grow (16)
- Impact on the neighbouring allotment site (45) and inability to grow produce due to over shadowing due to size, massing and proximity
- Not in keeping with the surrounding area (78)
- Potential for increased surface water leading to flooding (12)
- Increase of traffic during and after construction (7)



- Impact on the view across Headington Hill Park (39)
- Development unsuitable for this part of Oxford; quiet/peaceful (6)
- Insufficient cycle parking proposed (29) and concern regarding double height cycle parking being retrofitted
- Increase of student traffic along Pullens Lane and Barn Lane would adversely affect other users of the land (12)
- Impact on daylight/sunlight of the proposal (89)
- Concern with the scale and design of the proposal (103)
- Impact on the biodiversity (81)
- Concern to suspend the on-street cycleway at the Marston/Headington Rd junction (19)
- Cycling routes and cyclist should be prioritised in the construction phase (15)
- Student density in the area is already high, this development will put more pressure on the area (35)
- Concerns regarding extension of vehicle access and additional parking spaces beyond gates to St Clements Allotments (1)
- Noise and dust
- Westerly view from our site over the city and towards Wytham Woods is of historic significance. While tree growth has narrowed this view, would be concerns if buildings reduced this view further. (1)
- Suggest Brookes and OCC clear unkempt vegetation along the fence line and possibly widen Cuckoo Lane from Pullens Lane in order to make thoroughfare safer (1)

9.35 In respect of comments made in respect of amended plans:

- Proposal will change the character of the area
- No significant archaeological implications
- No current amenities in Marston or public transport, added pressure from development will have an impact on the proposal
- Access issues to John Garne Way allotments – impact on existing and potential uses of adjacent land and the road being built at to adoptable road standard
- Consideration needs to be given to the design and layout – crime prevention
- The Design & Access statement doesn't address crime and disorder issues
- Impact on the Headington Hill Conservation Area
- Impact of the new buildings is inadequately mitigated by the landscaping proposals

- Application provides incorrect statements and inadequate documentation of its impact on the locality
- Development will generate unacceptably high levels of light pollution
- Proposed buildings overshadowing allotment site and the shadow analysis is not clear on the nature of what causing the shadow impact. The trees in winter will enable dappled sunlight
- Plans do not show the view from John Garne Way would be affected
- Concerns over emergency vehicles being able to access the site

## **10. PLANNING MATERIAL CONSIDERATIONS**

10.1. Officers consider the determining issues to be:

- Principle of development
- Design, landscape and visual impact
- Impact on designated heritage assets
- Trees
- Impact on amenity
- Highways
- Sustainability and energy
- Flood risk and drainage
- Biodiversity
- Other matters

### **a. Principle of development**

10.2. The National Planning Policy Framework (NPPF) and Core Strategy Policy CS2 encourage the effective use of land by re-using land that has been previously developed. Policy CP6 of the Oxford Local Plan requires that development proposals make maximum and appropriate use of land and the best use of a site's capacity in a manner both compatible with the site itself as well as the surrounding area. The student village is defined as previously developed land and the redevelopment of the site and intensification of development within the confines of the site's boundary would be considered in policy terms to make an efficient use of this type of land.

10.3. The Core Strategy in the preamble to policy CS25 has regard to the well known issue in Oxford that a large number of students live in private accommodation in the private rental market outside of purpose built accommodation, which in turn places a large pressure on the availability of houses. As such it is highly important to have regard to the provision of purpose built student accommodation, as the provision of this has the effect of releasing private accommodation. Planning Practice Guidance (updated Feb 2019) advises Local

Authorities how to assess housing need and states that in the case of student housing, “encouraging more dedicated student accommodation may take pressure off the private rented sector and increases the overall housing stock.” The PPG also encourages Authorities to engage with universities to ensure they understand their student accommodation requirement (PPG para 17 20/2/19).

- 10.4. Policy CS25 states Planning permission will only be granted for additional academic/administrative accommodation for the University of Oxford and Oxford Brookes University where that University can demonstrate: in the first place that the number of full-time students at that University, who live in Oxford but outside of university-provided accommodation, will, before the particular development is completed, be below the 3,000 level and once that figure is reached, thereafter will not exceed that level. All future increases in student numbers at the two Universities as a result of increases in academic/administrative floor-space must be matched by a corresponding increase in purpose built student accommodation. Student accommodation will be restricted in occupation to students in full-time education on courses of an academic year or more. Appropriate management controls will be secured, including an undertaking that students do not bring cars to Oxford.
- 10.5. Policy HP5 of the Sites and Housing Plan identifies locations where planning permission may be granted for student accommodation and states that planning permission will only be granted for student accommodation on or adjacent to an existing university academic site or located adjacent to a main thoroughfare.
- 10.6. The site is an existing student village established in the 1970s and is owned and managed by Oxford Brookes University (OBU). The site forms 1 of the University’s 3 campuses (Headington, Wheatley and Harcourt Hill) and provides 640 student bedrooms on site. The existing site is seen as a key opportunity by OBU to deliver an increase in student accommodation on one of their own campuses. The University have identified a need to improve the existing accommodation on site, but also provide more accommodation that is under direct control of OBU. This allows greater pastoral care to be provided by the University and greater affordability for students. The increase in bed spaces assists in the Core Strategy’s aim to reduce the number of students that currently live within privately rented accommodation within the City. The application documents advise that the majority of the existing buildings on the site have outlived their life expectancy and no longer provide suitable student accommodation for OBU. The removal of these buildings allows the university to make a more efficient use of the land and to intensify the accommodation offer on the site.
- 10.7. The University are also seeking to rationalise their estate which will include the closure of the Wheatley campus as the Campus Management Plan sets out that the management of 3 separate campuses is inefficient and not sustainable. Whilst this will significantly reduce their estate and their numbers of student accommodation, the proposal seeks to increase the capacity of Headington Campus to maximise the efficiency of Clive Booth and for bringing forward locationally a more centralised campus, at a site already well established and in close proximity by walking and cycling to the University’s main Headington

campus, which will in turn mean less traffic and disturbance beyond the parameters of the site. There is also proposed added public benefit through the proposal to enhance the junction between Clive Booth, Cuckoo Lane and Headington Hill with widening and enhancement of this node which will enhance and encourage the routes between the sites and increased public safety in utilising these routes.

- 10.8. The Clive Booth student village currently provides 640 bedrooms. Of this 462 bedrooms will be demolished, retaining 178. In total 1077 bedrooms will be new, resulting in a revised campus size of 1255 bedrooms, which is a net gain of 615 from its existing size. At present the University can accommodate 5443 of its students in University managed accommodation and a total of 4051 students are currently living outside of student accommodation. The redevelopment of the site with a net gain of 615 student rooms will make a considerable contribution to this figure. The imminent opening of Cowley Barracks with 885 bedrooms will contribute further, offsetting the loss of Wheatley as well as providing accommodation during the construction of this proposal if permitted.
- 10.9. The severe housing need in Oxford and the pressure to make the most efficient use of land is also of significance, as presently the two universities have a considerable impact on private rented accommodation, which is in short supply. In November 2018, the Government introduced the Housing Delivery Test which looks at housing data based on Local Authority housing returns from 2015/16 onwards and calculates what the provision of student accommodation does to releasing C3 housing back onto the open market. In this instance, this indicates that for every 2.5 student beds provided, 1 C3 dwelling is released. Therefore using this methodology, this indicates that with a net gain of 615 student beds that 246 C3 houses would be released. This would thus have a material impact on the delivery of housing in Oxford.
- 10.10. The emerging Oxford Local Plan 2036 is a material consideration but policies within the plan can only be given limited weight at this stage. Policy H8 is relevant and states that planning permission will only be granted for student accommodation on or adjacent university or college campus sites (amongst other locational criteria) and subject to a number of exceptions criteria. Policy H9 is also relevant and states that planning permission will only be granted for new/redeveloped or refurbished academic or administrative accommodation for Oxford Brookes University where it can be demonstrated that the number of their full time taught course students living in Oxford in non-university provided accommodation does not exceed 3,500 at the time of the application. This threshold will be reduced to 3,000 at 1<sup>st</sup> April 2022.
- 10.11. The site was also identified in the Oxford City HELAA November 2017 an evidence based study to the emerging Local Plan that identified its potential to meet Oxford's Housing need (student accommodation counts in the housing figures). Subsequently the site is the subject of an allocation in the emerging Local Plan that states "Planning permission will be granted for additional academic and teaching facilities and associated sport, social and leisure facilities, student accommodation and employer linked housing at Headington Hill Hall and Clive Booth Student Village".

10.12. In light of the above and having regard to the existing and emerging planning policy framework, officers would concur with the applicant that the redevelopment of this existing campus site and the provision of additional student accommodation would comprise an efficient and sustainable use of the land and would contribute considerably to addressing the balance of student accommodation in releasing open market housing and reducing the numbers of students in private rented accommodation. Therefore, the principle of the provision of student accommodation at Clive Booth Student Village would accord with CS25 of the Core Strategy, policy HP5 of the Sites and Housing Plan and emerging policies H8, H9 and SP18 of the Oxford Local Plan.

#### Affordable Housing

10.13. Sites and Housing Plan Policy HP6 states that new student accommodation of 20 or more bedrooms will be required to make a financial contribution towards delivering affordable housing elsewhere in Oxford. The proposed development would therefore be a qualifying site for affordable housing. The policy lists five criteria where exceptions to this requirement can be made.

10.14. In this instance, the proposal accords with the exceptions criteria as the site is within an existing university site as well as the proposal comprising a redevelopment and/or intensification of a site where the main existing use is student accommodation. Therefore, there is no requirement for the applicant to make a financial contribution towards off site affordable housing. The scheme complies with policy HP6 of the Sites and Housing Plan.

#### **b. Design, Landscape and Visual Impact**

10.15. The NPPF makes clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12) and effects on the natural environment (Section 15) are important components of this.

10.16. Section 11 of the NPPF notes in paragraph 122 that in respect of development density the considerations should include whether a place is well designed and “the desirability of maintaining an areas prevailing character and setting... or of promoting regeneration and change”.

10.17. Paragraph 127 of the NPPF states that decisions should ensure that developments will a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) is sympathetic in local character and history, including the surrounding built environment and landscape setting; d) establishes or maintains a strong sense of place to create attractive, welcoming and distinctive places and e) optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public open space).

10.18. Oxford Local Plan policy CP1 states planning permission will only be granted for development which shows a high standard of design, including landscape treatment, that respects the character and appearance of the area. Policy CP8

of the Local Plan requires all new and extended buildings to “relate to their setting to strengthen, enhance and protect local character”. CP11 of the Local Plan states that landscape design should relate to the function and character of the spaces and surrounding buildings. Policy NE15 of the Local Plan has regard to loss of trees and hedgerows and states that planning permission will not be granted for development proposals which include the removal of trees, hedgerows and other valuable landscape features that form part of a development site, where this would have a significant adverse impact upon public amenity. Policy HE9 of the Local Plan states that planning permission will not be granted for any development within a 1200m radius of Carfax which exceeds 18.2m. The site does not fall within this 1200m radius. Policy HE10 of the Local Plan has regard to view cones and states that “The City Council will seek to retain significant views both within Oxford and from outside and protect the green backcloth from any adverse impact. Planning permission will not be granted for buildings or structures proposed within or close to the areas that are of special importance for the preservation of views of Oxford (the view cones) or buildings that are of a height which would detract from these views.”

10.19. The site falls within the Headington Neighbourhood Plan. Policy GSP4 has regard to the protection of the setting of the site and states new development will be permitted where “its design responds appropriately to the site and the character of the surrounding area”. Policy CIP1 has regard to development respecting existing local character and states that new development will only be permitted where they respond to and enhance the distinctive local character where it is described in the character assessments”. Policy CIP2 seeks to protect important views within Headington itself and out of the Headington Neighbourhood Plan area. In Appendix C of the Neighbourhood Plan it identifies views on the viewpoint map. The nearest views are along Cuckoo Lane which is described as an “Historic footpath which merits protection” and Headley Way described as a “Tree lined avenue with a view out of the neighbourhood plan area of the hills in the distance. Policy CIP3 encourages high quality development proposals, stating development proposals which are of an innovative and/or contemporary design will be permitted where they (inter alia) “respect and take account local heritage; and enhance the distinctive identity, character and setting in terms of scale, layout, density, orientation and massing”.

10.20. The emerging Oxford Local Plan 2036 echoes the design policies contained within the development plan and states in policy DH1 planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness. Policy DH2 has regard to views and building heights and states that the Council will seek to retain significant views both within Oxford and from outside, in particular to and from the historic skyline. Planning permission will not be granted for any building or structure that would harm the special significance of Oxford’s historic skyline. The site falls outside of the tall buildings zone.

### Design

10.21. The proposal seeks to demolish the older buildings on site, retaining the newer Blocks A and B, and to replace those buildings with new student accommodation to be provided in flat blocks and town houses. The design

response to this brief has been to respond to the opportunities and constraints of the site that addresses the characteristics of the site being namely its topography and its wooded nature. Critically the site lies within the Headington Hill, which comprises the Eastern Hills and the “green backcloth” of Oxford. The buildings on the site are currently surrounded by mature landscape that was planted at the time of the site’s 1980’s development for Brookes. This landscape currently contributes to the “wooded hillside” character that is identified as an important feature of this hillside.

10.22. The applicants engaged with the Authority prior to application to inform the design process as well as with the Oxford Design Review Panel. The application is accompanied by a Design & Access Statement. A Heritage Assessment which considers the impacts of the proposal upon the designated heritage assets has also been submitted.

10.23. Site Layout: The application site comprises the hillside of Headington Hill which ascends steeply through the site west to east. Whilst the western extent of the site lies at a lower gradient, the eastern and northern extent of the site is exposed from key locations and viewpoints as identified above. The buildings have been arranged to respond to the topography of the site and the constraints of the site’s context in landscape and visual terms. In a similar manner to the existing village, the layout comprises a range of buildings that are distributed through the site. The proposed site layout also seeks a number of blocks and short runs of town houses to be scattered through the site, working with the existing internal road alignments that exist within the village and will not be altered by the proposal. This still retains an access to Pullens Lane allotments from within the site.

10.24. The replacement buildings will be sited in approximate locations to those that are being demolished, albeit on different axis to take into account the site’s topography and landscape impact. Footways through the site are sought to be reprovided particularly up to Cuckoo Lane and access to the Helena Kennedy site, as existing pathways are too steep and not DDA compliant. There are also a number of existing internal courtyards between buildings that are uninviting, which are sought to be eradicated through the redevelopment of the site as well as dead ends.

10.25. Improvements are also sought to the Clive Booth/Cuckoo Lane junction adjacent to the entrance way with Headington Campus. This is an area that sits outside of the red edge of the application site, and improvements are sought via a s106 agreement for reason that this footway through to Headington Campus is deemed an unsafe and undesirable route. Whilst Cuckoo Lane is considered to be an attractive rural lane, it is also poorly lit, narrow and not safe with vegetation, and its meandering nature, obscuring views. Thus the route is not perceived as being a safe or a desirable route by evening and improvements to this node with the Clive Booth and Headington Campus are proposed to address this.

10.26. Scale and Massing: The proposed flat blocks to be built at the lower ground range from 4-7 storey buildings ranging from a height of 13.4m to 23m. The town houses by comparison are limited to 3 storey buildings and will be built

higher up the hill, and will measure 10.5m in height. The intention of limited the buildings at the higher level is to keep the buildings below the tree line of the scarp, and seeks to keep buildings within the mid range of the hillside, with the taller buildings at lower level, where this part of the hillside is less visible.

10.27. The ridge line of the flat blocks have been distorted through a series of different build heights in order to ensure broken parapet lines and layered views. This is also achieved through utilising various axis to the building's footprint as well to break the massing. Minor amended plans received further distorted the parapet line of the roof.

10.28. In terms of their footprint the flat blocks are relatively long and narrow with the larger buildings within the centre of the site, occupying either a linear or L shaped form. The town houses, being on higher ground occupy a much smaller footprint and shorter linear length.

10.29. For comparison purposes the Post Graduate Centre on the Marston Road and John Garne Way junction is a 3 to 4 storey building and measures 11.6m to 14m (08/00688/FUL).

10.30. External Appearance: The response to the massing and elevational treatment of the flat blocks has been to distort the massing through breaking down the buildings into a linear rhythm of vertical blocks with different roof heights to break the ridgeline. This is then proposed to be treated using differing bricks and materials to again attempt to distort the massing and to build on the idea of tree trunks within woodland as well as providing variety across the façade. The chosen colour palette of bricks incorporates different brick colours and textures ranging from reddy brown hue to bricks tinged with purple reflecting a natural palette of colours so that the buildings appear recessive in the hillside and tonal to the existing woodland setting. A similar approach in terms of commonality between the materials and elevational treatment is further adopted for the town houses with each building with its own identity representing a rhythm of individual buildings with asymmetrical roofs to provide variety and interest.

10.31. During the course of the application the external façade has been the subject of minor amendments to include the addition of fretted aluminium panels, golden brown in colour which is proposed to reinforce the connection between the buildings and the landscape. The applicant has also clarified the use of a darker more recessive material palette. The role of these amendments and clarifications is to demonstrate that design mitigation can be achieved to ensure that the appearance of the buildings are recessive and fragmented. It also seeks to demonstrate that the proposals will provide a sense of place that grounds the buildings within their landscape setting.

#### Landscape and trees

10.32. The importance of this landscape setting and the effect of such changes of the proposal and the impact on the landscape has been assessed through an Landscape Visual Impact Assessment. This draws upon the recognised viewpoints that have been identified in the View Cones Study and the impact this has on receptors, specifically identifying six specific views from Boars Hill,



Raleigh Park, Pullens Lane Allotments, John Garne Way Allotments, Wytham Wood and High Field House. Visualisations of the buildings have been submitted from these viewpoints and assessed. In addition these viewpoints consider the impact of the proposed tree planting as mitigation of the proposal.

