

Planning - Oxford City Planning Committee

On **Tuesday 14 July 2026** At **6.00 pm**

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Presentations

Contents

Note: Planning Committee presentations contain mostly pictures, maps and plans. These are not in an accessible format.

To see full details of the application including full plans, representations, public comments and supplementary information, please [click here](#) and enter the relevant Planning Reference number in the search box

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The agenda, reports and any additional supplements can be found together with this supplement on the committee meeting webpage.

*View or subscribe to updates for agendas, reports and minutes at mycouncil.oxford.gov.uk.
All public papers are available from the calendar link to this meeting once published*

Oxford City Council, Town Hall, St Aldate's Oxford OX1 1BX

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Oxford City Planning Committee Presentation

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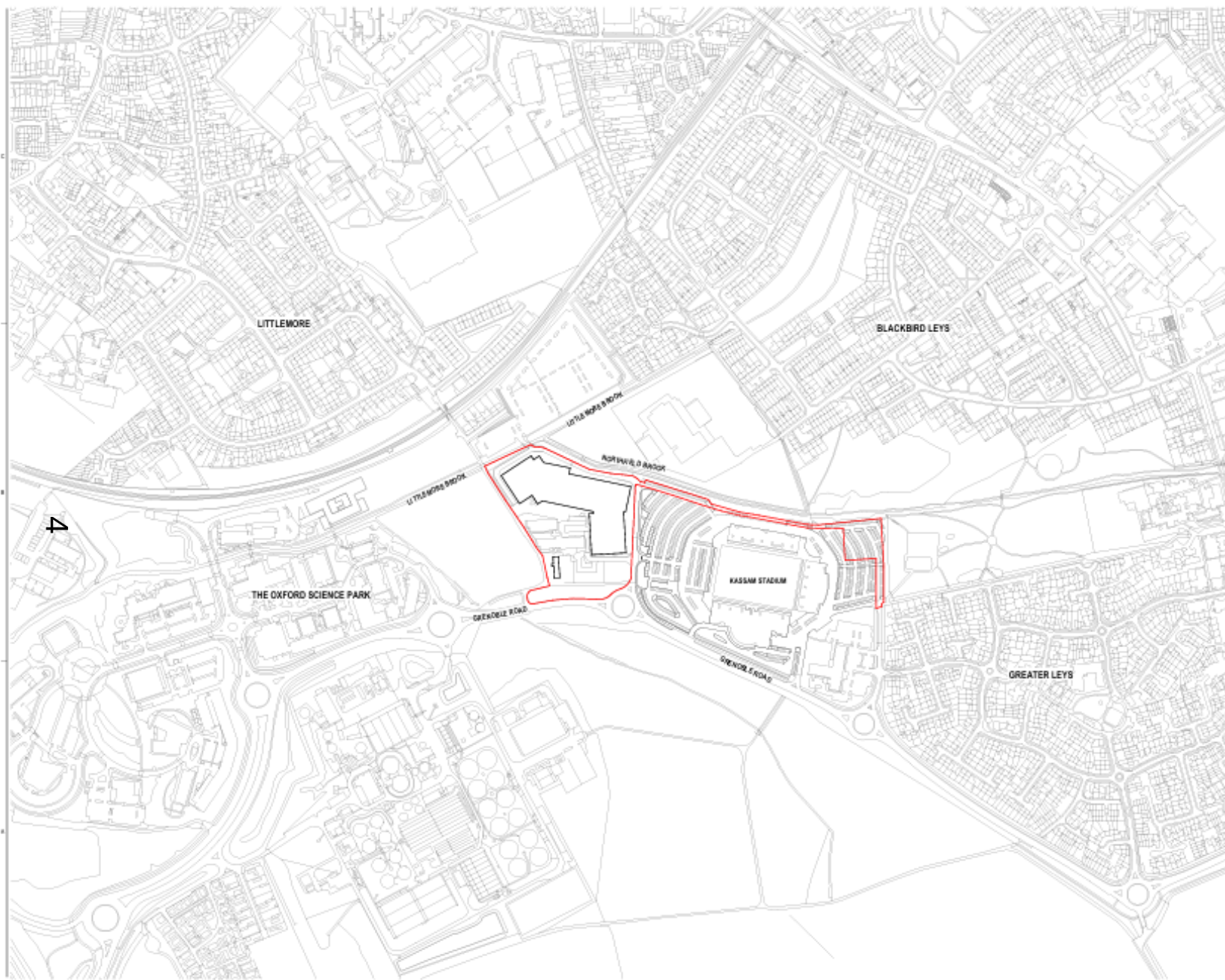
25/01588/FUL

3

**Ozone Leisure Centre
Grenoble Road**

14th July 2026





Perkins&Will

100 Victoria
London
EC1A 3BB
+44 (0)20 7460 1000
+44 (0)20 7460 1000
www.perkinswill.com

NOTES

Drawing indicates design intent only.

