

East Area Planning Committee

6th July 2016

Application Number: 16/00859/FUL

Decision Due by: 30th June 2016

Proposal: Application for Ronald McDonald House to provide 62 bedrooms including communal areas, admin facilities, plant and store rooms along with associated landscaping and drop off area.

Site Address: John Radcliffe Hospital, Headley Way (**site plan: appendix 1**)

Ward: Headington Ward

Agent: Mr Brendan O'Donovan

Applicant: Ronald McDonald House Charities

Recommendation:

The East Area Planning Committee is recommended to grant planning permission for the following reasons:

- 1 That the principle of redeveloping this part of the hospital grounds for short-stay 'home from home' accommodation would make an efficient use of previously developed land on an allocated site. The provision of the short-stay accommodation would be a suitable complimentary use for the Hospital consistent with the site allocation policy. The overall size, scale and design of the proposed building would not have an adverse impact on the parkland setting of this part of the hospital grounds, nor would it have a significant impact upon the residential amenities of the adjoining properties given the separation distance that exists and the existing and proposed screening on the boundaries. The development would also be acceptable in terms of highway considerations, sustainable design, archaeology, noise and environmental health considerations subject to appropriately worded conditions.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officer's report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

- 3 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 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Further design details of windows
- 5 Landscape Plan
- 6 Landscape Implementation
- 7 Landscape Management Plan
- 8 Hard Surface Design – Tree Roots
- 9 Underground Services – Tree Roots
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Travel Plan
- 13 Cycle and Refuse Areas Provided
- 14 Construction Traffic Management Plan
- 15 Noise Levels as stated in Noise Assessment Report
- 16 Air conditioning plant
- 17 Drainage Strategy
- 18 Biodiversity Measures / Enhancements
- 19 Energy Strategy Implementation
- 20 Contaminated Land Risk Assessment

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
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP19** - Nuisance
- CP21** - Noise
- CP13** - Accessibility
- TR1** - Transport Assessment
- NE15** - Loss of Trees and Hedgerows

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS12_** - Biodiversity
- CS15_** - Primary healthcare
- CS18_** - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

SP23_ - John Radcliffe Hospital Site

Other Planning Documents

National Planning Policy Framework

Public Consultation

Statutory Consultees

- Oxfordshire County Council
 - Highways Authority: No objection subject to conditions requiring drainage details, construction traffic management plan, and a swept path analysis
 - Property: No objection. The development may impact on various County Council related infrastructure which may require CIL contributions. A condition should also be attached requiring details of fire hydrants
- Thames Water Utilities Limited: No objection subject to conditions requiring a piling method statement to be submitted for approval
- Natural England: No comment

Third Parties

4, 23, 25, and 27 Sandfield Road

Individual Comments:

The main points raised were:

- The concept of the proposal is an excellent idea which is not objected to in principle, but there are concerns with the proposal as submitted
- The scale of development seems out of keeping with the immediate area
- A four-storey 13.68m high building will loom over the Sandfield Road houses and be visible from Sandfield Road itself
- The building is too high when compared to other buildings in the surrounding area
- The hospital grounds are approximately 2m higher than the Sandfield Road properties
- The adjacent buildings in the hospital grounds are less than 10m in height and the larger hospital buildings are more distant from adjoining properties
- The original proposal was for a 3 storey building with larger footprint and this should be revisited so the charity can get the full number of rooms
- The increased footprint would result in the loss of the sessile oak tree on site but its loss would be compensated by the reduced size of the building
- The parkland setting of the hospital grounds will be compromised by such a dominant large building
- The proposal will impact on the woodland nature of the site
- The number of bedrooms is unnecessary

- The design appearance of the new build would not relate to the other domestic sized buildings in the grounds
- The building will dominate the dwellinghouses in Sandfield Road even though they have long gardens
- They will overlook or have blank walls overbearing the gardens and the boundary screening will take time to mature
- The floor to ceiling heights are higher (3.3m) than standard residential properties and tower to five storeys
- The open amenity space to the rear will overlook adjoining gardens resulting in a loss of privacy and intrusiveness for the Sandfield Road properties
- The boundary screening will need to be of a significant height to screen the building and the type of species will need to be properly considered
- There would be concerns about the impact of noise from the construction period and how traffic management will occur during this time
- The proposal will put pressure on existing hospital parking as most families stay in guest houses and walk to the hospital.
- The proposal should consider other sites on the hospital for this type of facility especially around the children's hospital