- 10.33. The application site comprises the hillside of Headington Hill which ascends steeply through the site west to east. Whilst the western extent of the site lies at a lower gradient, the eastern and northern extent of the site is exposed from key locations and viewpoints as identified above. The applicant's response to this, taking into account the site and visual analysis has been to site the taller 4-7 storey buildings at the lower ground level and the shorter 3 storey town houses to be built higher up at the higher land level, where the buildings will be seen in the mid range and not rising above the scarp.
- 10.34. The landscape upon which the site is located is distinctive owing to the significant woodland setting of the student village, planted at the time of the sites development in the 1970/80s, but including its immediate context of allotments, parkland and residential curtilages, which also have a high tree cover. Cumulatively this character defines this 'green backdrop' to Oxford. The contribution that the tree cover has to the significance of this hillside is considered high, as the existing trees, and in particular their canopies contribute to the existing special character of this site and the sense of place. It is this high level of tree cover that the applicant is seeking to emulate in order that the special character is retained in the longer term with substantial landscape planting proposed to offset the trees that are lost. The arboricultural survey identified a substantial number of established trees, tree belts and woodland with 283 individual existing trees, 3 areas of trees, 3 hedges and 1 woodland surveyed. To facilitate the proposal, 140 trees will be needed to be removed. However, significant tree planting and succession planting is proposed in order to retain the existing treed nature of the site, by way of mitigation to offset against the trees lost and the inevitable change in character to the landscape. This mitigation replanting package comprises 272 trees which is a net gain of 132. This is considered in more detail below under the Trees section of the report.
- 10.35. The applicants have submitted a Tree Canopy Study to assess the current mature tree canopy cover (i.e. % of site are under tree canopy) at the site as well as a study as to how that canopy will evolve after 5, 10, 20 and 30 years. This is assessed in more detail below, but essentially, it indicates that it will take from between 20-30 years (2038-2048) for the canopy to recover to the existing level of coverage if no development took place
- 10.36. Further, visualisations have been provided which demonstrate the effect of the development proposal at year 15 with tree planting. This is taken into account in the assessment of the landscape at long and short range views below.
- 10.37. *Long range views:* The site is visible from a number of view cones outside of the city. These are namely from the Western Hills from Raleigh Park and Boars Hill and visualisations have been provided of the site in these views. Additional visualisation has also been provided from Wytham Woods, which is not a view cone, but does provide long range views. The massing of the flat blocks and the

facades are broken into shorter sections and are aligned so that they follow the natural contours of the land with the flat blocks being sited in the more shallow gradient of the hillside and the town houses on a steeper gradient. The result of this in those long range views from the Western Hills is that the new development will sit in the mid range with no building exceeding the upper tree line, and seen in the same way to the C19 houses that can be viewed in the wooded slopes. It is considered that the impact of such tall buildings is ameliorated through their more articulated massing and orientation with contours which in long and mid range views appears to break up the building's apparent length. It is even considered that on higher ground within the centre of the site, that the building's mass and height is broken up and distorted and would be fractured by the belt of large significant trees on the southern edge of the site that are to be retained and reinforced. In terms of the town houses on the northern portion of the site where the slopes are steeper, whilst it is considered that this part of the site is more sensitive in that it sits more prominently on the wooded hillside as well as in closer proximity to the C19 houses on Pullens Lane, when seen in long and mid range views out of and across the city, the design response, proposing smaller three storey buildings will consequently have less possibility of being visually intrusive. These clear design responses to context, coupled with the additional design mitigation by way of the proposed treatment of the buildings' facades specifying materials with tones and textures that are resonant with the palette of natural colour seen particularly clearly in the mid range views, is considered to make a significant contribution towards reducing the harm to the city's landscape setting and the views of the city from these established view cones.

10.38. *Short range views:* The site is clearly visible in views from popular public viewing points within the city, in particular from St Mary's Church tower as well as from highly valued allotment sites at John Garne Way and Pullens Lane. The allotments neighbour the development site and their openness and popularity offers the possibility of views for a significant body of people. In terms of views from St Marys Tower, again it is considered that the adopted design approach, choosing to break up the apparent lengths of the buildings, to vary the roof heights as well as employing various methods of breaking up the façade will reduce the visual intrusion of the proposed development in its valued landscape setting, such that this impact on the hillside landscaped setting is more limited, with the buildings sitting amongst the trees that characterise the hillside, and not breaking the treeline of the hill. However, it is the views from Pullens Lane Allotments and John Garne Way Allotments, where it is considered the buildings will potentially have a more intrusive impact. The established view cones offer clear views of the city across the foreground of the Cherwell Valley. However, the proposed buildings would begin to encroach on those views from Pullens Lane allotments with the extent of built form and the scale and height of the flat blocks being most apparent. From John Garne Way, these views would be significant, and the visualisations received clearly show that in these views from the allotments, as well as within the site itself, that the buildings will dominate the new character of the place, with the proposed retention of wooded character having little effect on these views. From Cuckoo Lane there will be glimpse views of the development but the introduction of new planting will help to break

up views of buildings from this right of way with existing planting helping to preserve this important surviving sense of being rural on both sides of the lane.

- 10.39. During the course of the application, amendments have been made to the scheme to increase vegetation and planting on site, introducing more tree planting and greening up the entrance plaza, as well as adding planting between and alongside buildings 2 and 3 which will provide some softening of the lower parts of the buildings in the outlook from John Garne Way allotments and the rear of residential properties in William Street. Overall, whilst this effort is supported, owing to the nature, size and form of the buildings and the amount of building proposed, the height of those buildings means that they will be clearly visible above the trees in these views and that this amendment will have a more limited impact on assimilating the buildings into the surroundings such that it will have little impact on achieving the intention or desire to substantially mitigate the harm that will result from the development's visual intrusion in these valued immediate views into and across the site. The visualisations provided indicate the effect of the planting strategy in 15 years post construction, but in these views this timescale will have limited effect on reducing the visual impact of the development.
- 10.40. The scheme is significant in terms of its scale and its consequent impact on the existing landscape on a hillside that provides an important backdrop to the historic skyline of the city. Mature tree canopy cover is an important element of the green backdrop to the city skyline that is provided by Headington Hill and the reduction of mature tree canopy and the introduction of buildings that are taller than the retained trees will alter the existing balance between green and built elements which will be altered in mid and long distance external views of the site. Retained and new trees cannot be relied upon to screen or soften parts of the buildings that are taller than the existing tree canopies.
- 10.41. In both the long and short range views it is evident that the buildings will be seen from the city and from the established western view cones across to the Eastern Hills. In the long range views, the proposed form of the buildings, employing a stepped, broken, articulated design to reduce the apparent massing together with carefully considered siting of the taller, apartment buildings at the lower level, on the shallower slopes of the site, designing smaller terraces on the prominent upper slopes of the site and the carefully researched use of a well-chosen palette of materials the proposed development would constitute an appropriate, contextual response to the constraints and opportunities of the site in its landscape setting. However, this would not be the case in views from both allotment sites. The effect of the apartment blocks on views from John Garne Way and the adjacent allotments would be substantial and whilst the design, particularly the landscape design proposed to disrupt views of the buildings from short range would be evident, it is acknowledged it will not entirely mitigate against the impact of the inescapably large building mass from these view places. In conclusion, it must be considered that the harm caused by the visible presence of elements of the proposed development in the wooded hillside of Headington Hill in the established long and mid-range views across and from the city including the much valued "dreaming spires" is mitigated through considered design and is consequently a low level of harm. However, the harm that will result from the intrusion of buildings in short range views from both allotment

sites would not be able to be substantially mitigated through design, including planting and that would therefore remain at a moderate to high level of harm

10.42. Having regard to policy HE9 of the Local Plan, the site is not located within 1200m radius of Carfax and so therefore does not fall within the building height restriction of 18.2m within that distance. It is important to add that emerging policy DH2 states that the Council will seek to retain significant views both within Oxford and from outside. It states in the pretext to that policy that “Land is scarce in Oxford and there is an imperative to use land efficiently. Taller buildings can positively contribute to increasing density, enabling a more efficient use of land” (para 6.15). This policy is relevant though carries limited weight given that the Plan has not been adopted.

10.43. Overall, it is considered that the siting of the proposal in the Eastern Hills ie. long range views as a backdrop to the historic city centre skyline, in terms of size, scale, siting design would be appropriate for the site in accordance with the above-mentioned policies. However the acceptability of the proposal would need to have regard to the statutory requirement to consider the impact upon the designated heritage assets that lie within the site and also in the surrounding context as required by policies CP1, CP6, HE9 and HE10 of the Local Plan.

10.44. However, in terms of the local context ie short range views, the impact on the landscape would be far greater, and significant in scale. The proposed planting would be insignificant in ameliorating this impact or the creation of a wooded environment to compensate for the loss of trees in the short to medium term, as it is acknowledged by canopy studies undertaken that this canopy cover of the site wouldn't be as it exists today until 30 years post construction and planting. The impact remaining is of a large scale building with inadequate mitigation to provide a screen to this mass. Therefore in that regard it is considered that the proposal would have a significant impact within the local context of the site, contrary to policy CS18 of the Core Strategy, CP8 of the Local Plan and HP9 of the Sites and Housing Plan.

### **c. Impact upon Designated Heritage Assets**

10.45. The NPPF requires proposals which are likely to have an impact upon designated heritage assets to be based upon an informed analysis of the significance of all affected heritage assets and be sufficient to understand the potential impact of the proposal on their significance (paragraph 189). Local Planning Authorities should identify and assess the particular significance of any heritage asset affected by a proposal, and take this into account when considering the impact of a proposal on a heritage asset to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal (para 190).

10.46. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets' conservation (para 193). Paragraph 196 of the NPPF advises that where development proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public

benefits of the proposal including, where appropriate, securing its optimum viable use.

- 10.47. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building, conservation area, or their setting or any features of special architectural or historic interest which they possess.
- 10.48. Oxford Local Plan Policies HE3 and HE7 seek to preserve or enhance the special character and appearance of Conservation Areas and their settings; and the settings of Listed Buildings. Whilst the wording of these policies does not include the balancing exercise identified in paragraph 196 of the NPPF and would therefore be deemed to be out-of-date with the framework, they would be consistent with the above-mentioned legal requirements of Section 66 and 72, and they must therefore carry considerable weight in the determination of this application.
- 10.49. Policy CIP4 of the Headington Neighbourhood Plan states that where the significance of a heritage asset would be affected by a development proposal, that development proposal will only be permitted where it addresses the conservation and enhancement of the significance, character and any special architectural or historic features of significance the asset may possess.
- 10.50. Emerging policy DH3 of the Oxford Local Plan 2036 states that in all planning decisions affecting the significance of designated heritage assets great weight should be given to the conservation of that asset. Where a proposed development will lead to substantial harm to or loss of the significance of a designated heritage asset, planning permission will only be granted if the harm is necessary to achieve substantial public benefits that outweigh the harm or loss amongst other criteria. This policy carries limited weight.

#### Designated Heritage Assets

- 10.51. The site lies within the Headington Hill Conservation Area (HHCA) save for a small area to the far west of the student village which lies just outside. To the south lies Headington Hill Hall and boundary wall, Grade II\* listed. On Pullens Lane to the east is High Wall, a Grade II listed Park and Garden. Beyond the site to the west on Marston Road lies St Clements and Iffley Road Conservation Area. The site is visible from St Marys Tower within Central (University and City) Conservation Area (CCA). Further the Central Conservation Area is viewed from Pullens Lane.

#### Demolition

- 10.52. The site formerly comprised Government buildings and agricultural land when it was first built upon in the 1940s with the site the subject of this application and the buildings as it stands today, permitted from the 1970s onwards, with the buildings outside of the application site between the Marston Road and the Postgraduate Centre approved in the 1990s and 2000s. These buildings are all of 2 and 3 storey height and are of brick construction with plain tile roof and are typical of their age in terms of their appearance and construction. The buildings

to be demolished comprise both student blocks, Morals Bar and a children's nursery. Whilst these buildings are located within the Conservation Area they are not identified as being of any particular architectural distinction. Therefore, it is not considered that the loss of the buildings will harm the character or appearance of the conservation area or have a harmful impact on the setting of adjacent listed buildings.

*Impact upon character and appearance of the Headington Hill Conservation Area (HHCA)*

10.53. The northern portion of the application site falls within the south western boundary of the HHCA. This part of the conservation area is characterised by the arts and crafts villas and their domestic landscapes that signify an early C20 movement by business owners, university professors and their families out of the "dirty" city. These buildings are strung out along the brow of the west facing hillside which forms a backdrop to views out of the city. The application site sits below the brow and it is primarily the landscape, trees and shrubby undergrowth planted at the time that the site was developed in its current form, in the 1980's and now maturing, that makes the greatest contribution to the "wooded hillside" character that is so valued. The middle and lower parts of the hillside slope are predominantly occupied by mid-late C20 developments, housing, commercial buildings and student housing that are contiguous with Marston Road and streets that run uphill from it. The topography of this part of the conservation area and its surroundings means that the setting of the conservation area extends some distance from the asset itself with views into it being available from footpaths alongside the Cherwell (Mesopotamia, Magdalen Fellows Garden) from recognised high viewing places within the city (the tower of St Mary's Church) from various points along the hills to the west of the city (Western Hills, recognised view cones) as well as from closer points such as South Park, open spaces within St Clements and views from Marston Road. Cuckoo Lane is an ancient thoroughfare that drops down the hillside from Headington, crossing Pullens Lane at its top end and meeting the Marston Road to the south of the student accommodation sites. The Lane separates Headington Hill Hall and its grounds from the site. The site falls steeply down toward Marston Road.

10.54. Topography also impacts on important views out of the HHCA such that

*"The viewing point is elevated with the historic high buildings rising up to the eye-line of the viewer and the foreground dropping rapidly in front of the viewer ensuring that houses in the foreground are below the viewer's eye line and do not compete with the historic high buildings." – Oxford View Cones Study – 5.1.7*

10.55. This is true not only for the formally identified views in the View Cones Study but also for other views from within the HHCA in particular views from points on the brow of the hill.

10.56. The application proposes the removal of a substantial number of trees and clearance of undergrowth from the site together with the construction of taller buildings with substantially increased footprints to those currently occupying the site. The upper, northern portion of the site, that falls within the HHCA is

proposed to have new planting that is intended in time to preserve the woodland character that currently makes a significant contribution to the character and appearance of this part of the HHCA both from within the conservation area, in views from Pullen's Lane (glimpsed views between houses and gaps in enclosing garden landscapes), Cuckoo Lane (an important, ancient thoroughfare that runs down the hillside) and from the identified view cone of Pullen's Lane/ John Garne Allotments from where theoretically (with the removal of an intrusive belt of trees) the site would fall into the foreground of the important view of the city and its valued skyline, as well as in the views into the conservation area.

10.57. In views into the conservation area, the design of the proposed development in the southern part of the site is such that varying amounts of and in some cases a substantial amount of building mass will be evident. The retention and enhancement of important tree belts with additional planting (the tall tree belt on the southern boundary of the site that runs up the spur of the hillside) will offer some preservation of the valued "wooded hillside" character as well as providing some screening and fragmentation of the proposed building mass.

10.58. The materials proposed for the buildings' facades have been the subject of a carefully considered design study looking at the context of the site, in particular that of its backdrop the "wooded hillside". Clarification of the visual representations with the addition of a more representative building appearance confirms that in long-mid range views into the Headington Hill Conservation Area the buildings' appearance although unavoidable will be substantially mitigated through the use of materials that will allow them to sit amongst the wooded slope of Headington Hill.

10.59. The harm is considered "less than substantial" (NPPF) in that the proposed development will not totally destroy the setting of the conservation area as a result of its impact on views into the conservation area, however the level of less than substantial harm will be moderate. A reasoned argument can be made for justifying the siting of taller buildings in this southern portion of the site in that it may be read as being related to or in the context of Marston Road, the C20 development and the taller buildings on adjacent sites, however regard is had to the sloping nature of the site and that not all of this part of the site sits in the "bottom of the hill". Whilst this contextual appraisal would provide some justification toward balancing the weight of harm, this is considered to be not sufficient to outweigh the level of harm, taking all matters into consideration to reduce it from moderate.

*Impact upon character and appearance of Central Conservation Area (CCA)*

10.60. The impact on the significance of the CCA is derived from the views from the hillside. There are views of the skyline in particular with glimpse views from Pullens Lane between houses and gaps in enclosing garden landscapes, Cuckoo Lane and from the identified view cone of Pullen's Lane/ John Garne Allotments from where theoretically (with the removal of an intrusive belt of trees) the site would fall into the foreground of the important view of the city and its valued skyline, as well as in the views into the conservation area across the water meadows of the Cherwell and the registered Parkland of Magdalen College to the city beyond.

10.61. It is considered that in views out towards the Central Conservation Area, that harm will result by the distracting intrusion of large, dark building mass, as evidenced in verified views, as set out in Landscape Institute GLVIA Methodology. This harm would be deemed as “less than substantial” (NPPF) and would sit at the moderate end of that harm.

*Impact upon setting of Headington Hill Hall and High Wall Registered Park and Gardens*

10.62. Headington Hill Hall: The Hall sits in the surviving elements of its historic park and garden. Beyond the edge of that historic landscape the environment that once contributed to the building and parks setting has evolved from its pre-C19 agricultural guise through its C19 wooded hillside with hidden late Victorian, arts and crafts style villas to a more hybrid landscape that comprises remnants of the wooded slopes amongst which have been inserted C20 university buildings for Brookes. The setting that contributes to the significance of the Hall, in part due to the subsequent changes that have taken place, is now confined to the immediate surroundings of the Hall, its surviving park and garden and structures that contain and fall within that area. It is certainly evident that in views of the Hall from the City and the Western Hills the site sits within the arc of the view or panorama. However Officers consider that the site cannot be regarded as being important to the setting of the Hall in the same way that the distinctive pine trees that dominate the skyline above the Hall and the mixed tree canopies of the parkland trees that fall down the hillside in the foreground of the Hall are.

10.63. The upper parts of the taller flat blocks in the development will be clearly visible as a new, built intervention on the wooded slope with the strong, orthogonal profile of the buildings providing a strong contrast to the softer appearance of the surviving tree canopies. The proposed materiality of the new buildings will provide some softening of their appearance when seen adjacent to the Hall in long views and they will not therefore become a distraction which would result in harm.

10.64. Historic England echo these considerations and raise no objection to the proposal having regard to the setting of Headington Hill Hall as a Grade II\* listed building.

