

West Area Planning Committee

13 October 2015

**Application Number:** 15/01104/FUL

**Decision Due by:** 22 July 2015

**Proposal:** Demolition of existing bungalow, part of existing Fairfield Residential Home and various outbuildings. Erection of replacement residential care home consisting of 38 bedrooms, communal and ancillary facilities on 1, 2 and 3 storeys, together with extension and alteration to existing garage to rear of 25 Staverton Road to form manager's accommodation. New vehicular access from Banbury Road, 18 car parking spaces and landscaped garden.

**Site Address:** Part Of 115 Banbury Road University College Annexe 19A  
And 25 Staverton Road Staverton Road, **Appendix 1**.  
Oxford Oxfordshire

**Ward:** St Margarets Ward

**Agent:** Kemp & Kemp

**Applicant:** Fairfield's Residential Care Home

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## Addendum Report:

1. The application was reported to the West Area Planning Committee meeting of 8<sup>th</sup> September, a copy of the report is attached at **Appendix 1** for ease of reference.
2. The Committee resolved to defer determining the proposed development in order for them to view the full advice given by the Oxford Design Review Panel (ODRP) in its letter of 14<sup>th</sup> July 2015, following a desktop review of the proposal, which was summarised in the Officer's report at paragraph 13. The ODRP letter is reproduced in full at **Appendix 2**. For clarification, this letter has been available to view online from the time it was received shortly after the 14<sup>th</sup> July.
3. The Applicant had submitted a full rebuttal to the comments raised by ODRP and this was summarised in the Officer's report at Paragraph 14. Their letter is reproduced in full at **Appendix 3**.
4. Following comments made by the Committee Members at that meeting, the Applicant has taken the opportunity to make further adjustments to the proposed scheme in order to address their concerns and those of ODRP. This has resulted in revised plans being submitted of which the key changes are as listed below. A full list of the alterations can be found at **Appendix 4**. Officers consider that these changes do not materially alter the proposed plans, nor materially change the Officer's recommendation in the original report.

- Reduction in height of the 3 storey block and entrance block & stairs;
  - Reduction in height of plant and lift overrun enclosure on roof to approximately 60cm, so that it would hardly be seen from the ground;
  - Simplification of elevation materials to just render and stone;
  - Addition of timber 'brises soleil' to the stone Colonnades surround so that it also has a function as well as form (solar shading), narrowing in the size of the colonnade itself;
  - Entrance moved approximately 1m south to make it more visible. Canopy added over the entrance;
  - Moved further away from Thackley End boundary to 2.1m;
  - Further glazed link between the two storey and single storey elements (dinning/ kitchen areas) to emphasise the 'pavilion';
5. Whilst Officers were fully supportive of the originally submitted plans, it is considered that these changes successfully respond further to the advice given by the ODRP and Members. The alterations would reduce the overall scale, height and bulk of the main three storey element and changes to the materials and colonnade would simplify its overall appearance. The reduction in height has also improved the relationship to the adjacent Student accommodation, which WAPC approved at the meeting of 8<sup>th</sup> September. The reduction in the staircase and moving of the front entrance south by 1m better aligns the main entrance with the access road and a canopy over the entrance doors enhances the entrance and sense of arrival. By further separating the dining and kitchen areas with a glazed link this reinforces the idea of pavilions buildings in a garden setting. Officer's support these changes.
6. Committee also queried the cycle parking provision for the scheme. The Applicant has confirmed that there would be a maximum of 15-16 staff on site. As set out in paragraph 26 of the Officers Report, there is no minimum standard for residential homes and each development should be judged on its own merits. In this case, Officer's considerer 1 cycle parking space for every two staff is appropriate. 10 cycle spaces are proposed and this more than meets this requirement (min 8 spaces).
7. The Applicant has also sought to allay concerns expressed at the meeting regarding construction traffic and impact on Staverton Road and has set out the following points listed below which would be included in the Construction Traffic Management Plan (CTMP) submitted. They would create the new access from Banbury Road first, and these points therefore are based on this assumption:
- All demolition works and deliveries for the new access road construction and main Fairfield building construction to be via the new Banbury Road access.
  - Deliveries solely for construction of the Fairfield Managers House to be via the existing vehicular entrance to University College on Staverton Road.

- In the event that any contractor's staff and sub-contractors vehicles need to be brought to site, parking will be accommodated within the existing Fairfield and University College areas to avoid local on-street parking, accessed via Banbury Rd (with the exception of the Manager's house).
  - All delivery vehicles to avoid using Staverton Road, except for construction of the Manager House above.
  - No contractor vehicles to use the existing Fairfield entrance on Banbury Road, except at commencement of the project for site set up and for demolition of the Banbury Road wall to create the new access.
  - Contractors to be required to sign up to the Considerate Contractors Scheme.
  - The above provisions to be included in the building contracts for the project.
8. It is considered that these points could reasonably be included in any CTMP and included in the CTMP condition, should committee be minded to approve the proposal, with the exception of the Considerate Contractors point which is normally an informative on any approval and is not a requirement of a CTMP. The details of course would also need to be agreed with the HA as part of any conditions compliance process.
9. It has been noted that the condition required by Thames Water relating to a drainage strategy was omitted from the list of conditions in the main report. This should be added as condition 13.

#### **Recommendation:**

10. Officers therefore recommend that West Area Planning Committee approve the application for the reasons and subject to and including conditions set out in the Officers report at Appendix 1 and para.9 above.

**Background Papers:** 15/01104/FUL & 15/01102/FUL

**Contact Officer:** Felicity Byrne

**Extension:** 2159

**Date:** 30<sup>th</sup> July 2015

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