

**East Area Planning Committee**

1st October 2014

**Application Number:** 14/02314/FUL

**Decision Due by:** 12th November 2014

**Proposal:** Retention of 2no. portacabin for teaching purposes for a temporary period of 5 years.

**Site Address:** Oxford Brookes University Headington Hill Hall Headington Oxford

**Ward:** Churchill Ward

**Agent:** Miss Susie Byrne

**Applicant:** Oxford Brookes University

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## **Recommendation:**

APPLICATION BE APPROVED

## **Reasons for Approval**

- 1 The proposed temporary buildings would facilitate future redevelopment of the Oxford Brookes University site. They would not appear detrimental to existing buildings or the listed buildings in close proximity and would not be harmful to the character and appearance of the conservation area.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

## **Conditions**

- 1 Temporary permission
- 2 Develop in accordance with approved plans

## **Principal Planning Policies:**

Oxford Local Plan 2001-2016

**CP1** - Development Proposals

**CP6** - Efficient Use of Land & Density

**CP8** - Design Development to Relate to its Context

**CP10** - Siting Development to Meet Functional Needs

**HE7** - Conservation Areas

**HE3** - Listed Buildings and Their Setting

**NE16** - Protected Trees

**CP25** - Temporary Buildings

#### Core Strategy

**CS29** - The Universities

**CS16** - Access to education

**CS18** - Urban design, town character, historic environment

#### Sites and Housing Plan

**SP41** - Oxford Brookes Gipsy Lane campus

#### **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

This application is in or affecting the Headington Hill Conservation Area.

#### **Relevant Site History:**

There is an extensive planning history for the Oxford Brookes University Headington Campus, with the only applications relevant to this application as follows:

03/02378/FUL: Erection of four temporary teaching buildings for a 2 year period: Approved

07/02395/FUL: Erection of six single storey temporary buildings at Headington Hill Hall and one two storey temporary building at Gipsy Lane: Approved

08/01119/FUL: Erection of one single storey temporary building and one two storey temporary building at Headington Hill campus and one two storey temporary building at the Sports Centre, Gypsy Lane. Approved.

#### **Consultation**

##### Statutory Consultees

No comments received.

##### Third Parties

Oxfordshire County Council Environmental Services: You should carry out soakage tests to prove the effectiveness of soakaways or filter trenches.

##### Individual Comments:

No comments received.

## **Officers Assessment:**

### Site description and background:

1. The application site is located within the Oxford Brookes University Headington Campus, and comprises an area of land on the Headington Hall site to the west of the Helena Kennedy Students Centre, to the rear of Headington Hall and Gypsy Lane site to the south of the Centre for Sport. The site lies within the Headington Hill Conservation Area.
2. In September 2007, the Oxford City Council at the North East Area Committee and Strategic Development Control Committee endorsed the 'Oxford Brookes University Masterplan – Headington Campus'. This document was not submitted as a formal planning application but provided a framework for the future development of the campus to be brought forward over the next 15 years.
3. Planning permission was granted for a temporary period of 5 years on 29th July 2008 for the erection of the one single storey and one two-storey temporary portacabins on the Headington Hill Site and one two-storey building at the Sports centre on the Gypsy Lane site. However, it should be noted that the building on the Gypsy Lane Site was never built and the upper storey on the two-storey portacabin on the Headington Hill site was not implemented and therefore the two existing portacabins on the Headington Hill site are both single storey. This temporary permission expired on 14th February 2014. In order to help facilitate the implementation of the 'Oxford Brookes University Masterplan – Headington Campus' planning permission is sought for the retention of the two buildings known as 'Red Oak' and 'Willow' on the Headington Hill Campus site for a period of 5 years.
4. Officers consider the principal determining issues to be:
  - Temporary buildings
  - Setting of the listed building

### Temporary buildings:

5. Policy CP25 also states that permission will only be granted for temporary or portable buildings in connection with major site development work. Such permission will not be granted where buildings would adversely affect visual attractiveness, trees or parking provision and do not provide adequate access for people with disabilities; access points or provide a suitable external appearance.
6. The design and access, justification and heritage statements indicate that the temporary buildings will provide additional floor space as the University implements the Masterplan. The building works associated with this plan will result in a number of the older buildings being refurbished. A rolling programme of teaching room refurbishment would see approximately 16 teaching rooms out of use at one time and as a

result the temporary buildings will provide teaching space while this is carried out to reduce disturbance and maintain a productive working environment for students.

### Setting of the listed building

7. The application proposes no alterations to the existing buildings and there would be no change to existing landscaping or car parking. In terms of visual appearance, the location the 'Willow' building outside the Helen Kennedy Students Centre is not visible from the public realm. The 'Red Oak' building to the north west of the Headington Hill Hall could be viewed from areas of the adjoining park, but is partially screened by trees and it would not be widely viewed.
8. While both buildings are within the Headington Hill Conservation Area and the Headington Hill Campus buildings would be within close proximity to the setting of the Grade II Listed Headington Hill Hall, it is considered that the existing buildings have little impact upon the special character and appearance of the conservation area and do not greatly effect views of the Listed building.
9. Therefore it is considered that for a temporary period the retention of the two buildings for use as teaching rooms would accord with Policy CP1, CP6, CP10, CP25, HE3 and HE7 of the adopted Oxford Local Plan 2001-2016 and SP41 of the Sites and Housing Plan.

### **Other Matters.**

10. The site is an accessible location, and the University has indicated within the Masterplan that they are committed to reducing the level of parking throughout their campuses and to look at a travel plan for the site. In light of this, the Council would not require the provision of any additional spaces on the site in an attempt to reduce the overall car use at the site.
11. Comments received from the Oxford County Council's Environmental Services suggest carrying out soakage tests to prove the effectiveness of soakaways or filter trenches. However, the existing buildings are already in situ and this is considered unnecessary.

### **Conclusion:**

12. Officers, therefore, recommend that members of East Area Planning Committee to approve the retention of the buildings for a period of 5 years. The proposal conforms to the Council's policies and the presumption should be in favour of the grant of permission.

### **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers

have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

### **Section 17 of the Crime and Disorder Act 1998**

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

**Background Papers: 14/02314/FUL**

**Contact Officer: Davina Sarac**

**Date: 18th September 2014**

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