10.65. High Walls – registered park and garden: High Walls was built on a large, sloping plot on the west side of Pullens Lane at the beginning of C20. The estate was split up in the 1970's and some parts of the garden are now under 1970's suburban development. The setting of the garden no longer extends beyond the defined boundaries of the property although originally the design of both house and garden may well have derived some significance from views across the city to the western hills beyond. These views would have not been interrupted by buildings on the lower slopes of the hill which would at that time have been characterised by an open, agricultural landscape with hedgerow and trees and would have been clear through to the older buildings on Marston Road, St Clements Church, Magdalen's parkland and riverside gardens and the more open landscape of the Cherwell Valley all of which provide a foreground to the city. With regard to the impact on such views (considering the potential restoration of views) the application site lies to the south of High Walls, with the



intervening C20 developments of Fielden Grove and Pullens Field now occupying those parts of the original garden that were sold off, in between. The more northerly portion of the application site falls into the view cone from High Walls and its gardens. The landscape here has clearly been substantially altered from that which contributed to the original view. The proposed design for this part of the application site will result in a more open, less tree covered site consequently offering clearer views of the three storey terraces of “villas”, ostensibly taking reference from the early C20 villas that are threaded along the brow of the hillside, that are proposed to be built here. However, those existing trees that are considered to make a valuable contribution to the character of the hillside, are proposed to be retained and reinforced by carefully considered new plantings, where these are possible and it is thereby intended that this new landscape will eventually contribute to a new “cloak” that will reinforce the “wooded” character of the hillside brow thus mitigating any harm to the potential restoration of part of the intended setting of High Walls and importantly its surviving gardens.

10.66. Any part of the southern part of the proposed new development that might fall into the view cone from High Walls and its gardens would be seen alongside existing developments that align Marston Road.

10.67. In conclusion, given the existing harm to the original garden and the subsequent developments on the western slopes of Headington Hill which have impacted on an important element of the setting of the heritage asset, combined with the ambitions of the proposed new design for the upper part of the application site it must be concluded that, on balance the proposed design will not result in any harm to the setting of the registered garden of High Walls and the contribution that that setting makes to the significance of the heritage asset or, importantly to any future restoration or enhancement that might be made to that setting.

10.68. Public Benefits: Paragraph 196 of the NPPF advises that where development proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate securing its optimum viable use. To that end the harm arising from the proposal has been identified to the character and appearance of Headington Hill Conservation Area and to the setting of Central Conservation Area, as being less than substantial but at the moderate end.

10.69. In this instance the applicant has had regard to this paragraph and states that public benefits would arise that should be weighed in the balance of the harm identified. These are as follows:

10.70. *Providing student bedrooms which would release private rented accommodation in the housing market.* The existing and emerging planning policy framework recognises the need for increased student accommodation in order to ease the demands on the private rental market. This accommodation also needs to be provided so that it is not at the expense of the provision of general housing. Subsequently the policy is heavily focussed on the provision of student accommodation on existing campus sites and to main thoroughfares to

maximise the efficient use of land, to be locationally sustainable minimising the need for travel and increasing accessibility, as well as to enable other sites to come forward for private housing. To that end, the provision of a further 615 bedrooms on this site would be considered to meet those objectives and would release approximately 246 houses to the market, and would assist in limiting the number of students in private market housing to under 3000 as per the requirement of policy CS25. This would result in a public benefit through releasing this housing, of which there is a high need in Oxford.

10.71. *Improved accessibility through the site* The applicant argues due to the sloping topography and the layout of the site, that the site is difficult to navigate and is difficult for those with mobility issues or with cycles to access. The site is also a barrier between Headington Hill Park and housing to the north. Consequently, these routes are to be rationalised drawing people through and around the site in a more clear and legible manner with direct routes through. Thus it is argued that this improved accessibility would be a public benefit to local residents and students.

10.72. *Increased public safety* Cuckoo Lane is an important lane between the site and the campus but due to the lack of lighting and its narrow width and small nodes into both the campus and the student village, that this is perceived as unsafe and uninviting, particularly at night-time. Subsequently, the plan seeks to create a much more open and wider node at the point of the access from Cuckoo Lane into the site on the southern boundary which will become a more open and level area with increased activity and surveillance. The applicants have also indicated that through the mechanism of a S106, that they will extend this area including improvements to the south side of Cuckoo Lane to improve access into the Helena Kennedy site which equally is limited by narrow access points into this area and deters use by students due to the poor visibility and surveillance on Cuckoo Lane. The benefit of this is that the improvements to this node will in turn increase public safety and will become a more safe and attractive route for both students and the public to navigate. This would however need to be provided through a S106 agreement as it is off site.

10.73. *Improvement to the environment of Pullens Lane* The applicants consider that the improvements to accessibility through the site and the improvements to the Cuckoo Lane node, will in turn encourage more people to utilise this route and reduce pedestrian foot traffic and noise/litter on Pullens Lane which is a current issue driven by the high volumes of students using this route to access Clive Booth, thus safeguarding its access.

10.74. *Affordable student accommodation* The applicants maintain that the greater provision of numbers of student accommodation brings rental prices under management which could be a benefit for students by making student accommodation more affordable. The ripple effect of this could also comprise dwellings being released back onto the market that may in turn regularise market conditions.

10.75. It is apparent there are a number of public benefits that would arise from the proposal and the NPPF states that this can be considered in a proposal where less than substantial harm results to the heritage asset, in this case being the

harm to the Headington Hill Conservation Area and the setting of Central Conservation Area. Officers consider that the public benefits identified should be given weight in the assessment of harm and that the benefits would outweigh the harm identified, in the most part due to the effect this scheme would have in increasing the efficiency of the site with a greater number of students being sited in a denser location immediately adjacent to the academic campus. This in turn releases approximately 246 dwellings back to the private market and would help contribute to the policy objective of limiting numbers of students to below 3000.

10.76. In consideration of the application, great weight has been given to the conservation of the various designated heritage assets pursuant to paragraph 193 of the NPPF. Having regard to all of the above, officers consider that the redevelopment of the site would culminate in less than substantial harm to the significance of Headington Hill Conservation Area and the setting of Central Conservation Area. However, Officers consider that the public benefits as described would offset this impact sufficiently to outweigh the harm caused, delivering a scheme that would maximise the use of the site, make a more efficient use of land as well as centralising students into a site in a more sustainable manner, being sited within walking and cycling distance of the campus. The scheme would also bring benefits through improving accessibility through the site and increasing public safety of pedestrian routes. Subsequently, the proposal is considered to accord with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 193 and 196 of the NPPF, policies CP1, CP8, HE3, HE7 and HE10 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy and policy CIP4 of Headington Neighbourhood Plan.

10.77. The ES considers minor adverse effect on HHCA and CCA and negligible effects on the significant of other assets. However, officers consider that the assessment of impact underestimates the impact and assess the harm to be moderate of less than substantial harm. IN respect of views from Headington Hill and Pullens Lane allotments, officers consider that the ES conclusion of minor adverse impacts is underestimated and that the assessment of harm is that it would be moderate. Overall officers do not agree with the conclusion of the ES, however, recommend support of the scheme in view of the justification, the design mitigation and the public benefits that would result.

#### **d. Trees**

10.78. Policy NE15 of the Oxford Local Plan states planning permission will not be granted for development proposals which include the removal of trees, hedgerows and other valuable landscape features that form part of a development site, where this would have a significant adverse impact upon public amenity or ecological interest. Policy NE16 of the Local Plan states planning permission will not be granted for any proposal that destroys or involves major surgery to protected trees if it will have a significant adverse effect upon public amenity, unless such action can be shown to be good Arboricultural practice. Policy G8 of the emerging Local Plan 2036 states planning permission will not be granted for development that results in the loss of green infrastructure such as trees or woodland. Planning permission will not be granted resulting in the loss of trees except where any loss of tree canopy cover would be mitigated

by the planting of new trees (with consideration to the predicted tree canopy on the site following development). This emerging policy is of limited weight.

- 10.79. As stated in the report, the site has an attractive sylvan woodland setting, with buildings set amongst trees on a steep hillside, creating an attractive woodland type setting. This site sits in a wider wooded hillside and collectively contributes to the green landscaped backcloth to the historic city centre and dreaming spires of Oxford, which is highly prominent and distinctive, and a significant feature in the designation of the Headington Hill Conservation Area.
- 10.80. The application site becomes increasingly wooded and more sensitive to change moving north up the hillside, and its significant structural landscape features include a woodland SLINC in the northern part of the site; a woodland belt along the eastern and southern boundaries of the site; a belt of large, mature oak trees that run along the pedestrian access into the site from Marston Road; a variety of amenity trees which line the vehicular/pedestrian access routes into the site from John Garne Way and link to Pullens Lane and Cuckoo Lane.
- 10.81. Across the site there are a relatively large proportion of early mature trees, including many English Oak that appear to have been planted following construction of the existing student accommodation buildings in the 1970s. Collectively these trees contribute significantly to the character and appearance of this part of Headington Hill Conservation Area and its existing sylvan character and appearance providing an attractive “urban woodland” type setting.
- 10.82. Given the nature of the heavily sloping nature of the site, and the proximity of trees close to the existing buildings, utility services and other built elements, it will be inevitable that any substantial development on the site, comprising demolition and replacement of existing buildings, will result in a significant impact on trees and result in a large number of losses.
- 10.83. The application includes a Tree Survey and Arboricultural Impact Assessment and various documents which assess the quality and value of the existing trees within the site and the likely impacts on them. On this it has been quantified that the scheme will include the removal of a substantial proportion of trees comprising 140 existing trees (114 to directly facilitate the development and 26 because of poor condition), from 283 recorded. Of these 4 are considered to be of a high quality ‘A’ tree, whilst 10 are moderate ‘B’ quality and value (8 of these are early mature trees) and 7 are at the bottom of the site and 3 further up. 100 are considered to be of low ‘C’ quality and value, of relatively young age which were planted when the student village was erected. A further 26 are proposed to be removed for reasons that are directly related to the development, but because they are considered to be unsuitable for retention regardless of the development because of their ‘U’ quality condition, including 7 large mature oak trees that were found to be decayed during the survey of the site and considered to be dangerous. These trees were the subject of a separate notification for their loss, ref 18/02828/CAT which was approved.
- 10.84. Various retained trees will need to be pruned to facilitate the development as identified in the submitted Arboricultural Impact Assessment and Phase 1

Enabling Works Arboricultural Method Statement and Tree Protection Plan. It is not expected that these pruning works will have a significant impact on the character and appearance of the area. Further there will be proposed works within the root protection areas of retained trees which could be potentially harmful if not undertaken in a way specifically designed to avoid damage to tree roots, by way of a condition.

- 10.85. To attempt to mitigate the loss of trees removed to facilitate the scheme and to compensate for the impact upon the wooded character of the site and the wooded landscape, the proposals include planting 272 new trees in total providing a net increase of 134 trees, including 138 extra heavy standards; 23 multi stemmed; 111 feathered trees. Species include native trees such as English Oak, small leaved lime and field maple and also a variety of non-natives and includes species that flower and bear fruit.
- 10.86. The proposals also include a Tree Succession Plan which provides a framework for managing the site with the aim to ensure that it maintains its overall woodland-type character and retains a sylvan backdrop to the city in the long term. This plan recommends tree removal and planting in each part of the site to ensure that there is a succession of tree canopy cover across the whole site over time. A management strategy will be required to implement and manage this plan and this will be required as part of a condition.
- 10.87. Overall, the species selection for the new tree planting appears to fit well with the character and appearance of this part of the Headington Hill Conservation Area. The new tree planting will have the benefit of diversifying the species, age classes and structure of the tree population within the site, which should promote a succession of mature tree canopy over time. However, given the layout of development proposed, the growth of some of the trees will be constrained by their location and proximity to built structures, underground services and access routes through the site and this could lead to conflict as the trees mature. Certainly, if planning permission is granted a Landscape Management Plan will be required which sets the need to ensure successful establishment and growth of trees to maturity as the primary objective and restricts the removal of trees for secondary issues.
- 10.88. But moreover, the pertinent consideration is whether taken as a whole, does the mitigation provided by the new tree planting, as well as the trees to be retained, including key structural landscape features such as the woodland SLINC (Site of Local Interest for Nature Conservation) , the woodland belt along the eastern and southern boundaries of the site, the belt of oak trees that follows the pedestrian route through the site from Marston Road, and also that a majority of the trees to be removed are relatively young (early mature age class) and are also considered to be low quality and value (BS5837:202 C category), is sufficient to offset the impact of the development on the wooded character of the hillside. In this instance, it remains evident that the cumulative impact of the tree removals will result in a significant initial loss of mature tree canopy cover across the site.
- 10.89. The applicants have submitted a Tree Canopy Study to assess the current mature tree canopy cover (i.e. % of site are under tree canopy) at the site as well

as a study as to how that canopy will evolve after 5, 10, 20 and 30 years. The existing mature tree canopy cover is currently estimated as 44% (2018 baseline) and it is estimated this will reduce to 32% (2023) 5 years following the development. However, the study shows that by year 10 (2028) the retained trees would represent 38%, at year 20 (2038) would represent 50% and at year 30 (2048) would represent 53%. By contrast the proposed tree canopy comprised by retained trees and new trees would be 64%. This figure is comparable to 60% coverage at year 2048 if no development took place and the existing trees were not managed. Overall therefore, by year 30, the mature tree canopy coverage would be comparable. For comparison with the wider locality the City Council undertook a city wide Tree Canopy Cover Assessment in 2015 and found the existing average tree canopy cover in Headington Ward was 29%, and in Headington Northway Ward is 30%, compared with just around 21% for the whole of Oxford City Council's administrative area.

10.90. The extent to which this loss of mature tree canopy cover will be harmful to the character and appearance of the Headington Hill Conservation Area is dependent also on the design and quality of the proposed new buildings and the spaces around them, but the significant initial reduction in mature tree canopy cover across the site will be detrimental to the existing sylvan character of the site and its appearance internally affecting a variety of public views from within the site along the principle access routes and footpaths, and near to it from John Garne Way and Cuckoo Lane in the short to medium term. Having regard to the canopy studies undertaken, the effect will be most noticeable and adverse in the short to medium period of up to 30 years where at this point the level of coverage begins to start to be comparable with no development at all.

10.91. Nonetheless, it is necessary to have regard to the short to medium term where the effect will be considered greatest and it is considered that the proposal would be contrary to policies NE15 and NE16 of the Local Plan, with the loss of trees significant to public amenity in the short term period. The replacement tree planting and the succession tree planting will go some considerable way to offsetting this impact on public amenity, but this will not be comparable to existing levels for up to 30 years. Given the increased height of buildings and their exposure, it is considered the loss of trees will have a detrimental impact on the character of the area in the short to medium term. Thus the scheme is considered to be contrary to policies NE15 and NE16 of Oxford Local Plan. The report later considers whether any material considerations exist that outweighs the conflict with these policies in the short to medium term.

#### **e. Highways**

10.92. Chapter 9 of the NPPF has regard to promoting sustainable transport and states that significant development should be focused on locations which are sustainable, through limiting the need to travel and offering a genuine choice of transport modes (para 103). The Oxford Local Plan 2001-2016 requires Transport Assessments from development that is likely to have significant transport implications. The NPPF also states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

### Transport Sustainability

- 10.93. A Transport Statement (TS) has been submitted with the application that considers the highway impacts of the proposal. The site is considered to be in a highly sustainable location, approximately 2.2km east of the city centre. There are also excellent public transport links to the city centre and beyond in close proximity, including the University subsidised BROOKESbus service. The Headington District Shopping Centre is also within walking distance as are shops and services along Marston Road.
- 10.94. The applicant states that the majority of journeys made by residents of the student accommodation will be accessing the main campus at Gipsy Lane. Thus the intensification of Clive Booth student village being located adjacent to Headington Hill Campus and in close proximity to the main University campus, will mean that a higher number of students will travel in by foot or bicycle. The intensification of student accommodation on this site would mean that a greater number would access university and home, by foot or bicycle, within one larger campus, which is a benefit.

### Accessibility

- 10.95. The TS makes clear that the proposal would maintain the existing access arrangements to the site from John Garne Way for vehicles, and pedestrian and cyclist access from Cuckoo Lane, Pullens Lane and from John Garne Way, which are all existing links and access points utilised by students living on site.
- 10.96. The County acknowledges there are a number of ways of accessing the site by sustainable modes of transport with regular buses travelling to and from the site including the Brookes Buses going from the bus stops on Marston Road and closest to Pullens Lane on Headington Road (accessed via Cuckoo Lane).
- 10.97. However the County recognises that there is a lack of infrastructure in place for students crossing Marston Road. They note that there is a crossing on Marston Road approximately 210m north of John Garne Way and approximately 900m from the junction with Headington Road in which there is no crossing for students trying to access the site, Cuckoo Lane, the Islamic Centre or the bus stop on the northbound land off Marston Road.
- 10.98. Subsequently, the County ask that in order to further promote sustainable methods of transport and in the interests of highway safety for both the high levels of students and staff expected to use Marston Road to access the site, it is considered that a refuge island is needed. The County has thus asked that this is delivered through a s278 agreement with the applicant and the applicant has agreed to this provision. The section 278 agreement can be secured through the section 106 agreement.
- 10.99. The application also proposes to improve accessibility through the creation of a more wider open access point on the southern boundary of the site adjacent with Cuckoo Lane. This node is an important arrival point, but currently suffers from being narrow, overgrown on either side and not highly visible, being a rural lane, which can deter students/public from utilising this route between Clive

Booth and Headington Hill and beyond. Opening this area up will increase its usability and desirability as this will become an improved route from Headington Hill across Cuckoo Lane into Clive Booth student Village. This is proposed to be secured by way of a S106 agreement as a public benefit and will dissuade east west movements along Cuckoo Lane and north south movement on Pullens Lane, which is an overall improvement to the environment around the site.

#### Traffic Generation and Vehicle Tracking

10.100. County advise that despite an increase in the number of students, the scheme proposes an overall reduction in the number of car parking spaces, which will consequently result in fewer regular trips to and from the site. At the start and end of term there will be a greater number of pick up/drop off at the start and end of term. However, this is proposed to be controlled by the university's strategy. The strategy provides students allotted time periods to arrive, unpack and leave and can accommodate approximately 72 vehicles at any one period of which there are will be able to be accommodated by the spaces available on the site. This level of provision spread across the arrival and leave period is considered to be acceptable. An appropriate condition has been requested requiring the submission of this strategy and management plan prior to occupation. The arrival and departure of students in this controlled manner would not be considered to have a detrimental impact on the surrounding road network.

10.101. Having regard to vehicle tracking this demonstrates that for emergency and refuse vehicles, that these sets of vehicles can safely manoeuvre within the site and as such this is accepted.

#### Cycle Parking

10.102. The application has been amended from its original submission of including only 348 cycle parking spaces to 628 spaces to be provided, which is following an initial objection from the County that the number of spaces was short of the policy requirement. This increase to 628 spaces is welcomed as it will promote sustainable modes of transport. This will be provided in a number of ways, being within the flatted buildings as well as within separate cycle stands distributed across the sit. It is now in accordance with the policy requirement for student accommodation and would continue to provide an attractive option for students wishing to use a bike now and in the future, reflecting also the anticipated fluctuating trends in bike usage, which could vary year on year.