Pre-Application Discussions / Oxford Design Review Panel

The applicant has undertaken extensive pre-application discussions with Council Officers and public consultation events through updates at community events such as Headington Forward; resident information letter and open house event on the 16th January 2016; and residents meeting on 17th February 2016.

The scheme has been reviewed by the Oxford Design Review Panel on the 21st December 2015. Copies of their response is included within **appendix 2** of this report

Officers Assessment:

Background to Proposals

1. The application site is situated in the south-western corner of the John Radcliffe Hospital campus (**appendix 1**). The application site is bounded to the north by car parking associated with the hospital. To the east is an access road and beyond this a nurses' accommodation building. To the west are rear gardens of properties along Sandfield Road. The site comprises the existing tennis courts and a grassed amenity landscape area to the south with a number of large specimen trees. A contiguous tree belt runs along the western boundary providing screening and enclosure to the rear gardens of the adjacent properties. The site also lies adjacent to the Old Headington Conservation Area.
2. The proposal is seeking permission to erect a four-storey 62 bedroom Ronald McDonald House with ancillary communal living space, dining, office, plant facilities and landscaping on the site of the existing disused tennis courts.
3. Ronald McDonald House Charities is an independent charity which provides free 'home away from home' accommodation at hospitals across the UK. The

accommodation enables seriously ill children to have their families close by when they are undergoing treatment at the hospital.

4. The Oxford Children's Hospital currently offers regional and supra-regional specialists services and is home to only four paediatric craniofacial services in the UK. This means that children and their families travel from all over the UK to receive care. There is a Ronald McDonald House located on the top floor of the Children's hospital building which has approximately 17 rooms. The demand for accommodation exceeds the available spaces and there is limited room to expand this accommodation. The provision of a purpose-built facility within the grounds would be able to meet the future and current demand for accommodation and could be expanded to accommodate parents of babies within the Newborn Intensive Care Unit.
5. Officers consider the principal determining issues to be:
 - principle of development;
 - site layout and built forms;
 - impact on adjoining properties;
 - transport;
 - landscaping;
 - drainage;
 - biodiversity;
 - sustainability
 - community Infrastructure Levy
 - other matters

Principle of Development

6. The National Planning Policy Framework (NPPF) encourages the effective use of land by reusing land which has been previously developed. This is supported by Oxford Core Strategy Policy CS2 and Oxford Local Plan Policy CP6 which require development proposals to make an efficient and appropriate use of previously developed land in a manner that suits the sites capacity, and that larger scale proposals are encouraged in appropriate locations.
7. The John Radcliffe Hospital site is allocated for development within Sites and Housing Plan Policy SP23. This states that permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities for the hospital. The policy goes on to state that other suitable uses which have an operational link to the hospital could include amongst others the provision of a patient hotel.
8. The proposal would therefore be consistent with the aims and objectives of the policy requirements to make an efficient use of previously developed land and to make better use of the existing hospital site to provide a patient hotel which would have a clear operational link to the hospital and meet an identified need for families with children who are receiving long term care at the Children's Hospital.