All information, areas, dimensions and details
shown are subject to detailed survey, detailed
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Only valid for planning purposes.

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PROJECT

**Ozone Leisure Park
Re-imagined**

Pioneer
27 St Christopher's Pl, London
W1U 1NU

Pioneer

Firoka
1 Kings Cross Road, London
WC1X 9JK



REF PLAN



SEE MAP

DATE	For Planning Approval	20/02/2018
DATE	DATE	20/02/2018
DATE	DATE	20/02/2018
Job Number	123456	
Scale	1:2000	
Drawn	PD	
Checked	SH	
Approved	JL	

SEE MAP

For Planning Approval
TFLA

Existing Location Plan

SHEET NUMBER

OZO-PWA-ZZ-ZZ-DR-A-10200

PROJECT: OZONE LEISURE PARK RE-IMAGINED
CITY OF LONDON CODE: REVISION
S3 P01

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Access to the site off Grenoble Road with existing buildings, including Minchery Farmhouse visible.



Hollywood Bowl and Vue cinema adjacent to the car park



Northern portion of existing buildings on site,
adjacent to the Littlemore Brook and its riparian
edge



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Minchery Farmhouse and its relationship with the hotel, to be retained



Existing concealed view of Minchery Farmhouse from Grenoble Road



Kassam Stadium beyond the car park, to be retained



View of Minchery Farm Cottages from the overflow car park that does not form part of the application site