10.103. It has been agreed that it is fair to allow the university to phase the cycle parking in line with the construction phases.

#### Car Parking

10.104. The redevelopment of the site will result in a reduction of 57 permanent on site parking spaces from 78 to 21, albeit temporary parking of 51 will still be available for the use of students at the start and end of each semester to facilitate the moving process. There will also be 7 disabled spaces located on the flatter part of the site.



10.105. Car parking is managed to prevent students from bringing their cars to Oxford and parking is only available for staff and disabled badge holders (27 spaces). 79 temporary spaces will be proposed to be located across the site for pick up and drop off at the start and end of each semester. This allocation includes 21 permanent spaces for staff and 7 disabled spaces located on the flatter areas, with 51 at the start and end of the each semester.

10.106. The County have raised no objection to this, acknowledging that the existing management controls which are to prohibit students from using their cars and a long standing policy objective, will control this element. Furthermore, arrival and departure times for student drop off and pick ups will be the subject of a control as set out above, required by a condition. Furthermore Marston South Controlled Parking Zone will restrict students from parking in the vicinity. The Council can control this by imposing management controls over car parking on any permission.

#### Pedestrian Refuge

10.107. In order to ensure the safe movement of students to and from the site, better pedestrian infrastructure will be provided within proximity of the site. A pedestrian refuge will allow safe movement across the busy Marston Road which is greatly beneficial for students wishing to use the bus stops or travelling to many of the local amenities which can be accessed by cycle and foot. To that end, the applicant has agreed to provide the pedestrian refuge across Marston Road and as such, a Section 278 Agreement will be required in order for the works to be undertaken on the public highway.

#### Travel Plan

10.108. When the students are not in residence over the summer months the accommodation is used for conferences. However, County advise there is a lack of information regarding how the University hosts events like conferences at such times. For example are attendees provided with a bus pass?

10.109. An interim travel plan (2016-2018) has been included in the appendices of the Transport Assessment but this is considered to be out of date and does not meet the guidance for Travel Plans as assessed by the County, with travel survey information being 4 years old and out of date compared with data from 2 years ago. Subsequently a clearer vision should be presented by the applicant about how travel to and from the Clive Booth site will be managed and addressed as well as across the various Brookes sites. As such it will be necessary that the master Brookes travel plan is brought back up to date and mirrors the development that is planned for the various Brookes Sites. A Travel Plan covering both the site and Oxford Brookes can be effectively sought by way of a condition.

#### Construction Traffic Management Plan

10.110. A CTMP has been submitted which meets County requirements and it is advised that this adequately mitigates the impact of construction vehicles on the highway network.

### Highway conclusion

- 10.111. Having regard to all these matters, officers consider that the TS has demonstrated that the proposal satisfies the aims of paragraph 32 of the NPPF and also Oxford Local Plan Policy CP1 which states that development should be acceptable in terms of access, parking, highway safety, traffic generation, and pedestrian and cycle movements subject to appropriately worded conditions.
- 10.112. The Environment Statement concludes that for construction traffic, it will have negligible to minor effects and on completed development would have minor beneficial effects on pedestrian connectivity and all other operational effects would be negligible. None of these effects are considered significant in EIA terms and this conclusion is accepted.

### **f. Sustainability and Energy**

- 10.113. The NPPF at paragraphs 93-98 sets out the Government's overarching strategy and policy approach for mitigating and adapting to climate change. The NPPF requires that the delivery of renewable and low carbon energy and infrastructure is central to sustainable development.
- 10.114. Oxford Core Strategy Policy CS9 (Energy and Natural Resources) states that all developments should seek to minimise their carbon emissions and should demonstrate sustainable design and construction methods and energy efficiency through design, layout, orientation, landscaping and materials.
- 10.115. Policy HP11 of the Sites and Housing Plan states planning permission will only be granted for residential and student accommodation development if the development includes an element of on-site renewable or low carbon technologies where practicable. It goes on to state that planning permission will only be granted where development proposals include at least 20% of their energy needs from on-site renewables or low carbon technologies.
- 10.116. Policy RE1 of the emerging Local Plan states that planning permission will only be granted for new build student accommodation developments which achieve at least a 40% reduction in the carbon emissions. However, this is an emerging policy only and only carries limited weight.
- 10.117. The proposed development would meet the definition of qualifying development, comprising over 20 student rooms, and the applicant has submitted an Energy Statement in support of the application. The applicant has also submitted a Natural Resources Impact Analysis (NRIA).
- 10.118. The energy statement for the Clive Booth development is based on the Be Lean (reduce energy consumption), Be Clean (deliver energy efficiently) and Be Green (utilised low carbon technology) strategy. In this case, it sets out a comprehensive strategy for the scheme proposing Combined Heat and Power (CHP) as a low carbon, energy efficiency technology, which will contribute to 20% of the building's energy needs. Through further discussion, there has been a suggestion of utilising PV panels as a means of increasing the level of renewable energy on site, however, due to the sensitivities with the position and

height of the buildings on the hillside, within the Headington Hill Conservation Area and the view from St Marys Church Tower as well as other viewpoints, the use of PVs has been dismissed.

10.119. Passive design measures have also been included as part of the proposals, with the layout of the buildings orientated to optimise solar gain. This layout has been to orientate the main axis of each building to south east/north west to optimise solar gain in winter and reduce solar gain in summer where feasible. The mature trees will also be a source of shading to bedrooms, although where bedrooms do not have access to natural shading, bedrooms are proposed with internal blinds.

10.120. The submitted NRIA checklist with the application demonstrates that the proposed scheme achieves an overall score of 8/11, which exceeds the minimum score of 6 outlined by the Council. Overall the energy strategy would accord with the aims of Policies CS9 and HP11.

#### **g. Archaeology**

10.121. Policy HE2 of the Local Plan has regard to archaeology and the historic environment however, it is considered due to the sloping character of the site, the extensive development and landscaping that has taken place across the site, the previous history of archaeological advice for the incremental developments in this area and the absence of any recorded archaeology in the near vicinity and the results of the submitted desk based assessment by Nexus Archaeology (2018) that on the present evidence, this development is unlikely to have significant archaeological implications in accordance with policy HE2 of the Oxford Local Plan.

#### **h. Air Quality**

10.122. The NPPF states in para 124 that planning policies should sustain compliance with and contribute towards the EU and national objectives for pollutants, taking into account Air Quality Management Areas and cumulative impacts on air quality from individual sites in local areas, ensuring any new development in AQMAs is consistent with the local Air Quality Action Plan.

10.123. Policy CP23 of the Local Plan states that planning permission will not be granted for development which would have a net adverse impact upon the air quality in the AQMA.

10.124. Emerging Oxford Local Plan 2036 policy RE6 states planning permission will only be granted where the impact of new development on air quality is mitigated and where exposure to poor air quality is minimised or reduced. This policy has limited weight.

10.125. The Environmental Statement assesses the potential effects on air quality and the Air Quality chapter and Annexe was updated and amended, reviewing the impacts at operation phase and construction phase, as well as reviewing traffic emissions and emissions from CHP.

10.126. Overall, the conclusions of the assessment undertaken is that there will not be negative air quality impacts over current and future receptors as a result of the development subject to conditions requiring a Construction Environmental Management Plan (CEMP) and that all emission gas fired boilers installed on site are ultra-low nitrogen dioxide.

10.127. The conclusion of the ES on the significance of impact and effect is agreed and it is considered the proposal complies with guidance in the NPPF, the existing policy CP23 of the Local Plan and policy RE6 of the emerging Local Plan.

**i. Flood Risk and Drainage**

10.128. Oxford Core Strategy Policy CS11 requires that for all developments over 1 hectare and/or development in any area of flood risk from rivers (Flood Zone 2 or above) or other sources, developers must carry out a full Flood Risk Assessment (FRA), which includes information to show how the proposed development will not increase flood risk. Necessary mitigation measures must be implemented.

10.129. A Flood Risk and Drainage Assessment has been submitted with the application. The site is located within Flood Zone 1 which has a low probability of flooding at 1:1000 annual probability of flooding. Any existing risks from pluvial (surface water) flooding will be mitigated for by providing flow exceedance routes around existing buildings and directing them towards roads. There is no objection on flood risk grounds.

10.130. A Sustainable Drainage (SuDS) Strategy has been submitted (Integral Engineering Solutions Flood Risk Assessment and Drainage Strategy). The strategy proposes discharge to Thames Water sewers in line with the existing arrangements. The proposed SuDS strategy utilises permeable paving and geocellular attenuation tanks to attenuate the runoff, enabling a betterment in discharge rates to the sewer system. Oxford City Council SuDS guidance seeks to limit discharge rates to greenfield rates (on undeveloped and brownfield sites), however a betterment of up to 50% was agreed between the designer, City and County Councils, as it was accepted in this instance that it would not be feasible to reduce to greenfield rates due to topographical constraints on attenuation features. It would however be encouraged to seek further betterment if possible within the final drainage strategy, but there is no objection on drainage subject to conditions.

10.131. It is considered the proposal accords with policy CS11 of the Core Strategy.

**j. Impact on amenity**

10.132. Policy CP1 of the Local Plan seeks to safeguard the amenities of adjoining land users and occupiers. Policy CP10 states planning permission will only be granted where proposed developments are sited to ensure that satisfactory light and amenity is safeguarded. Policy HP14 of the Sites and Housing Plan seeks to ensure development does not result in overlooking or loss of privacy.

- 10.133. The site is an existing student village sited in a mixed use area adjacent an academic campus, other institutional buildings, allotments and an area of residential to the north east of the site, along Pullens Field.
- 10.134. Whilst the site will accommodate a greater number of students than the existing village, in land use terms this will be an intensification of the existing C1 use and is considered compatible in the locality. The rationalisation of uses further within the site with the relocation of the nursery and the already closed Morals Bar, will enable further streamlining of uses on site.
- 10.135. The plans indicate that an external area could be used for events between proposed buildings 3 and 2 could be a cause of disturbance. The applicant has however clarified the use of this area as being for an informal space with the occasional pop up event for arrivals, freshers week and summer schools. It wouldn't be a permanent 'performance space' or used regularly and that the University would seek to manage the hours of activity so as not to disturb neighbours. In consultation with Environmental Health Officers, this is considered to not result in undue or material harm to residential amenity subject to management controls being placed on any permission to safeguard this which will be secured by conditions. It is relevant to note too that other Environmental Health legislation could be used to deal with any noise and disturbance.
- 10.136. Concerns have been raised during the course of the application in respect of the increased heights and position of the proposed buildings with the potential impact on the adjacent allotments on John Garne Way, with increased shading by the new build affecting the ability to successfully grow crops on large tracts of the allotment. To this end, the applicant has provided a shadow study, which assess the existing and proposed scenarios throughout the year at different times of the day. This study shows that the impact is greatest in the winter months where the sun is at its lowest with greater shadowing resulting from the building. But it is vital to note that the existing tree canopy already has a significant impact on the southern end of the allotments albeit it is noted that the nature of the shadowing will be in a different form (with trees enabling dappled light). The shadow analysis shows that shadowing would be increased by the increased building heights in this area, with the southern end of the allotments already experiencing a reasonable level of shade here. By February this impact is a lot less throughout the day, and from March through to September almost negligible. It is therefore considered that whilst the buildings will have some degree of impact within the winter months, which could in turn impact on the abilities of growing produce during these months, regard should be had to the existing impact of the existing tree canopy on this part of the allotments and as the sun gets higher the impact is not material or a factor.
- 10.137. The site bounds Pullens Field in the north east corner, which is located at a higher level than the student village. The nearest block to Pullens Field is 2 storey, but set at a lower level. The proposed townhouse (building 9) in this location will be sited 15m from gable end of 14 Pullens Field at a lower level and will not have any windows in the gable. The height from finished floor level to eaves is 9m. The separation distance is considered significant and the proposed building will not have an adverse impact on the amenities enjoyed by the

occupiers of 14 Pullens Field or the development of the site as a whole. All other properties are a sufficient distance away so as not to be directly affected.

10.138. Having regard to construction noise and vibration, a construction management plan has been conditioned and the ES notes that there would be minor to moderate effects on properties in Pullens Fields during construction, mainly during the demolition phase, but that this would only occur during demolition and would be short term. The conclusion of the ES is agreed.

10.139. Overall it is considered that the development of the student village and its intensification will not cause harm to the amenities of the allotment holders and adjacent residential occupiers, in accordance with policies CP1 and CP10 of the Local Plan and HP14 of the Sites and Housing Plan.

#### **k. Biodiversity**

10.140. The NPPF states in Chapter 15 that when determining planning applications, local planning authorities should apply a number of principles stating amongst others, where significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or as a last resort, compensated for, then planning permission should be refused (paragraph 175).

10.141. Policy CS12 of the Core Strategy state that development will not be permitted that results in a net loss of sites or species of ecological value. Where there is an opportunity, development will be expected to enhance Oxford's biodiversity.

10.142. Policy GSP3 of Headington Neighbourhood Plan states that development proposals which may result in significant harm to sites and/or species of ecological value as defined by policy CS12 of the Oxford Core Strategy will not be permitted, unless the developer can demonstrate that the benefits of the development clearly outweigh the loss and this can be mitigated against and compensated elsewhere within the Headington Neighbourhood Plan by providing a replacement habitat on an equivalent or higher ecological value.

10.143. Policy G2 of the emerging Local Plan states sites and species important for biodiversity will be protected. On sites of local importance, development will only be permitted in exceptional circumstances whereby there is an exceptional need for new development and adequate onsite mitigation measures to achieve net gain of biodiversity are proposed and where it is shown not to be feasible then compensation measures will be required via a S106. This policy has limited weight.

10.144. An Ecological Appraisal has been carried out and the results of this indicate that habitats were found that can accommodate protected species, in particular both Soprano and Common Pipistrelle bat roosts within buildings F, J and G. In addition, the woodland area located to the north of the site and areas adjacent to the southern boundary have been identified as important foraging and commuting routes for bats. Mitigation measures are detailed within the appraisal and any permission granted for the development would be subject to a condition that ensures the development proceeds in accordance with the identified

mitigation measures, as well as the applicant needing to obtain a European Protected Species Mitigation Licence from Natural England in order for the development to proceed lawfully.

10.145. Evidence of active badger setts were identified in the post Phase 1 habitat survey, along with further evidence that badgers are active in the woodland adjacent to the north and south of the site. However, no recorded evidence has been provided of badger setts within 30m of the site, which is the parameter for requiring a licence. Therefore whilst there has been evidence of badger activity, this is not within 30m of the site or on site, so it is concluded that it is highly unlikely that the proposed works will result in an offence to their habitat through damage, destruction or disturbance. An additional impact assessment and mitigation strategy was provided by the applicant in response to the evidence found and it is acknowledged that no sett is to be impacted by the scheme, however safeguards in respect of foraging and commuting animals have been provided. Owing to the highly mobile nature of badgers, it is necessary by way of mitigation to undertake a further survey 2 weeks prior to commencement to see if the position has changed. If any setts are identified, mitigation will be triggered through conditions to safeguard against harm. Whilst the site is considered to offer low quality foraging opportunities, there are higher quality foraging habitat available in the woodland areas and allotments adjacent to the site. This is anticipated to reduce therefore the availability of foraging within the site could be an issue if badgers are commuting or foraging across the site. Hence it will be necessary to monitor and mitigate against harm to these species

10.146. Overall a key concern is the substantial loss of tree cover to facilitate the scheme. Whilst this is to be mitigated by new planting with an overall net increase in tree cover overall, this will take a considerable time to mature, therefore the immediate and medium term impacts of this loss are high from an ecological perspective. The presence of the site within the Headington Hill woodland, will require safeguards to ensure no direct or indirect impacts arise during the construction or operational phases of the development. A scheme of ecological enhancements will be required to be provided, along with a lighting strategy to avoid disturbance and harm to light sensitive wildlife.

10.147. In conclusion, it is considered that whilst there are concerns with the degree of tree loss, having reviewed the supporting documents officers are satisfied that the potential impacts upon protected species have been sufficiently taken into account and that the proposed mitigation and enhancement measures provided are acceptable and should be secured by condition. As such the proposal would accord with the aims of Oxford Core strategy Policy CS12.

10.148. In respect of the ES, it is concluded that the construction effects on bats is not adverse and operational effects on bats initially adverse, becoming significantly beneficial as enhanced habitats become established. Overall, there is no significant effects on biodiversity and the conclusion of the ES is agreed.

#### **I. Other matters**

10.149. Land contamination: It is apparent from the intrusive investigation works carried out to date that there appears to be minimal risk from ground

contamination at the site to future occupiers, groundwater and site construction workers. The only slight potential contamination risk appears to be the presence of slightly elevated carbon dioxide levels identified in some of the boreholes installed on site. It was recommended that either further monitoring occurred to clarify the gas regime or that precautionary gas protection measures are included in the buildings constructed on site to a Characteristic Situation 2 design level.

10.150. To ensure that this potential remedial work is completed on site and that a watching brief is undertaken during construction work, it is recommended that conditions are added to any permission granted in accordance with policy CP22 of the Oxford Local Plan.

10.151. Lighting: In view of the sensitive setting of the site, it will be imperative to require a lighting strategy to be secured by way of a condition.

## **11. CONCLUSION**

11.1. The starting point for the determination of this application is Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The principal objective of the NPPF is to deliver sustainable development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF despite being adopted prior to the publication of the framework.

### *Compliance with Development Plan Policies*

11.3. Therefore in conclusion it is necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations that exist that indicate otherwise.

11.4. In summary, the proposed development would seek to make an efficient use of previously developed land in accordance with Oxford Core Strategy CS2. The redevelopment of this existing student village to deliver a greater number of student beds on this site within the existing context of the village and in close proximity to Headington Hill Campus and the Gipsy Lane Campus is considered a sustainable form of development concentrating students onto one site within walking distance of the students' academic accommodation, thus reducing the sporadic and fragmented separate campus's across the city managed by Oxford Brookes. Crucially this would place a higher number of students living on this site which would reduce the number of students taking up private rental accommodation and thus free up private open market housing across the city, in accordance with the aims of Core Strategy Policy CS25. The effect of



redeveloping the site in the manner proposed would enable the development to sit within the mid range of the Eastern Hills, incorporating an external façade of recessive colours that works to assimilate its appearance so that it recedes in long range views from established view cones and from the central conservation area, retaining the green wooded backdrop to the historic city centre skyline in accordance with policy CS18 of the Core Strategy and policy HE7 of the Local Plan. The development of the site would not cause harm to the setting of the adjacent Grade II\* listed Headington Hill Hall or High Walls listed park and gardens in accordance with policies HE3 and HE8 of the Local Plan.