Site Layout and Built Form

9. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design responding appropriately to the site and surroundings; creating a strong sense of place; contributing to an attractive public realm; and providing high quality architecture. The Local Plan requires new development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP8 requires development to relate to its context with the siting, massing and design creating an appropriate visual relationship with the form, grain and scale of the surrounding area.
10. The proposed building has been developed following pre-application discussions with officers, Oxford Design Review Panel, and public consultation. The comments of the Oxford Design Review Panel can be found in **appendix 2** of this report. The panel commended the ambition to provide these types of facilities within the hospital grounds, but concluded that the scheme could be further developed in terms of its siting, external appearance, and internal layout in order to enhance the building and its relationship with the existing and proposed landscape.
11. Layout: The building is located at the northern end of the site, and has an 'L' shaped footprint following the north and eastern boundaries of the site. The building has been positioned in order to allow the retention of the two Sessile Oak Trees in the site which contribute to the parkland setting of this part of the hospital. The building has been positioned as far from the western boundary of the site in order to reduce the impact upon the adjoining Sandfield Road properties and allow the creation of an enclosed garden area adjacent to the private gardens of these properties. The southern part of the site with the Sessile Oaks would be left as parkland in order to help integrate the building into its setting. The building would have its main entrance located at the corner of the building opposite the existing pedestrian links to the hospital.
12. The layout of the building has responded to the comments of officers and the Oxford Design Review Panel. The building addresses the northern and eastern boundaries so as to provide a good edge to Woodland Road and a generous entrance at street level. The shortening of the building footprint has allowed the two Sessile Oaks to be retained and the building and landscape area to the south to be well integrated into the parkland setting.
13. Size, Scale, and Massing: The building would have four-storeys albeit with the upper floor of the building set within a roof-storey which has a smaller floor plate to the rest of the floors in order for it to be set back from the edge. The building would be larger than some of the other buildings located in this part of the hospital grounds such as the three-storey nurses' accommodation (Arthur Sanctuary House) which have a more residential scale to the main hospital buildings but it is important to recognise the need to ensure that development proposals on the hospital site make the best and most efficient use of the available land to enable it to be comprehensively developed. Although the site would be located within the part of the site that is characterised by its parkland setting, it is clear that the site could accommodate a larger scale building. The overall height is not considered excessive despite being larger than the

surrounding buildings and the roof storey reduces the sense of the buildings massing. Moreover the retention of the two Sessile Oaks and landscaped area to the south helps to integrate the building into the setting.

14. Appearance: The proposed building would have a contemporary appearance but has been designed to ensure that it would have a consistent form across all of the elevations in order to achieve a clear identity for the building and integrate it into its setting. The proportionate window openings and reveals help achieve an ordered appearance and visual interest. The choice of a brick across all of the elevations rather than the use of a mixture of brick and rendered panels as originally proposed is also considered to be appropriate. The overall detailing of the fenestration and choice of materials would be important to ensure that the building relates to its setting. This should be secured by a condition which would allow for more detailed drawings of these elements to be provided and approval of the materials for the building.
15. Overall officers consider that the size, scale and massing of the development would be appropriate for the site and would not harm the significance of the adjacent Old Headington Central Conservation Area. This would accord with the aims of the NPPF and also the above-mentioned policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2026.

Impact on Adjoining Properties

16. The site is located alongside the western boundary of the hospital grounds that abut the rear gardens of the residential properties on the eastern side of Sandfield Road. Therefore it is necessary to consider the potential impact that the development would have upon the residential amenities of these properties.
17. The properties on Sandfield Road are detached dwellings set within large plots which have long north-eastern facing private gardens that generally exceed 30m in length adjacent to the site. The gardens contain significant mature planting, and there is a mature tree belt along the western boundary. The land within the hospital grounds would appear to be set higher than the rear gardens. The rear gardens are also set at an oblique angle to the hospital grounds as Sandfield Road moves away from this boundary as it moves northwards.
18. The building has been sited in a manner that considers the impact upon these adjoining properties. The building would be set approximately 10m from the western boundary at its closest point at the northern end and the eastern element approximately 22m from the boundary with these properties. Although officers recognise that the building would be larger than other buildings within this part of the hospital site, it is considered that the height of the building and its proximity to the boundary would not cause significant overshadowing or sense of enclosure to the rear gardens of these properties given this separation distance. Moreover the building would be approximately 47m-56m from the rear of the dwellinghouses and so would not result in a loss of light to any habitable rooms in the rear of the properties.
19. The impact of the building upon the rear of these properties would also be

softened by the existing mature planting that exists within the rear gardens and also in the tree belt along the western boundary. The landscaping proposals include new deciduous and evergreen tree planting along this boundary in order to enhance and sustain its appearance, and function in affording separation and screening between the site and the rear gardens on Sandfield Road.