- 11.5. In consideration of the impact of the application, great weight has been given to conserving the designated heritage assets as required by paragraph 193 of the NPPF. In this instance, the proposal would have greater adverse impact however in short range views from the view cones of Headington Hill allotments where the scale and massing of the flatted buildings would have a significant impact upon the immediate public amenity and the special character and interest of the Headington Hill Conservation Area and views out of the conservation area to Central Conservation Area where views of the dreaming spires from Headington Hill are interrupted by the built form, scale and massing of the proposal. The proposal is considered to lead to less than substantial harm to the significance of these designated heritage assets, at the moderate end of the scale. However, in accordance with paragraph 196 of the NPPF, it states that this harm should be weighed against the public benefits of the proposal. Subsequently, the public benefits as identified by the applicant and included in this report are considered to be towards the higher end, such that it is considered the benefits outweigh the harm to Headington Hill Conservation Area and the views of Central Conservation Area. On balance it is considered that the proposal complies with para 196 of the NPPF.
- 11.6. In transport terms it is considered that the proposal would be acceptable in terms of access, parking, highway safety, traffic generation and pedestrian and cycle movements in accordance with Local Plan Policy CP1. The development would not have a wholly adverse impact upon biodiversity and would incorporate mitigation measures in order to ensure that there is no net loss of biodiversity in accordance with Core Strategy Policy CS12. The proposed landscaping would be acceptable in accordance with Local Plan Policy CP11. The development would also be acceptable in respect of amenity (Policy HP14 of Sites and Housing Plan and CP10 of the Local Plan), energy and sustainability (Policy HP11 of the Sites and Housing Plan), air quality (Policy CP23 of the Local Plan), flooding and drainage (Policy CS11 of the Core Strategy), archaeology (Policy HE2 of the Local Plan) and land quality (CP22 of the Local Plan). Where there are any adverse impacts in relation to these matters officers consider that these could be mitigated through appropriately worded conditions.
- 11.7. In respect of the impact on the trees, it is considered the loss would be noticeable in the short to medium term and the impact upon public amenity and the wooded character of the area would be greatest. The mitigation planting is considerable in remedying these effects in the longer term but on its own will not be able to safeguard against the loss of the wooded character and amenity value in the public realm. However, in this instance, it is considered that the public benefits as identified and outlined above represent material considerations in the

determination of the application that are of sufficient weight that would outweigh and justify the short to medium term harm to the character of wooded hillside.

11.8. In light of this, the NPPF states in paragraph 11 that proposals which accord with the development plan should be approved without delay.

11.9. Officers would advise members that having considered the application carefully including all representations made with respect to the application, that the proposal is considered to be acceptable in terms of the aims and objectives of the NPPF and relevant policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016 and emerging policies in the Oxford Local Plan 2036, when considered as a whole, and the material considerations identified justify this approach.

11.10. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the satisfactory completion (under authority delegated to the Acting Head of Planning Services) of a legal agreement under section 106 of the Town and Country Planning Act 1990 (and other enabling powers) to secure the matters referred to in this report and subject to the conditions set out in Section 12 of the report.

## **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 Samples of the exterior materials to be used on the elevations and hard landscape surfaces as well as decorative façade treatments, shall be submitted to, and approved in writing by the Local Planning Authority before the start of work above ground levels on the site and only the approved materials shall be used.

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

- 4 The development hereby permitted shall not be brought into use until a detailed Lighting Strategy with technical specifications and lighting contour plans has been submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall include the following:

- Details of the external lighting of the development in particular architectural lighting of the buildings
- Details of the impact of the lighting upon views into the site from within the city
- A lighting design strategy for biodiversity for buildings, features and areas to be lit. No lighting shall be directed towards the existing woodland.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy, and these shall be maintained thereafter in accordance with the approved strategy. Under no circumstances shall any other external lighting be installed without prior written consent from the local planning authority.

Reason: In the interests of amenity and to comply with the requirements of the NPPF, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) in accordance with policies CP1, HE3 and HE11 of the Adopted Oxford Local Plan 2001-2016 and policies CS12 and CS18 of the Oxford Core Strategy 2026.

- 5 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas and each phase of the development, 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 and NE17 of the Adopted Local Plan 2001-2016

- 6 The landscaping proposals as approved for each phase of the development by the Local Planning Authority shall be carried out upon substantial completion of the development within that phase, 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.

- 7 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. Works shall only be carried in accordance with the approved details.

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

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

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

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

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

- 10 The development shall be carried out in strict accordance with the approved tree protection measures contained within the planning application details unless otherwise agreed in writing by the Local Planning Authority.

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

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

- 12 The development shall be carried out in strict accordance with the approved methods of working and tree protection measures contained within the planning application details unless otherwise agreed in writing by the Local Planning Authority.

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

- 13 Prior to the commencement of work above ground, an Arboricultural Clerk of Works (ACoW) appointed by the applicant shall oversee Implementation of the approved Tree Protection Plan and Arboricultural Method Statement. Prior to the start of work on site a Tree Protection Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority which includes details of:

1. The role and responsibilities on site of an Arboricultural Clerk of Works (ACoW);
2. Recording, communication and reporting of monitoring undertaken and resulting actions required, including with the Local Planning Authority Tree Officer;
3. The key stages during each demolition and construction phase when ACoW will be present on site to oversee work;

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

- 14 A total of 628 cycle spaces shall be provided across the development hereby permitted. Prior to implementation of each phase of development outlined on plan reference 02F-7 submitted 30<sup>th</sup> April 2019, further details of the distribution and provision of cycle spaces relating to each building within that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved spaces shall be implemented prior to occupation of the buildings within each phase. All cycle parking shall be retained unobstructed except for their intended uses at all times thereafter, unless otherwise agreed in writing beforehand by the Local Planning Authority

Reason: To encourage the use of sustainable modes of transport in line with policy HP15 of the Sites and Housing Plan

- 15 Prior to first occupation of the development a Delivery and Servicing Management Plan, including contact details for staff responsible for delivery management and details of the servicing and delivery vehicles to be used, shall be agreed in writing by the Local Planning Authority and provided to the Highway Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of highway safety and to mitigate the impact of delivery and service vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times and to comply with guidance in the NPPF

- 16 Development shall not commence 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 and Integral Engineering Solutions Flood Risk Assessment and Drainage Strategy, 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
  - Sizing of features – attenuation volume
  - Infiltration in accordance with BRE365
  - Detailed drainage layout with pipe numbers
  - SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
  - Network drainage calculations
  - Phasing
  - Flood Route

Reason: To control drainage and flooding and to ensure compliance with Policy CS11 of the Oxford Core Strategy 2011-2026

- 17 Prior to the first occupation of the accommodation, a Student Accommodation Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the tenancy agreement under which the student accommodation shall be occupied and which shall include a clause restricting students resident at the premises (other than those registered disabled) from bringing or keeping a motor vehicle in the city. The Plan shall also set out control measures for ensuring that the movement of vehicles associated with the transport of student belongings at the start and end of each term are appropriately staggered to prevent any adverse impacts on the operation of the highway. The study bedrooms shall only be let on tenancies which include that clause or any alternative approved in writing by the local planning authority. The development shall be implemented in accordance with the approved management plan.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality and in accordance with Policy CS25 of the Oxford Core Strategy 2026.

- 18 Notwithstanding the submitted Travel Plan, a revised and updated travel plan which addresses both the site specific needs and impact of the hereby approved Clive Booth Student Village as well as the wider traffic impacts and movements across all of Oxford Brookes sites shall be submitted to and

approved in writing by the Local Planning Authority before first occupation of the site. The approved Travel Plan shall be implemented on first occupation of the site and adhered to thereafter.

Reason: To encourage the use of sustainable modes of transport and to comply with guidance within the NPPF

- 19 The development shall be carried out in accordance with the Construction Traffic Management Plan as submitted to the Local Planning Authority 13<sup>th</sup> March 2019.

Reason: To control the extent of activity and impact on the highway and to accord with guidance within the NPPF

- 20 No development shall take place (including ground works and 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 include the following:
- a) Risk assessment of potentially damaging construction activities;
  - b) Identification of “biodiversity protection zones”, including specific reference to badgers and bats;
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method statements) and biosecurity protocols;
  - d) The location and timing of sensitive works to avoid harm to biodiversity features;
  - e) Contingency/emergence measures for accidents and unexpected events, along with remedial measures;
  - f) Responsible persons and lines of communication;
  - g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person, and times and activities during construction when they need to be present to oversee works;
  - h) Measures for removal of invasive species within the site; and
  - i) 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: In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026 and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development

- 21 A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the occupation of the first phase of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed within the scheme;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule;
- g) Details of the body or organization responsible for implementation of the plan; and
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details prior to the occupation of the development of the first phase .

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026 and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

- 22 The development shall be undertaken in accordance with the recommendations provided within Chapter 8 of the Environmental Statement and the Badger Impact Assessment and Mitigation Strategy (BSG Ecology). Should works not commence within two years of the previous protected species surveys, updated surveys shall be carried out and provided to the Local Planning Authority. No works of site clearance, demolition or construction shall take place until a European Protected Species Mitigation Licence for bats has been granted by Natural England. A copy of the licence shall to be provided to the Local Planning Authority before any work takes place on site.

Reason: To comply with the requirements of The Conservation of Habitats and Species Regulations 2017 and to protect species of conservation concern and to comply with the requirements of policy CS12 of the Oxford Core Strategy

- 23 Prior to the commencement of development, a detailed scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved for each phase of development. The scheme shall include details of artificial roost features, including bird and bat boxes, hedgehog domes and other refugia of benefit to wildlife. The development shall be carried out in



accordance with the approved plans prior to the occupation of each phase of development.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Policy CS12 of the Oxford Core Strategy 2026.

- 24 Prior to the occupation of each building hereby permitted, the bin storage for that building shall be provided and retained for the use of bin stores, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure there is adequate storage for bins and to comply with policy HP13 of the Sites and Housing Plan and policy CS10 of the Core Strategy.

- 25 The development shall be carried out in accordance with the details of the sustainability measures as specified within the Energy Statement and retained and managed thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

- 26 No development shall take place until a Construction Environmental Management Plan (CEMP), containing the site specific dust mitigation measures identified for this development, has first been submitted to and approved in writing by the Local Planning Authority. The site specific dust mitigation measures that shall be included in the CEMP are described in Appendix 2.5: Demolition and Construction Stage – Dust Assessment (page 18) of EIA Technical Annex 2: Air Quality, submitted with the application. The development should be carried out in accordance with the approved plans prior to the commencement of the development.

Reason: To ensure that the overall dust impacts during the construction phase of the proposed development will remain as “not significant”, in accordance with the results of the dust assessment, and with Core Policy 23 of the Oxford Local Plan 2001- 2016.

- 27 Prior to the occupation of the development, evidence that proves that all emission gas fired boilers that are going to be installed on-site are going to be ultra-low NOx (and meet a minimum standard of <40mg/kWh for NOx) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the expected NO2 emissions of the combustion system to be installed at the proposed development will be negligible, in accordance with Core Policy 23 of the Oxford Local Plan 2001- 2016.

28 Prior to the commencement of development above ground, details of the Electric Vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Provision of electric vehicle charging points to cover at least 25% of the amount of permitted non allocated parking of the development;
- Appropriate cable provision should also be installed to ensure that remaining parking is prepared for increased EV demand in future years.

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

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

29 Details of the day to day management of the student accommodation permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above ground. The details as approved shall be brought into effect upon first occupation of the development and shall remain in place at all times thereafter unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To avoid doubt and in order to insure the development is appropriately managed so as to protect the amenities of neighbouring occupiers, in accordance with policy CS25 of the Oxford Core Strategy 2026

30 The student accommodation hereby permitted shall only be occupied by students in full time education on courses of an academic year or more. No occupation shall take place until details of the management controls applying to the accommodation, (which may include an on - site warden or other 24 hour supervision), shall have first been submitted to and approved in writing by the Local Planning Authority. There shall be no variation to the approved management controls without the prior written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: In order to maintain the availability of appropriate student accommodation and controls on its management in the interests of amenity, in accordance with policy CS25 of the Adopted Oxford Core Strategy 2026.

31 The development hereby permitted shall only be used for student accommodation as specified in the submitted application throughout the academic year and for no other purpose without the prior written approval of the Local Planning Authority. During the summer break the permitted use may be extended to include accommodation for cultural and academic visitors and for conference and summer school delegates. The buildings shall be used for

no other purpose without the prior written approval of the Local Planning Authority.

Reason: In order to make efficient use of the accommodation provided, in accordance with policy CP6 of the adopted Oxford Local Plan 2001-2016, and Policy CS25 of the Oxford Core Strategy 2026

- 32 Prior to the commencement of construction works above ground level, details of the measures to be incorporated into the development to demonstrate how 'Secured by Design (SBD)' accreditation will be achieved shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until the Council has acknowledged in writing that it has received written confirmation of SBD accreditation.

Reason: In order to maximise the opportunities for increased security and protection and to comply with policy CP12 of the Oxford Local Plan.

- 33 Prior to the occupation of the development, details of the proposed management of the use of external spaces for events and occasions shall be first submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the management measures be put into effect prior to the commencement of each event or occasion.

Reason: To control the extent of activity and to ensure that the use of outdoor spaces in this manner does not unduly harm the amenity of neighbouring residents in accordance with policy CP10 of the Oxford Local Plan

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

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

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 – Addresses of representations**

### **14. HUMAN RIGHTS ACT 1998**

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

### **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.

## Summary of Comments

**Site Location : Clive Booth Hall, John Garne Way**

**Planning Reference : 18/02587/FUL**

**Proposed demolition of Blocks C, F, G, H, J, K, L and M of the Clive Booth Student Village and erection of 1,077 student bedrooms with associated communal and social facilities (reference 18/02587/FUL) (revised land ownership certificate) (Amended Plans)**

**Public comments received from:**

St. Clement's & District Allotment Association  
John Garne Way Allotments  
Pullens Lane Association  
St. Clement's Allotment Association  
CYCLOX  
Headington Hill Umbrella Group Trust (HHUG)  
St. Clement's & District Allotment Association, Pullens Lane  
Crotch Crescent: 24,  
Headington Road: 190  
Wood Farm Road: 13  
Rose Hill: 116,  
William Street: 5, 6, 26, 31, 32, 35, 36, 38, 44, 47, 50, 51, 51d, 56, 58, 64, 68, 69, 74  
Feilden Grove: 2, 3, 10, 12, 18, 30  
Hugh Allen Crescent: 27  
12 Arbor Court, London  
Divinity Road: 111, 128  
The Vines, Pullens Lane (x20)  
Pollens Field: 2, 3, 10, 12, 14,  
Pollens Lane: 1, The Barn, 10, Pollens Gate  
Ferry Road: 55, 57, 78  
Elms Drive: 57,  
Sandfield Road: 6,  
Wycliffe Hall, Banbury Road  
Wharton Road: 56  
Rolfe Place: 3, 7, 8, 9, 10  
Edgeway Road: 15, 80, 133  
Staunton Road: 19, 75, 123  
Rose Hill: 116  
Peacock Road: 8, 11, 13  
McCabe Place: 15  
St. Anne's Road: 50  
Jack Straw's Lane: 63, 111, 103  
Alma Place: 6,

4 Reginald View, Leeds  
London Place: 17,  
2 Derry Street, London  
Bath Street: 5, 6  
Marston Road: 19, 263, 285  
Bulan Road: 53  
Staunton Road: 19, 123  
Hayes Close: 34  
Apsley Road: 12  
High Wall, Pollens Lane  
Bishop's Court, Flat 8, 11  
London Court: 39  
Harberton Mead: 1, 8, 8A, 8B, 14, 16, 19, 23, Ridgway,  
Marston Street: 35  
North Place: 2  
Holmes Park: 2  
Old Road: 80  
Purcell Road: 24  
Wycliffe Hall, Banbury Road  
Edgeway Road: 15, 80  
Franklin Road: 42  
Wood Farm Road: 13  
Arbor Court, London: 12  
Elms Drive: 57

**Public Representations Received on Amended Plans (comments received on or after 12/3/19):**

Alma Place  
Bath Street: 5  
Hayes Close: 34  
John Garne Way Allotments  
Marston Road: 316  
Rose Hill: 116

## EAST AREA PLANNING COMMITTEE

|                            |   |                   |                     |
|----------------------------|---|-------------------|---------------------|
| <b>Application number:</b> | 19/00366/CT3  |                   |                     |
| <b>Decision due by</b>     | 17th April 2019   |                   |                     |
| <b>Extension of time</b>   | 21st June 2019  |                   |                     |
| <b>Proposal</b>            | Formation of 24no. car parking spaces and 1 disabled bay, alterations to landscaping.                   |                   |                     |
| <b>Site address</b>        | Green Spaces And Hardstanding, Furlong Close, Oxford, Oxfordshire – see <b>Appendix 1</b> for site plan |                   |                     |
| <b>Ward</b>                | Blackbird Leys Ward   |                   |                     |
| <b>Case officer</b>        | Michael Kemp  |                   |                     |
| <b>Agent:</b>              | Claire Alvey  | <b>Applicant:</b> | Oxford City Council |
| <b>Reason at Committee</b> | Application is submitted by Oxford City Council   |                   |                     |

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

## 2. EXECUTIVE SUMMARY

2.1. This report considers the proposed formation of 25 parking spaces, including 1 disabled parking bay. The spaces would be located at Furlong Close in Blackbird Leys. The application is submitted with the purpose of providing car parking for existing properties in the area which do not currently benefit from off-street parking, with the aim of alleviating issues associated with the proliferation of on street parking in Furlong Close.

2.2. The proposals have been amended by the applicants following consideration of the comments submitted by Oxfordshire County Council Highways. This has led to the exclusion of the northernmost of the three parking bays previously proposed within the landscaped area adjacent to the junction with Sandy Lane.

The access to the largest of the three parking areas has also been redesigned as a cross-over rather than bellmouth access following comments from the Highways Officer.