20. In terms of overlooking between the proposed building and the adjoining properties, the flank wall of the northern element would not have any windows as this is where the building is closest to the western boundary at 10m. The windows in the eastern range would be 22m from the rear boundary which would be a considerable distance to the boundary and given the overall distance to the rear of the dwellinghouses on this part of Sandfield Road would range from 47m-56m then it is not considered that the windows would give rise to significant levels of overlooking.
21. Therefore officers consider that the proposed extension has been designed in a manner that would seek to minimise the impact upon the adjoining properties in terms of loss of light, outlook, and privacy in accordance with Oxford Local Plan Policy CP10.

Transport

22. A Transport Statement has been submitted with the application which considers the highways impacts of the proposed development.
23. Access: The hospital site is considered to be highly accessible through sustainable modes of transport such as public transport, and the development will maintain suitable pedestrian and cycle links to the existing infrastructure within the hospital and surrounding area.
24. The site itself will be accessed from the existing internal access roads serving the Hospital from both Headley Way and Woodlands Road. Woodlands Road is the closest access to the site and currently serves the nursery, nurses accommodation (Arthur Sanctuary House) and its designated parking area. The development does not propose any alterations to these existing roads other than improvements to the existing footways in order to enable pedestrian movement through to the hospital and the provision of a drop off area near to the main entrance of the accommodation building.
25. The proposal would result in refuse collections and servicing being undertaken from the Woodlands Road access and using a dedicated layby to the east of the building. The Local Highways Authority have indicated that the existing carriageway of Woodlands Road within the hospital grounds would narrow to 4 metres in places, which would be insufficient to allow a refuse vehicle or HGV to pass a standard car. However, the width of the carriageway varies in places, with passing areas available throughout the stretch that should enable vehicles to pass. The Highways Authority has therefore recommended that a condition be imposed requiring a swept path analysis to be provided to demonstrate how a refuse vehicle could safely enter, turn, and exit the site in a forward gear.

26. Traffic Generation: During the consultation process concerns have been raised that the proposed accommodation would increase the pressures on the existing highway network and parking provision at the hospital. As set out within the Transport Statement, the trips to the development need to be considered as shared trips to the Children's Hospital which would already be made by families regardless of the development. The provision of family accommodation on the hospital would in actual fact be reduced on the basis that those families who have previously been unable to stay on-site could now stay, thereby reducing the number of trips to and from the hospital. This would be of benefit to the local highway network.
27. Notwithstanding this, the Transport Assessment has offered some analysis of the potential traffic generation associated with the site using a combination of trip data from uses such as 'privately rented flats' and 'student accommodation' to model when the traffic generation will occur. Officers consider that this provides a robust assessment of the potential impact from the development and suggests that between 2 and 18 additional two way trips during the weekday morning peak hour and between 2 and 22 additional two way trips during the weekday PM peak hour could be generated. This assessment does not take into consideration the fact that these would be shared trips which are already made to and from the hospital and as such the figures outlined in this assessment are considered to be an overestimate.
28. The facility will have a small number of staff (up to a maximum of 10 and any one time) who are likely to transfer from the existing facility within the Children's Hospital. Cycle parking for these staff will be accommodated on-site and the use of sustainable transport by staff members is to be encouraged. The John Radcliffe Hospital has a Travel Plan in place and measures put in place under that Travel Plan would apply to users of the proposed facility.
29. The Transport Statement acknowledges that although the development will not generate additional trips on the general highway network, there is potential that the development will create a modest increase in vehicles accessing the site from Woodlands Road due to the proposed drop off area along Woodlands Road near to the proposed entrance. The proximity of the site to the existing car parks within the hospital would mean that the use of this drop off area would be limited and used mainly for service and delivery vehicles. The Transport Assessment sets out that site is expected to generate approximately 5 deliveries a week and one or two refuse collection trips per week. As such, the potential increase in vehicles using the Woodlands Road access would have a limited impact on the operation of the local highway network.
30. Parking: The proposal will not provide any dedicated parking provision for the accommodation. This is because the visitors staying in the accommodation would already be using the hospital's car parks when visiting the Children's Hospital. This arrangement may have a modest impact on the parking provision within the hospital since those visitors who would not have previously been able to stay at the existing Ronald McDonald House could now occupy parking spaces for a longer duration. However, the neighbouring areas around the hospital site fall within Controlled Parking Zones (CPZs) and so the potential for overspill

parking associated with the development upon the surrounding street area would be contained.

31. Cycle Parking: A secure and covered cycle parking area for up to 6 bicycles is to be provided on the ground floor of the development which would accord with the minimum space standards set out within the Oxford Local Plan. The cycle store is easily accessible via the footway along Woodlands Road.
32. Construction Traffic: A framework Construction Traffic Management Plan (CTMP) has been submitted within the application. The document would be acceptable in principle, but a final version would be needed which include details of the access arrangements and routes; details of the contractor and project manager; a site plan showing the details of the site compounds; details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions and the erection and maintenance of security hoarding / scaffolding, if required. This should be secured by condition.
33. Overall the proposed development is considered acceptable in highway terms, subject to the above conditions in accordance with the aims of Oxford Local Plan Policies CP1, CP10, TR1 and TR4 and Sites and Housing Plan Policies HP15.

Landscaping

34. The proposed building occupies the area currently covered by the tennis courts and projects further to the south so as to occupy an area where there currently stands a large mature copper beech and a larch. The tree stock on the site can be divided conceptually between those, which constitute the western boundary tree belt, and individual specimen trees standing in the grassed landscape area to the east of this tree belt; these include the following principal trees, a copper beech (T.5), a larch (T.6) and 2 mature oaks (T7 and T 9), as referenced in the Arboricultural Report.
35. The most significant arboricultural implication is the loss of the copper beech (T.5). The Copper beech has been assigned a 'B' (Moderate) category for landscape quality. The trees along the western boundary have been assessed as 4 separate groups and assessed as 'B' category features with the exception of G2 which is assigned a 'C' (Low) category rating. The proposal would result in the removal of 3 smaller trees within the tree belt due to their poor condition (T5 and T6), and a silver birch (T10) within the amenity grassed area. The landscape proposal details also include reference to the removal of scrubby hollies and hawthorns because of unsuitability for inclusion within children's play areas.
36. The planning application includes a detailed landscape plan and strategy. The landscape proposals are underpinned by a strong design concept and its individual elements show a high standard of quality. The proposals therefore should be successful in achieving the stated aims and objectives of the landscape strategy; proposals for the boundary tree belt include new deciduous and evergreen tree planting to enhance and sustain its appearance, and function in affording separation and screening between the site and the rear gardens on

Sandfield Road; the grassed amenity area is also enhanced and integrated into the landscape of the proposed scheme by features such as spring bulb drifts, wooded walkways and a circular bench around one of the retained oaks.

- 37. The loss of the copper beech tree is the only significant arboricultural impact of the proposed scheme, but this harm is mitigated by the retention of other adjacent mature trees, and by new tree planting proposals included in the landscape details.
- 38. The application is considered acceptable in relation to Oxford Local Plan Policies CS18, CP1, CP11 and NE15 relating to trees and good landscape design, subject to conditions for tree protection measures and landscaping proposals.

Drainage

- 39. The site allocation policy (SP23) recognises that the hospital site is an area where development could exacerbate surface water and/or foul water flooding and therefore should provide a drainage strategy to establish incorporate appropriate drainage mitigation measures into the design of the development.
- 40. A condition should be imposed which requires 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme should include details of discharge rates and volumes; maintenance and management of Sustainable Urban Drainage features; infiltration in accordance with BRE365; detailed drainage layout; and network drainage calculations.