- 2.3. The provision of additional off-street parking will help to address existing issues associated with the proliferation of on street parking, which will help to ensure that the existing narrow carriageway is unobstructed and that parking is rationalised, which will reduce the likelihood of residents parking on landscaped spaces adjacent to the highway. The proposals are therefore considered to be beneficial in terms of highway safety and amenity. The proposals will also provide additional cycle parking.
- 2.4. It is considered that the proposals secure an appropriate balance between providing additional parking and retaining an acceptable quantity of landscaping. It is therefore considered that the development would preserve the visual amenities in the area. The proposals allow for appropriate separation distance between the proposed parking bays and the front elevations of adjacent residential dwellings in order to ensure that the development would not compromise the residential amenity of adjacent occupiers.
- 2.5. The proposals are therefore considered to comply with the relevant provisions of the Oxford Local Plan and Oxford Core Strategy and is recommended for approval on this basis.

### **3. LEGAL AGREEMENT**

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

### **4. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 4.1. The proposal would not be liable for a CIL contribution.

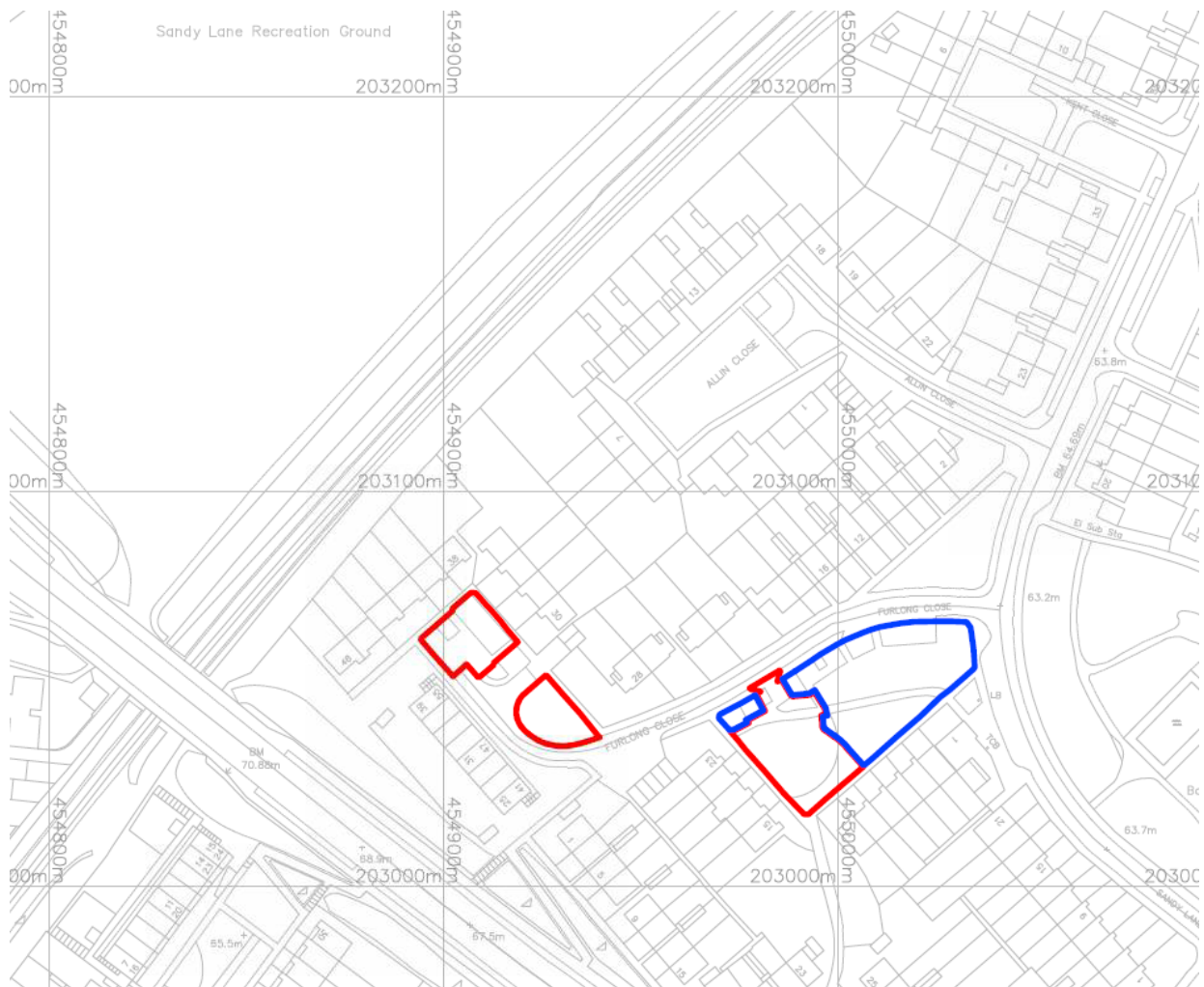
### **5. SITE AND SURROUNDINGS**

- 5.1. The proposed parking would be formed within 4 separate locations on land adjacent to Furlong Close. Furlong Close is a residential cul-de-sac located on the edge of Blackbird Leys. The area comprises mainly of terraces of two storey houses, though there is also a block of maisonette flats located at the south western end of the close. The majority of the properties have small front gardens and a number of these are located away from the road. A few of the dwellings which have larger front gardens benefit from off street parking where hardstanding has been laid to form parking spaces to the front of the properties, though the vast majority of the properties do not benefit from off street parking within their private curtilage areas.
- 5.2. Off-street parking was provided at Furlong Close in the 1980's to help alleviate issues associated with on street parking. This includes parking bays which were provided adjacent to the existing landscaped green space extending from the corner of Sandy Lane and the provision of further bays in the turning head of Furlong Close. There are two sets of garages comprising of blocks of five and two garages which provides some further off street parking. A substantial area of



open space is located opposite Furlong Close adjacent to Sandy Lane; this includes play facilities and is listed as protected open space under the provisions of Policy SR5 of the Oxford Local Plan.

5.3. The site location plan is located below:



## 6. PROPOSAL

6.1. The application proposes the formation of 25 parking spaces as well as dedicated cycle parking spaces on land adjacent to Furlong Close in Blackbird Leys. Originally the application made provision for 27 parking spaces, though this was reduced following the exclusion of spaces previously proposed on an area of highways land close to the junction with Sandy Lane. The application is submitted with the purpose of providing car parking for existing properties in the area which do not currently benefit from off-street parking, with the aim of alleviating issues associated with a proliferation of on street parking at Furlong Close. The parking would be provided on three separate sites at Furlong Close.

6.2. Eleven spaces would be provided within a larger existing landscaped space adjacent to an existing terrace of 15 properties (Nos. 1 to 23 Furlong Close).

Access to this space would be formed by removing existing parking bays adjacent to Furlong Close. The proposals would include the retention of existing trees and landscaping fronting Furlong Close. Low level shrubbery to the rear of the landscaped space would be removed to facilitate the development. The proposals include new landscaping in this location including tree planting, whilst five cycle parking spaces would also be provided.

6.3. Five parking bays and five cycle parking spaces are proposed within a semi-circular landscaped space adjacent to the side garden of No.28 Furlong Close. Currently this area comprises of a landscaped grass space. Landscaping proposals include the planting of a tree on the corner of this plot in the location of a tree which was removed in the last few years.

6.4. The proposals include a remodelling of the 1980's parking layout at the turning head to provide 9 spaces and a new tree would be planted in this location in mitigation.

## 7. RELEVANT PLANNING HISTORY

7.1. Relevant planning history for the application site is listed below:

86/00775/GF – Formation of parking area – Permitted

86/00776/GF – Formation of parking area – Permitted

## 8. RELEVANT POLICY CONSIDERATIONS

8.1. The following policies are relevant to the application:

| Topic               | National Planning Policy Framework | Local Plan              | Core Strategy | Sites and Housing Plan | Emerging Local Plan |
|---------------------|------------------------------------|-------------------------|---------------|------------------------|---------------------|
| Housing             |                                    |                         |               | HP15<br>HP16           |                     |
| Natural environment | 14, 15                             | NE15                    |               |                        | G2                  |
| Transport           | 9, 12                              | CP1                     |               |                        | M3<br>M4<br>M5      |
| Miscellaneous       |                                    | CP.13<br>CP.24<br>CP.25 |               | MP1                    |                     |

## 9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 4<sup>th</sup> March 2019. The application was re-advertised on the 22<sup>nd</sup> April 2019 following the receipt of amended plans.

## **Statutory and non-statutory consultees**

### Oxfordshire County Council (Highways)

- 9.2. No substantial objections were raised to the original proposals, however to stop informal parking and to ensure reversing space is not obstructed by parked cars double yellow lines and potentially knee high fences are recommended on the edge of all green space and highway that is not forming part of an access. It was advised that the northernmost of the proposed parking spaces were located on highway land. It was advised that the County Council would not accept painted disabled lines going to the main carriageway and a reorganisation of the disabled and standard parking bays was suggested. It was also advised that a dropped kerb would be required.
- 9.3. Following the exclusion of the northernmost of the three bays proposed on highways land and other alterations to the proposed access to the parking spaces as represented on the amended plans, the highways officer has advised that the proposed layout is an improvement which addresses any remaining concerns.

### **Public representations**

- 9.4. A total of three public comments have been received from addresses in Furlong Close (Nos. 44 and 32). Each of the public comments were raised in relation to the originally submitted proposals for 27 parking bays. No comments were received following the advertisement of the amended plans.
- Support was expressed for the proposals on the basis that this would alleviate issues associated with on street parking.
  - A request was made for lockable bollards to limit multiple vehicles taking up more than one parking space.
  - An objection was raised on the basis that the development would result in the loss of light to No.23 Furlong Close in the event that larger vehicles would use the parking bays.
  - Concern was also expressed that the development would result in the loss of views of the existing open landscaped area, which would be reduced in size.

## **10. PLANNING MATERIAL CONSIDERATIONS**

10.1. Officers consider the determining issues to be:

- Principle of development and Highways Matters
- Design and landscaping
- Neighbouring amenity
- Sustainability

### **a. Principle of Development and Highways Matters**

- 10.2. The proposals are submitted with the aim of rationalising parking provision and providing additional parking spaces within an area that currently experiences issues with a proliferation of on-street parking. The majority of properties within the area and the estate as a whole do not benefit from provision of off-street parking which has resulted in residents parking on landscaped areas and verges and the accumulation of vehicles causing an obstruction of the highway. In order to address these issues a number of similar developments have been carried out in the area to provide areas of dedicated off-street parking in the form of parking bays. A recent example includes a development which was approved recently at Samphire Road (18/02977/CT3) to provide 36 spaces similarly in landscaped amenity spaces adjacent to the highway.
- 10.3. The majority of properties in Blackbird Leys were developed without parking spaces at a time when car ownership was significantly lower. A large number of residents now own cars and as the vast majority of properties in the area do not benefit from off-street parking within the curtilage area of the dwellings; this has led to an accumulation of on street parking. Whilst parking was provided in the 1980's in Furlong Close this has not fully alleviated the issue of on street parking and existing provision remains significantly under capacity. In total it is envisaged that 94 properties could utilise the proposed parking. This includes 55 properties in Furlong Close as well as an adjacent block of 23 flats in Balfour Road and 16 houses in Blackbird Leys Road, none of which benefit from off street parking. Parking would be unallocated.
- 10.4. Furlong Close has a narrow carriageway and accumulation of on street parking presents an obstruction which is detrimental to highway safety and amenity. The lack of parking capacity has also led to residents parking on the existing landscaped grass areas. Furlong Close and the surrounding roads do not fall within a controlled parking zone, therefore there are no restrictions limiting on street parking.
- 10.5. Whilst the County Council have long term proposals to introduce a Controlled Parking Zone in Blackbird Leys, this is listed as Priority 4 (low) in terms of timescale and no dates have been put forward for either consultation or implementation. In the absence of parking controls in the area, it is considered that the provision of off-street parking represents the best solution at the present time to control on-street parking.
- 10.6. The provision of 25 dedicated off street parking spaces would be beneficial in going some way to alleviating the issues associated with on street parking and would be beneficial to highway safety and amenity as this will help to keep the carriageway clear of vehicles. With no parking controls in place in the area at present it is considered appropriate that further provision is made for off street parking.
- 10.7. The proposals include the total provision of 10 cycle parking in the form of stands. Currently there is no public cycle parking provision in Furlong Close. This element of the development is considered beneficial in encouraging uptake in cycling as a sustainable means of transport and as an alternative to the private car and is therefore welcomed.

10.8. In summary it is considered that the proposed development would be beneficial to highway safety and amenity and consequently the development is considered to comply with the Policy CP1 of the Oxford Local Plan.

### **b. Design and Landscaping**

10.9. The spaces would be laid out using permeable block paving. As a hard landscaping material it is considered that this would be appropriate in design terms and would be more visually attractive in comparison to harder, more utilitarian surfacing such as tarmac. The use of block paving would be consistent with the existing spaces which have been laid out along Furlong Close as well as the surfacing approved in similar developments in the area also involving the addition of parking spaces, such as sites at Blackbird Leys Road and Crowberry Road. It strikes a balance between being visually appropriate as well as robust as alternative surfaces that may be greener do not have the durability for such heavy use as anticipated to be the case here.

10.10. The proposals would result in a reduction in the extent of existing landscaped green spaces along Furlong Close, though officers consider that the impact of additional parking and hardstanding would be mitigated through the provision of additional landscaping and planting which includes the planting of additional trees. Existing trees and important landscaping features would be retained.

10.11. The provision of additional parking at the western end of Furlong Close would not have a detrimental impact visually as the extent of landscaping which would be lost would be minimal and this part of the close is already dominated by hardstanding.

10.12. The largest area of parking would be provided in the landscaped space to the front of Nos. 15 to 23 Furlong Close. Whilst this would result in the loss of a section of the landscaped space, a large extent of this would be retained to the east which is considered adequate in terms of preserving the visual amenities of the area; furthermore the layout of spaces would be broken up through new landscaping which would be provided to help soften and mitigate the impact of the additional spaces.

10.13. Officers consider that the proposals strike an acceptable balance between the need to provide additional parking spaces and the need to preserve an appropriate standard of visual amenity within the area. The proposals are therefore considered to comply with Policies CP1, CP6, CP 8, CP9, and CP10 of the Oxford Local Plan and Policy CS18 of the Core Strategy.

### **c. Impact on neighbouring amenity**

10.14. The properties in the area all have front garden spaces which ensure that there would be adequate separation between the proposed parking bays and the front windows of each of the properties in Furlong Close. In the cases of Nos. 15 to 23 this would be a minimum of 6 metres separation and in the case of Nos. 30 to 36 and 38 to 44 this would be a minimum of 8 metres separation. The separation is considered sufficient even in the event of a larger vehicle parking in one of the proposed bays. In officers view the proximity of the proposed parking

bays to the front elevation of the adjacent properties would not detrimentally impact on the amenity of existing occupiers by reason of noise or disturbance or unduly affect direct outlook. There is no right to a view in planning terms.

10.15. Officers are satisfied that the proposals preserve an appropriate standard of amenity for occupiers of neighbouring properties and accord with Policies CP1 and CP10 of the Oxford Local Plan.

#### **d. Sustainability**

10.16. The proposals would provide infrastructure to enable the future delivery of electric charging points

10.17. Officers recommend attaching a condition requiring details and designs for the provision of ducting to allow for future installation of Electronic Vehicle charging infrastructure, in order to make resident parking places EV ready for future demand. The addition of charging points would contribute towards reducing the impact of development on air quality and promoting sustainable means of transport in accordance with the requirements of Policy CP23 of the Oxford Local Plan.

### **11. CONCLUSION**

11.1. The proposals would deliver a total of 25 car parking spaces and additional cycle parking spaces. The proposals would be beneficial in alleviating existing issues associated with an accumulation of on street parking in Furlong Close as the existing proliferation of parking is currently resulting in an obstruction of what is a narrow highway. In alleviating these issues it is considered that the development would be beneficial to highway safety and amenity.

11.2. Through the provision of additional landscaping and the retention of existing trees it is considered that the proposals would strike an appropriate balance between providing the additional parking required and preserving an acceptable standard of visual amenity and outlook within the street scene.

11.3. The proposals afford a sufficient degree of separation distance between the proposed parking bays and the front elevation of the existing properties in Furlong Close to ensure that the amenity of existing occupiers would not be compromised by reason of the siting of the proposed bays.

11.4. Taking the above factors into account it is considered that the proposed development would comply with the relevant provisions of the Oxford Local Plan; Core Strategy and Emerging Local Plan (while acknowledging that only limited weight can be given to the latter).

11.5. For the reasons outline in this report 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 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. Prior to the first use of the spaces provision of ducting to allow for future installation of Electronic Vehicle charging infrastructure, shall be formed, and laid out in accordance with the approved details and shall remain in place thereafter.

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

4. Before the commencement of above ground works details of the cycle parking areas, including means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

Reason: To promote the use of cycles thereby reducing congestion on adjacent roads in accordance with policies CP1, CP10 and TR4 of the Adopted Oxford Local Plan 2001-2016

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

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

I. The drainage system is to be designed to control surface water runoff for all rainfall up to a 1 in 100 year storm event with a 40% allowance for climate change.

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

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

Where sites have been previously developed, discharge rates should be at greenfield rates.

Any proposal which relies on Infiltration will need to be based on on-site infiltration testing in accordance with BRE365 or alternative suitable methodology, details of which are to be submitted to and approved by the LPA. Consultation and agreement should also be sought with the sewerage undertaker where required.

A SuDS maintenance plan shall also be submitted and approved by the LPA. The Sustainable Drainage (SuDS) Maintenance Plan will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics. The SuDS maintenance plan will be required to provide details of the frequency and types of maintenance for each individual sustainable drainage structure proposed and ensure the sustainable drainage system will continue to function safely and effectively in perpetuity. The development shall only be occupied in accordance with the approved SuDS Maintenance Plan.

Reason: To ensure compliance with Oxford Core Strategy Policy CS11.

6. The development shall be carried out in strict accordance with the tree protection measures contained within the planning application details shown on drawing Ref: ArbTec TPP 01, unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To protect retained trees during construction in accordance with policies CP1, CP11 NE15 and NE16 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.

7. Development, including demolition and enabling works, shall not begin until details of an Arboricultural Monitoring Programme (AMP) have been submitted to and approved in writing by the Local Planning Authority. The AMP shall include a schedule of a monitoring and reporting programme of all on-site supervision and checks of compliance with the details of the Tree Protection Plan and/or Arboricultural Method Statement, as approved by the Local Planning Authority. The AMP shall include details of an appropriate Arboricultural Clerk of Works (ACoW) who shall conduct such monitoring and supervision, and a written and photographic record shall be submitted to the LPA at scheduled intervals in accordance with the approved AMP. The development shall only be carried out in accordance with the AMP.