Biodiversity

- 41. An Ecological Assessment has been submitted with the application. The assessment identifies that the development would be unlikely to have an impact upon protected species or habitats. It recommends that any tree clearance takes place outside the bird nesting season (March – August) and an ecological watching brief be undertaken for any clearance that does occur within this season. It also recommends that precautionary measures should be taken during the vegetation clearance to avoid Hedgehog breeding season and to check for sheltering animals within the woodland.
- 42. Having reviewed the information submitted with the application, officers would be satisfied that the proposal is unlikely to have an impact on protected species and habitats providing the recommendations set out in the ecological assessment are followed.
- 43. Oxford Core Policy CS12 states that opportunities should be taken to include features beneficial to biodiversity within new developments. In terms of enhancements the appraisal recommends that all shrub planting could include native species or species that are attractive to wildlife, use flowering plant species within the planting scheme that would benefit invertebrate species, and include

bat and bird boxes into the soffits of the new building. Officers recommend that these measures be secured by condition.

Sustainability

44. Oxford Core Strategy Policy CS9 requires development proposals to optimise energy efficiency through a series of measures including the utilisation of technologies that achieve zero carbon developments. The Sites and Housing Plan Policy HP11 then goes on to state that a development of this size will need to include at least 20% of its total energy needs from on-site renewables or low carbon technologies.
45. A Natural Resource Impact Analysis and Energy Statement have been submitted with the application. The NRIA scores 6/11 which would meet the minimum requirements. The Energy Statement states that the building has been designed using passive design principals such as using solar gain; minimising thermal loss through the use of insulation and air tightness. Energy consumption would be minimised by the use of low energy and LED lighting; mechanical ventilation being occupancy controlled; efficient heating and cooling systems; the use of a CHP to generate hot water for the residential scheme and generate on-site electricity; and installing PV panels to the grid. The scheme will also be designed to BREEAM very good requirements for carbon emissions and reduction from renewable technology
46. Having reviewed these documents, officers consider that they would incorporate measures to optimise energy efficiency within the building in accordance with the requirements of these policies. A condition should be imposed to ensure that the recommendations of the Energy Strategy are carried out.

Community Infrastructure Levy

47. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development and applies to developments of 100 square metres or more. The proposed development will be liable for a CIL payment although officers would make the committee aware that charities are able to apply for relief from such a charge.
48. The Oxfordshire County Council has suggested that the proposed development may impact upon County Council related infrastructure and services. It has therefore requested that CIL revenue for this development be spent on the following non-transport infrastructure priorities such as extensions to the existing primary, secondary, and 6th form schools; special needs accommodation; and improvements to the capacity of the Westgate library, early intervention centres, children's centres and elderly day centres.
49. Having regards to this request, officers would not understand how the proposal for short-stay hostel type accommodation for families with children in the hospital would put pressure on these types of County Council services. However, there are no longer any direct allocations towards specific infrastructure projects from

applications. The CIL contribution from this application will go into a central fund and the Council will decide the spending priorities in consultation with the County Council through the infrastructure planning and budget setting process.

Other Matters

50. Contaminated land: The “RMH Oxford Phase 1 Geo-Environmental Desk Study” (Ref: CS070788-GA-15-164-R Issue 1) report concludes that there is a low to moderate risk of contamination from potential made ground below the site, and recommends a Phase 2 intrusive investigation to establish the ground conditions at the site. Officers would recommend that this be secured by condition.
51. Noise: The Noise Survey (February 2016) has been submitted which identifies that the existing noise sources at the site include road traffic from local roads with some plant noise from the hospital to the north and the children’s nursery in Woodlands Road. The survey recommends that the new building is designed with acoustically acceptable glazing and ventilation to specific requirements, and sets levels for the mechanical plant and ventilation to ensure that this does not have an adverse impact upon the nearest noise sensitive receptors.
52. Having reviewed this document, officers would recommend a condition be imposed to ensure that the recommendations of the survey are carried out and that the noise from plant does not rise above the recommended levels in the report.
53. Archaeology: Having regards to the location of the site and after reviewing the Historic Environment Record, officers consider that the scheme would not have significant archaeological implications

Conclusion

54. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, Sites and Housing Plan 2011-2026, and Oxford Local Plan 2001-2016 and therefore officer’s recommendation to the committee is to approve the development subject to the conditions listed above.

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

Contact Officer: Andrew Murdoch

Extension: 2228

Date: 21st June 2016