Reason: To demonstrate compliance with tree protection conditions for the protection of retained trees during construction in accordance with policies CP1, CP11, NE15 and NE16 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.

8. A landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority prior to first occupation or first use of the development hereby approved. The plan shall show details of treatment of paved areas, and areas to be grassed or finished in a similar manner, existing retained trees and proposed new tree, shrub and hedge planting. The plan shall correspond to a schedule



detailing plant numbers, sizes and nursery stock types. The development shall be carried out in accordance with the details agreed.

Reason: In the interests of visual amenity in accordance with policies CP1, CP11, NE15, NE16 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.

9. The landscaping proposals as approved by the Local Planning Authority shall be carried out no later than the first planting season after first occupation or first use of the development hereby approved unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.

10. Any existing retained trees, or new trees or plants planted in accordance with the details of the approved landscape proposals that fail to establish, are removed, die or become seriously damaged or defective within a period of five years after first occupation or first use of the development hereby approved shall be replaced. They shall be replaced with others of a species, size and number as originally approved during the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Oxford Local Plan 2001-2016 and CS12 of the Oxford Core Strategy 2011-2026.

### **13. APPENDICES**

- **Appendix 1 – Site location plan**

### **14. HUMAN RIGHTS ACT 1998**

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

### **15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

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

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## EAST AREA PLANNING COMMITTEE

|                            |   |                   |              |
|----------------------------|---|-------------------|--------------|
| <b>Application number:</b> | 19/00643/CT3  |                   |              |
| <b>Decision due by</b>     | 30th May 2019   |                   |              |
| <b>Extension of time</b>   | 21 <sup>st</sup> June 2019  |                   |              |
| <b>Proposal</b>            | Demolition of existing single storey rear extension.<br>Erection of a single storey rear extension. |                   |              |
| <b>Site address</b>        | 63 Asquith Road, Oxford, Oxfordshire, OX4 4RN – see <b>Appendix 1</b> for site plan                 |                   |              |
| <b>Ward</b>                | Rose Hill And Iffley Ward   |                   |              |
| <b>Case officer</b>        | Sarah Chesshyre   |                   |              |
| <b>Agent:</b>              | Mr James Cookson  | <b>Applicant:</b> | Mr Gary Long |
| <b>Reason at Committee</b> | The application is made by the City Council   |                   |              |

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## 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 Acting Head of Planning Services to:

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

## 2. EXECUTIVE SUMMARY

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

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

- Design
- Residential agreement

2.3 The development is considered acceptable in design terms and will not detract from the character and appearance of the area. The proposal would not have a detrimental impact on the neighbouring properties and is considered to comply with

CP1, CP6, CP8 and CP10 of the Oxford Local Plan, HP9 and HP14 of the Sites and Housing Plan, CS18 of the Core Strategy and the NPPF.

**3. LEGAL AGREEMENT**

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

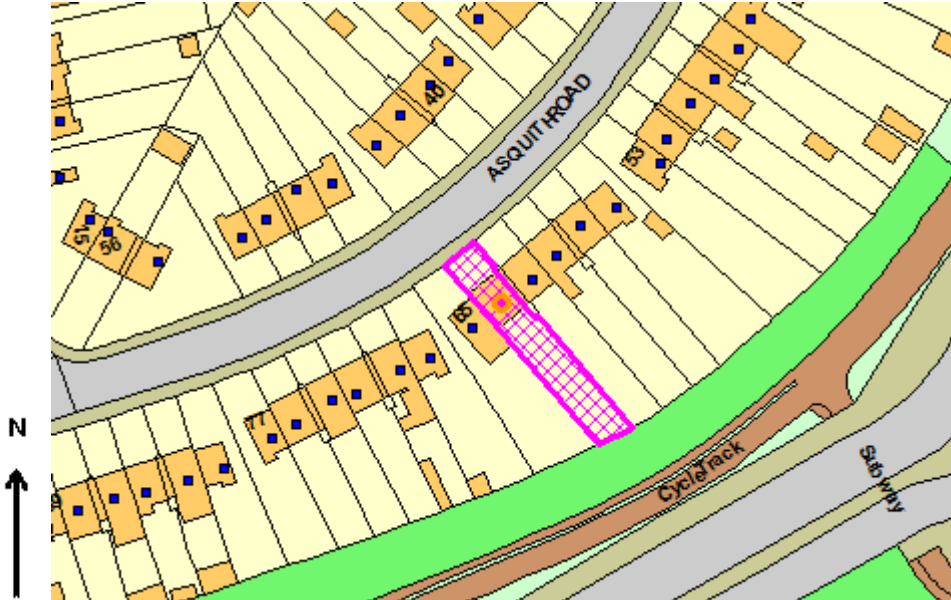
**4. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

4.1. The proposal is not liable for CIL

**5. SITE AND SURROUNDINGS**

5.1. The site is located within the Rosehill and Iffley Ward of Oxford to the south east of the city centre. Asquith Road is accessed from Ashurst Way. The property is a two-storey semi-detached dwelling with a large rear garden which is up to 26 metres in length.

5.2. See block plan below:



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**6. PROPOSAL**

6.1. The application proposes the erection of a single storey rear extension to the existing dwelling. The dwelling occupies a site which slopes downwards from the street towards the rear curtilage. There is an existing raised terrace to the rear of the property, that projects 6 metres beyond the rear elevation of the main dwelling with a height of 0.55 metres at its rear extent. Alterations would be made to the existing terrace such that it would be extended to infill the gap between the existing terrace and the shared boundary with 65 Asquith Road, but reduced in depth such that it would project beyond the rear elevation of the main dwelling by 5.2 metres, with a height of 0.6 metres. The retention of and alterations to the existing terrace are required to maintain level access between the existing dwelling and the proposed extension. The extension would extend beyond the

existing rear elevation of the dwelling by 4 metres and would have a width of 4.15 metres. The extension would have a flat roof with an eaves height of 2.7 metres. The extension would be finished in brick to match the existing with felt to the roof. The extension would provide an additional bedroom and an enlarged bathroom which is required to meet the specific personal needs of the occupant. Access to the rear garden via the side of the house would also be retained.

## 7. RELEVANT PLANNING HISTORY

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

70/00623/M\_H - Erection of rear lobby to give internal access to existing outside W.C.. PERMITTED DEVELOPMENT 11th September 1970.

## 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 | Oxford Emerging Local Plan 2036 |
|----------------------|------------------------------------|---------------------------|---------------|------------------------|---------------------------------|
| Design               | 117, 118, 122, 127                 | CP1<br>CP6<br>CP8<br>CP10 | CS18          | HP9                    | DH1                             |
| Social and community |                                    |                           |               | HP14                   | H14                             |
| Miscellaneous        | 38, 47                             | CP13                      |               | MP1                    |                                 |

## 9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 16th April 2019.

### Statutory and non-statutory consultees

9.2. No relevant statutory or non-statutory consultees.

### Public representations

9.3. No third party comments were received.

## 10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Design

- Neighbouring amenity

**a. Design**

- 10.2. Policies CP1, CP8, CP10, CS18 and HP9 seek to ensure that development is well designed and relates well to the existing house and surroundings.
- 10.3. A large number of surrounding properties have been altered and extended with single storey extensions to the rear. The proposal represents an addition similar in scale to those of neighbouring properties, including the immediately adjacent neighbour at 65 Asquith Road. Given its single storey height, its modest depth and its positioning to the rear, the proposal would appear a proportionate and subservient addition to the existing dwelling. The extension would not be visible from the public realm. The proposal would form an acceptable relationship with the host dwelling in terms of its scale, form, fenestration and materials. The proposal would not detract from the character and appearance of the area.
- 10.4. The proposal is considered to comply with policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016, HP9 of the Sites and Housing Plan, CS18 of the Core Strategy and DH1 of the emerging Oxford Local Plan 2036, noting that it only has limited weight at this time.

**b. Impact on neighbouring amenity**

- 10.5. Policy HP14 of the Sites and Housing Plan states that planning permission will only be granted for development that provides reasonable privacy and daylight to neighbouring properties, does not have an overbearing impact or result in a loss of outlook afforded to neighbouring properties.
- 10.6. The proposed extension would extend beyond the existing rear extension at 65 Asquith Road by 0.35 metres only. The extension would comply with the 45 degree line when applied to windows in the extension at no. 65, and would not have an overbearing impact on the dwelling or the rear garden at no. 65 given this relationship.
- 10.7. The proposed extension is separated from the shared boundary with 61 Asquith Road by approximately 0.9 metres. The extension infringes the 45 degree line when applied to the ground floor rear facing window at no. 61 closest to the shared boundary with no. 63, but the extension is compliant when the 25 degree uplift is applied. Given this as well as the separation of the extension from the shared boundary between nos. 63 and 61 and the orientation of the rear elevations of the dwellings, it is considered that the proposed extension would not result in any harmful impact to daylight serving this window, and would not result in any overbearing impact.
- 10.8. It is noted that the terrace would provide some potential for overlooking of neighbouring rear gardens. It is also noted that the area of raised terrace would be moved closer to the shared boundary with 65 Asquith Road. However, regard has been had to the extent of the existing raised terrace, which projects further into the garden than the proposed terrace. Regard has also been had to the existing raised terrace area to the rear of the extension at 65 Asquith Road, and

the fact that there is therefore potential for mutual overlooking between 63 and 65 Asquith Road. The development proposed would result in a substantially smaller area of open terrace than currently exists, with a depth of only 1.2 metres, so that opportunities for sitting out and other activities that may give rise to overlooking, or the perception of overlooking from neighbouring gardens, or noise and disturbance, would be relatively limited. The terrace would be used for access purposes to bridge the change in levels between the dwelling and garden and users are unlikely to dwell given the limited space unlike the existing situation. The raised terrace would also be moved away from the shared boundary with 61 Asquith Road so that it would be separated by 0.45 metres, reducing the potential for overlooking. The terrace is also of a modest height, and is considered necessary and justified given the substantial change in ground level over the plot. On balance, it is considered that the potential for overlooking that the terrace would give rise to is not materially different to that from the existing terrace, and it is considered acceptable.

10.9. The proposed extension does not have any windows in the side elevations, and there would therefore be no loss of privacy or impact of overlooking to 61 or 65 Asquith Road. There are no dwellings immediately to the rear of the application site and all other properties would be a sufficient distance away so as not to be directly affected.

10.10. The proposal is considered to comply with HP14 of the Sites and Housing Plan and H14 of the emerging Oxford Local Plan 2036, noting that it only has limited weight at this time.

## **11. CONCLUSION**

11.1. Having regards to the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The main aim of the NPPF is to deliver Sustainable Development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF despite being adopted prior to the publication of the framework.

11.3. Therefore in conclusion it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

11.4. In summary, the proposed development would be an acceptable addition to the existing dwellinghouse. The proposals are suitable in design terms and

comply with policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016, HP9 of the Sites and Housing Plan, CS18 of the Core Strategy and DH1 of the emerging Oxford Local Plan 2036. The proposals would not result in any harm to neighbouring amenity and are compliant with HP14 of the Sites and Housing Plan and H14 of the emerging Oxford Local Plan.

11.5. Therefore officers consider that the proposal would accord with the development plan as a whole.

*Material consideration*

11.6. The principal material considerations which arise are addressed below, and follow the analysis set out in earlier sections of this report.

11.7. National Planning Policy: the NPPF has a presumption in favour of sustainable development.

11.8. NPPF paragraph 11 states that proposals that accord with the development plan should be approved without delay, or where the development plan is absent, silent, or relevant plans are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or specific policies in the framework indicate development should be restricted.

11.9. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF for the reasons set out within the report. Therefore in such circumstances, paragraph 11 is clear that planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.

11.10. Officers would advise members that, having considered the application carefully, the proposal is considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework and relevant policies of the Oxford Core Strategy 2026, and Oxford Local Plan 2001-2016, and the emerging Local Plan 2036, when considered as a whole, and that there are no material considerations that would outweigh these policies.

11.11. Therefore it is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in Section 12 of this report.

## **12. CONDITIONS**

12.1. 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.

12.2. 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.

- 12.3. The materials to be used in the proposed development shall be as specified in the application hereby approved. There shall be no variation of these materials without the prior written consent of the local planning authority.

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

### **13. INFORMATIVES**

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

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

Soakage tests should be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches.

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

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

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

Oxford City Council SuDS Design Guide can be found at [www.oxford.gov.uk/floodriskforplanning](http://www.oxford.gov.uk/floodriskforplanning)

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

### **14. APPENDICES**

- **Appendix 1** – Site location plan

### **15. HUMAN RIGHTS ACT 1998**

15.1. 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.

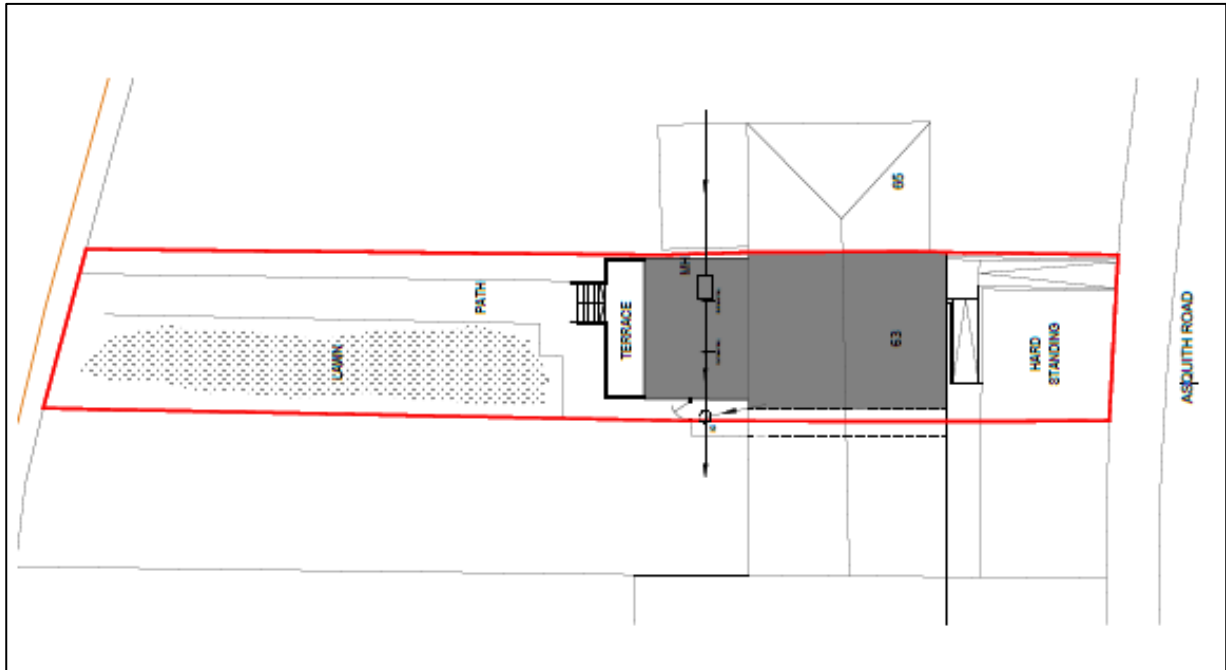
**16. SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

16.1. 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

19/00643/CT3 – 63 Asquith Road

Proposed block plan



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## East Area Planning Committee

5<sup>th</sup> June 2019

|                            |  |                   |              |
|----------------------------|--|-------------------|--------------|
| <b>Application number:</b> | 19/00644/CT3   |                   |              |
| <b>Decision due by</b>     | 16th May 2019  |                   |              |
| <b>Extension of time</b>   | To Be Agreed   |                   |              |
| <b>Proposal</b>            | Erection of a single storey side extension. Alterations to roof to existing side extension from pitched to flat. Infill of 1no. window to rear elevation. Formation of a ramp, handrail and decking to rear elevation. |                   |              |
| <b>Site address</b>        | 16 Croft Road, Oxford, Oxfordshire, OX3 0JY – see <b>Appendix 1</b> for site plan  |                   |              |
| <b>Ward</b>                | Marston Ward   |                   |              |
| <b>Case officer</b>        | Alice Watkins  |                   |              |
| <b>Agent:</b>              | Mr James Cookson   | <b>Applicant:</b> | Mr Gary Long |
| <b>Reason at Committee</b> | The application is submitted by Oxford City Council  |                   |              |

---

## 1. RECOMMENDATION

1.1. 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 Acting Head of Planning Services to:

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

## 2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a single storey side extension and alterations to the roof of the existing side extension from pitched to flat. Formation of ramp, handrail and decking to rear elevation. The extension would provide a ground floor bedroom which is required to meet the specific personal needs of the occupant.

2.2. The development is considered to be appropriately designed and would not have a detrimental impact to the neighbouring properties. Overall, the development is

considered acceptable in accordance with the identified policies and approval is recommended.

### 3. LEGAL AGREEMENT

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

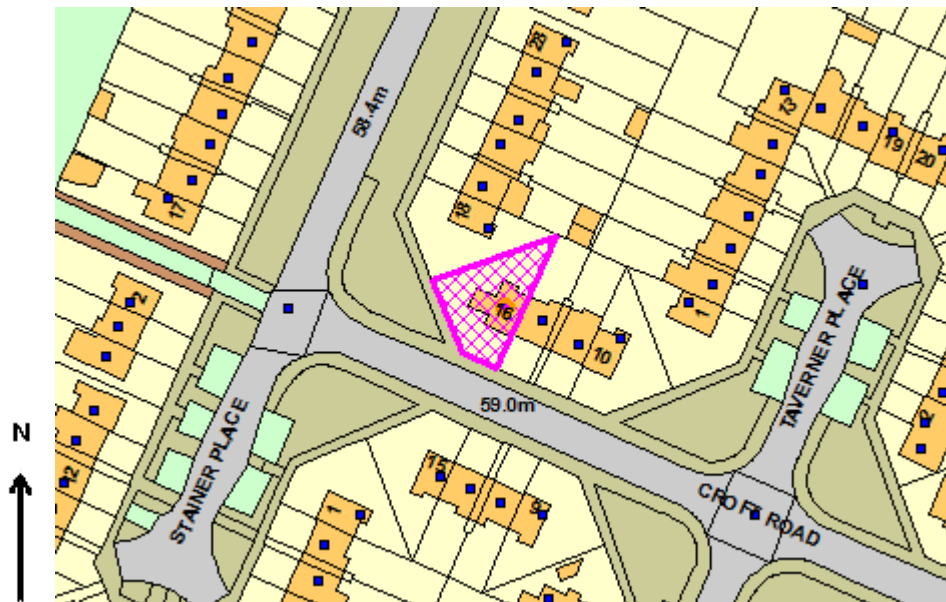
### 4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

### 5. SITE AND SURROUNDINGS

5.1. The site is a corner plot located on the north-east side of the road. It comprises of a two storey end of terraced dwelling finished with red brick and a tiled roof. The property benefits from a single storey side extension. Two off-street parking spaces are provided to the front of the site.

5.2. See block plan below:



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### 6. PROPOSAL

6.1. The application proposes to erect a single storey side extension and to alter the roof of the existing side extension from pitched to flat. The extension extends by 3.6m from the side with a depth of 2.5m and sits comfortably behind the existing side extension. It features a flat roof with a maximum height of 2.9m. The pitched roof of the existing side extension is to be replaced with a flat roof to continue along to the new extension. The extension is to be constructed from materials to match the host dwelling.

### 7. RELEVANT PLANNING HISTORY

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

68/20269/A\_H - Erection of lobby to enclose lavatory and internal alterations.  
 PERMITTED DEVELOPMENT 28th May 1968.

09/01495/CT3 - Erection of single storey extension to provide ground floor w.c.  
 and shower room.. APPROVED 27th October 2009.

## 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 | Emerging Local Plan |
|---------------|------------------------------------|---------------------------|---------------|------------------------|---------------------|
| Design        | 12                                 | CP1<br>CP6<br>CP8<br>CP10 | CS18_         | HP9_                   | DH1                 |
| Environmental | 14,15                              | CS11                      |               | HP14_                  | H14<br>RE3          |
| Miscellaneous |                                    |                           |               | MP1                    |                     |

## 9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 27th March 2019 and an advertisement was published in The Oxford Times newspaper on 28th March 2019.

### Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

9.2. No comments

### Public representations

9.3. One local resident commented on this application from addresses in Croft Road.

9.4. In summary, the main points of comment were:

- Any work undertaken should not cause any damage to the boundary hedge adjoining 18 Croft Road or to the section of brick wall within the garden of 18 Croft Road.

## **Officer response**

9.5. The hedge is not protected under planning law. If any damage were to be caused to the wall during construction, this would remain a civil matter between owners of the properties and is not controlled by the planning process.

## **10. PLANNING MATERIAL CONSIDERATIONS**

10.1. Officers consider the determining issues to be:

- Design
- Neighbouring amenity

### **a. Design**

10.2. The application proposes to erect a single storey side extension to the western elevation of the dwelling to provide additional living accommodation required to meet the occupant's personal needs. The extension would sit directly behind an existing single storey side extension to the western elevation. The roof of the existing side extension is to be replaced with a flat roof which continues along to the extension. The extension extends by 3.6m from the side with a depth of 2.5m and sits comfortably behind the existing side extension. It features a flat roof with a maximum height of 2.9m. The development will be easily visible from the public domain due to the site comprising of a prominent corner plot. Officers do not consider that the extension would read as an overly prominent addition to the due to the single storey height and limited depth. The extension would form an appropriate visual relationship with the host dwelling and would read as a subservient addition.

10.3. The proposal involves the replacement of the pitched roof of the existing side extension with a flat roof. This will alter the appearance of the existing extension from the front of the property. It is considered that due to the single storey height and limited scale of the extension, the proposal would not be detrimental to visual amenity and the extension would remain as a subservient addition.

10.4. The proposal involves the formation of an access ramp at the rear of the site. The ramp would not detract from the character and appearance of the property and is acceptable in design terms.

10.5. The proposal is considered to comply with CP1, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan, CS18 of the Core Strategy and the NPPF. The development would comply with DH1 of the Emerging Local Plan, although limited weight is given to emerging policies at this stage.

### **b. Impact on neighbouring amenity**

10.6. The site shares a boundary with 14 and 18 Croft Road.



- 10.7. The property benefits from an existing rear outrigger and the extension would not extend beyond this. Due to the outrigger, the extension will not be visible from 14 Croft Road and will therefore have no impact on the neighbouring property in terms of light or outlook.
- 10.8. The rear boundary of the site is shared with 18 Croft Road. Due to the orientation of the plots, the extension will be visible from 18 Croft Road. It is set away from the rear boundary by a minimum of 1.1m. Due to the single storey height and set back from the boundary, it is that there is sufficient separation to ensure that the development would not impact the light or outlook afforded to 18 Croft Road.
- 10.9. All other properties are a sufficient distance from the site so as to not be directly impacted by the proposals.
- 10.10. The proposed development would not have a detrimental impact on the neighbouring properties, nor would it be overbearing or result in a loss of outlook. The proposal would comply with HP14 of the Sites and Housing Plan and the NPPF. The proposal would comply with H14 of the Emerging Local Plan, which sets out the same requirements as HP14 of the Sites and Housing Plan. The emerging policy is given limited weight at this stage.

### **c. Flooding**

- 10.11. The development is not at significant risk of flooding from any sources, however the development may increase the impermeable area leading to increased surface water runoff. Therefore, the site should be drained by Sustainable Drainage Systems (SuDS) and an appropriate condition has been recommended.
- 10.12. The proposal is considered to comply with CS11 of the Core Strategy and the NPPF.

## **11. CONCLUSION**

- 11.1. Having regards to the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchased Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.
- 11.2. Paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development, this means approving development proposals which accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

11.3. The proposed extension and associated alterations are considered acceptable in design terms and would not have a detrimental impact on the amenity of neighbouring properties. Overall, the development is considered acceptable in accordance with the identified planning policies and in accordance with the NPPF.

11.4. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the suggested conditions.

## 12. CONDITIONS

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

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

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

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

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

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

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

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

Soakage tests should be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches.

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

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

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

Oxford City Council SuDS Design Guide can be found at [www.oxford.gov.uk/floodriskforplanning](http://www.oxford.gov.uk/floodriskforplanning)

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

## INFORMATIVES :-

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

## **13. APPENDICES**

- **Appendix 1 – Site location plan**

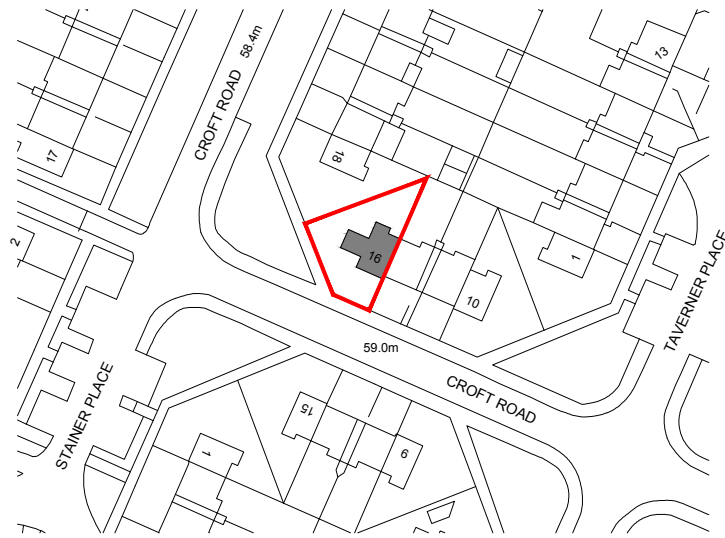
## **14. HUMAN RIGHTS ACT 1998**

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to 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**

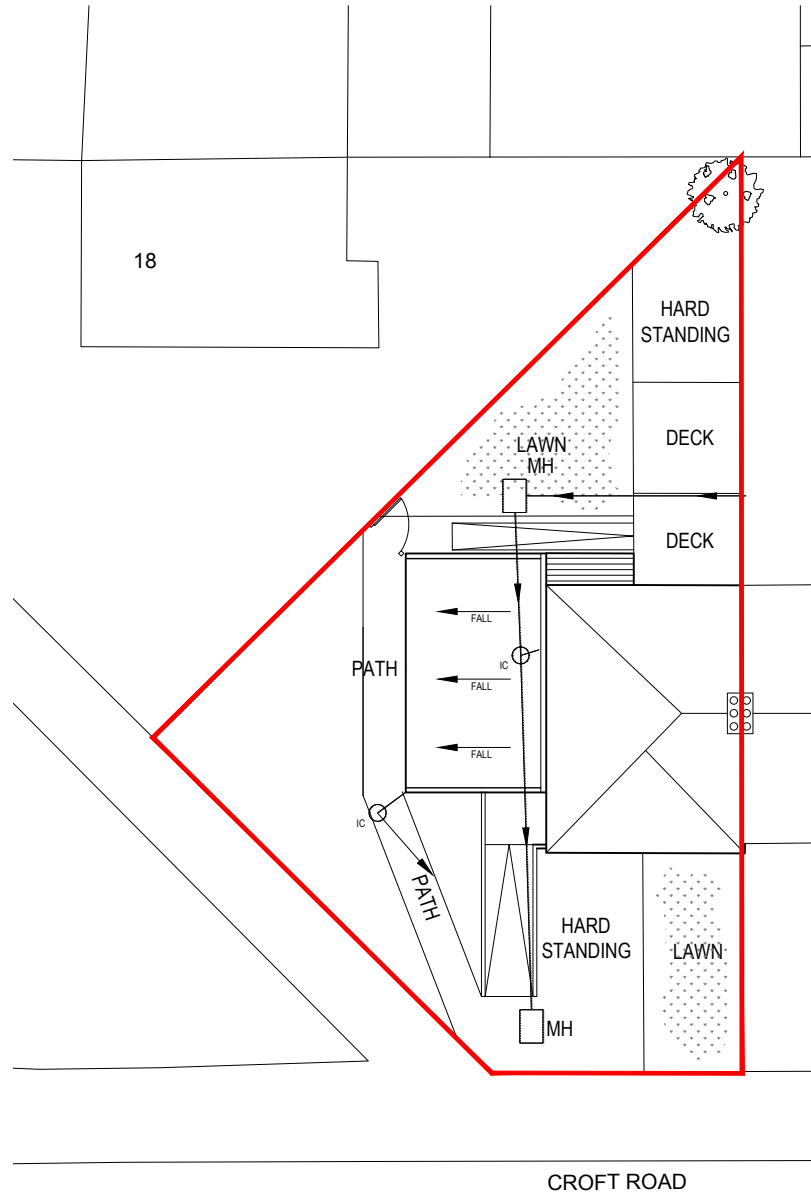
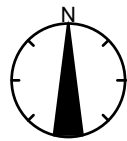
- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission,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

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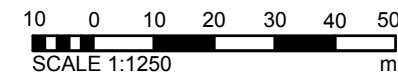


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**LOCATION PLAN**  
SCALE 1:1250



**PROPOSED BLOCK PLAN**  
SCALE 1:200



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|-----|---------------------|----------|----|------|
| A   | ISSUED FOR PLANNING | 15/02/19 | XX | JC   |
| REV | DESCRIPTION         | DATE     | BY | CHKD |

ORIGINATOR:

**RIDGE**  
PROPERTY & CONSTRUCTION CONSULTANTS

THE COWYARDS  
BLENHEIM PARK  
OXFORD ROAD  
WOODSTOCK, OX20 1QR

TEL: 01993 815000  
WWW.RIDGE.CO.UK

CLIENT:

**OXFORD CITY COUNCIL**

CONTRACTOR CLIENT:

PROJECT:  
Oxford City Council  
BS Services Framework - 3 Single-Storey  
Extensions to Council Properties

TITLE:  
16 Croft Road  
Location & Block Plan

|             |    |        |              |
|-------------|----|--------|--------------|
| DRAWN BY:   | TH | SCALE: | AS SHOWN@ A3 |
| CHECKED BY: | JC | DATE:  | 31/10/18     |

STATUS: **PLANNING**

|             |          |      |       |        |       |       |         |      |
|-------------|----------|------|-------|--------|-------|-------|---------|------|
| DRAWING No: | PROJECT: | ORG: | ZONE: | LEVEL: | TYPE: | ROLE: | NUMBER: | REV: |
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## Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 1 May 2019

www.oxford.gov.uk



### Committee members:

|   |                     |
|---|---------------------|
| Councillor Taylor (Chair)                 | Councillor Aziz     |
| Councillor Chapman                        | Councillor Clarkson |
| Councillor Garden                         | Councillor Simm     |
| Councillor Roz Smith                      | Councillor Tanner   |
| Councillor Donnelly (for Councillor Lygo) |                     |

### Officers:

Adrian Arnold, Acting Head of Planning Services  
Sally Fleming, Planning Lawyer  
Clare Gray, Principal Planner  
Hayley Jeffery, Development Management Team Leader  
Alice Watkins, Planning Officer  
Rachel Drinkwater, Committee Services Support Officer  
Jennifer Thompson, Committee and Members Services Officer

### Apologies:

Councillor Lygo sent apologies.

## 106. Declarations of interest

Minute 107: Councillors Clarkson declared that she had called in the application but had not formed an opinion on it and was approaching this without a predetermined view.

## 106. Declarations of interest

Minute 107: Councillor Clarkson declared that she had called in the application but had not formed an opinion on it and was approaching this without a predetermined view.

## 107. 18/02303/RES: Littlemore Park, Armstrong Road, Oxford OX4 4XG

The Committee considered an application for planning permission for the details of reserved matters (layout, scale, appearance, landscaping and access) pursuant to planning application 18/02231/VAR [(variation of condition 3 (approved plans and documents) to revise indicative parameters plans and condition 18 (noise levels) to revise residential noise levels of planning permission 14/02940/OUT as varied by

14/02940/NMA and 14/02940/NMA2 (Outline planning application (with all matters reserved) ] seeking permission for up to 270 residential dwellings to incorporate a maximum of 92 houses on 2 to 3 floors of 1 to 4 bedrooms with one dwelling being a house with 5 bedrooms and 178 flats of 1 to 4 bedrooms on 2 to 5 floors; provision of car parking, cycle and bin storage, landscaping and ancillary works (amended plans and additional information) for Littlemore Park, Armstrong Road.

The Planning Officer read out a number of amendments to the report:

- Para 6.4 – amend the housing mix to show the correct figures of 24 x 1bed; 162 x 2bed; 56 x 3 bed and 28 x 4-5bed asset out in para 10.15
- Para 10.12 – the 5bed unit will accommodate 7 people (not the 4bed unit)
- Para 10.54 – 14 wheelchair accessible units (not 16) but still policy compliant
- Para 10.64 – reference is to para 196 of the NPPF
- Para 10.72 – reference is to H3 and H7
- Para 10.88 – 688 cycle spaces will be provided in total
- To specify that the S278 agreement referred to in paras 10.78 and 10.84 is secured by condition.
- Recommendation – recommended and the committee agreed as set out in the decision below to clarify and take account of the required agreements and conditions

She clarified the consideration of the weightings of harm and public benefit tests in the NPPF in para 10.69 and the conclusion that the public benefits of the delivery of housing outweighed the minor harm to the setting of the listed building.

Sue Stewart from Littlemore Parish Council spoke against the application. The Parish Council was mostly in favour but raised concerns about access to the Science Park; the increase in traffic (including after the SAE Institute closes in November and new occupiers move in); the bus service would need to improve to cope with more residents; and the need for traffic calming.

Chris Struthers (representing the applicant, Catalyst) spoke in support of the application.

In reaching its decision, the Committee considered all the information put before it including the officer's report and presentation; the speakers' presentations; answers to questions put to the officers; and officers' professional advice.

On being proposed, seconded and put to the vote the Committee agreed to approve the application, with the officer's revised recommendation and the inclusion of a condition to secure and agree the details of a suitable bridge and/or foot/cycle path link to the science park and railway.



**The East Area Planning Committee resolved to:**

1. **approve application 18/02303/RES** for the reasons given in the report and subject to (2) below and the required planning conditions set out within Section 12 of the report and the additional condition(s) referred to above and grant Reserved Matters Approval; and
2. **delegate authority** to the Head of Planning, Sustainable Development and Regulatory Services to:
  - (a) issue the decision following the grant of planning permission for application 18/2231/VAR and the completion of a Deed of Variation to the section 106 agreement with this Council which was required in respect of this site for the original outline permission 14/02940/OUT;
  - (b) finalise the recommended conditions including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary; a condition to agree details of links and/or bridge to the science park and railway; and a condition to secure enhanced highway works through a revised S278 agreement; and
  - (c) if approval cannot be granted, to refuse the application for such reasons as the Acting Head of Planning Services considers necessary.

**108.19/00220/FUL: 1a Mortimer Drive, Old Marston, OX3 0RR**

The Committee considered an application for planning permission for the erection of a single storey side and single storey rear extension (amended plans) at 1A Mortimer Drive, Old Marston.

The Planning Officer reported: that the trees were not covered by a TPO so there was no reason to refuse the application because of the trees.

Suzanne Thornton (representing the applicant) spoke for the application.

In reaching its decision, the Committee considered all the information put before it including the officer's report and presentation; the speakers' presentations; answers to questions put to the officers; and officers' professional advice.

On being proposed, seconded and put to the vote the Committee agreed to approve the application.

**The East Area Planning Committee resolved to:**

1. **approve application 19/00220/FUL** 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. **delegate** authority to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements,

amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

### **109.19/00508/CT3: site of 2-32 Green Road, Oxford**

The Committee considered an application for planning permission for the demolition of existing brick sheds; removal of hardstanding, hedge, tree and trellis; erection of eco sheds in association with pathway resurfacing; insertion of low walls, railings, fencing and gated access; provision of metrorstor bin stores and communal garden with seating and raised planters; erection of low level wooden bollards to the north elevation (amended plans and description) at 2-32 Green Road, Oxford.

The Planning Officer reported on the application.

There were no speakers on this application.

In reaching its decision, the Committee considered all the information put before it including the officer's report and presentation; answers to questions put to the officers and the applicant; and officers' professional advice.

On being proposed, seconded and put to the vote the Committee agreed to approve the application.

#### **The East Area Planning Committee is recommended to:**

1. **approve application 19/00508/CT3** 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. **delegate authority** to the Acting Head of Planning Services to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

### **110.Minutes**

The Committee resolved to approve the minutes of the meeting held on 3 April 2019 as a true and accurate record.

### **111.Forthcoming applications**

The Committee noted the list of applications.

### **112.Dates of future meetings**

The Committee noted the meeting dates and that an additional meeting may be held on the planning overspill date of 13 June.

**The meeting started at 6.00 pm and ended at 7.30 pm**

**Chair .....**

**Date: Wednesday 5 June 2019**