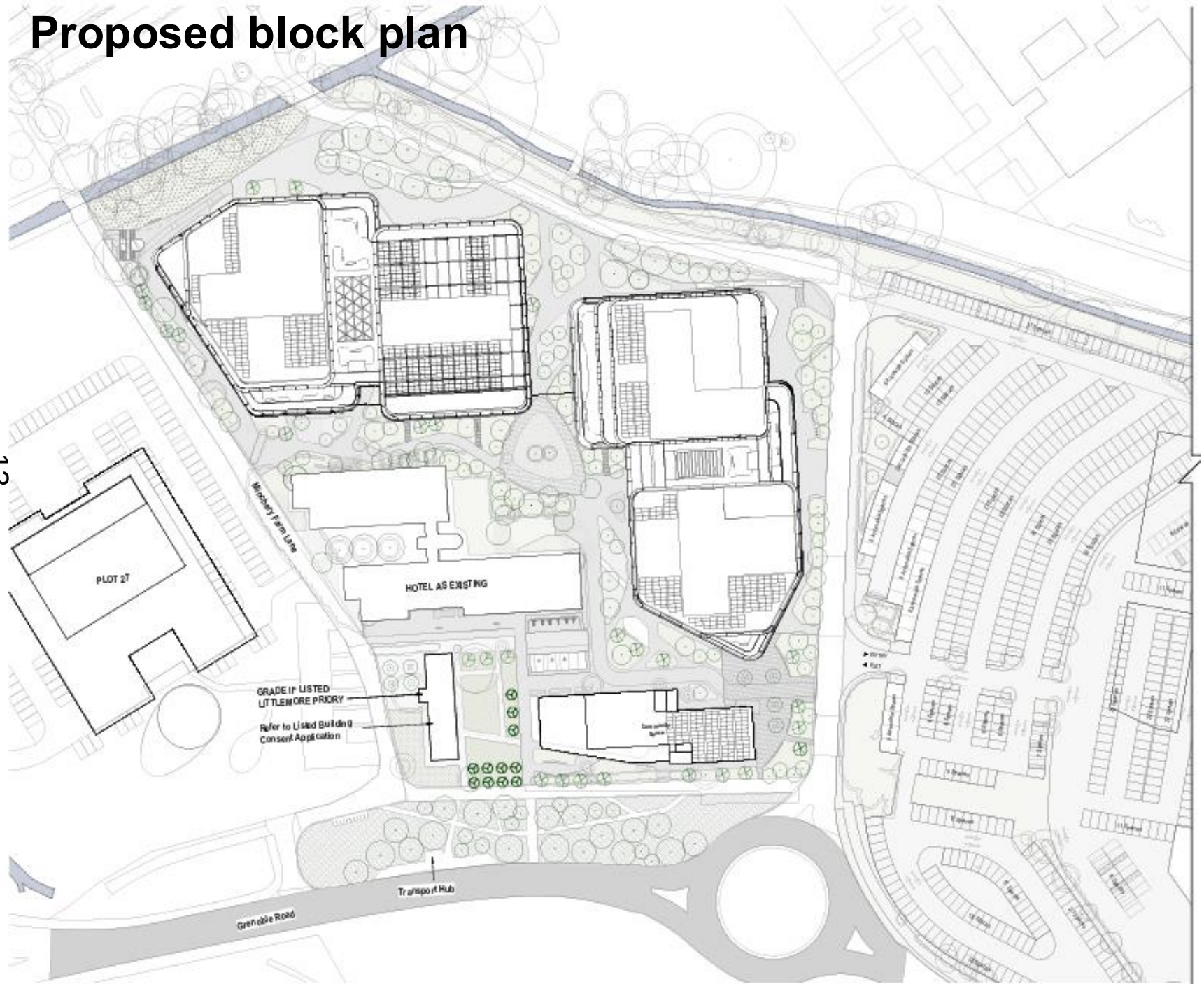


Frontages of Minchery Farm Cottages with vegetation screening overflow car park

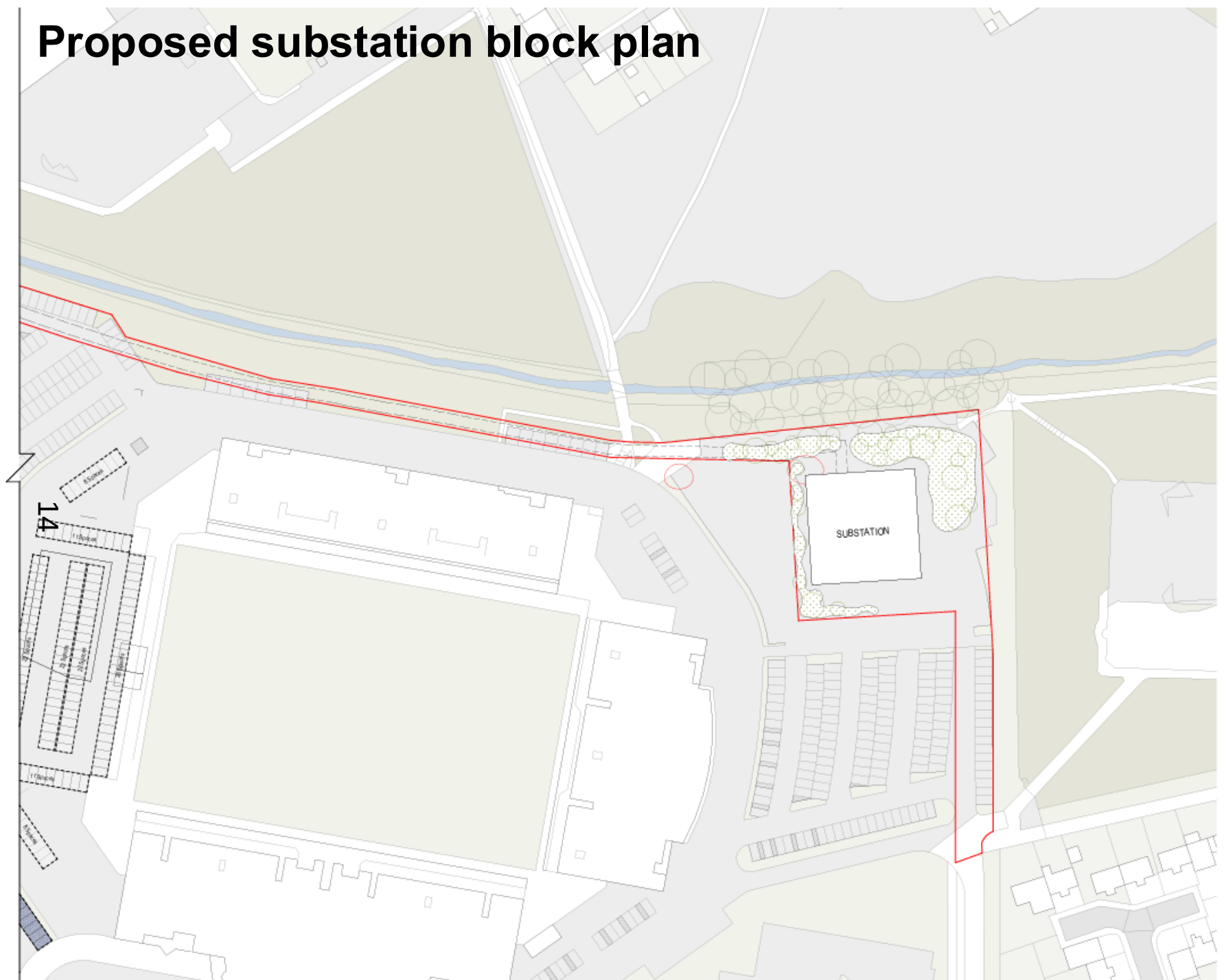


Proposed block plan

13



Proposed substation block plan



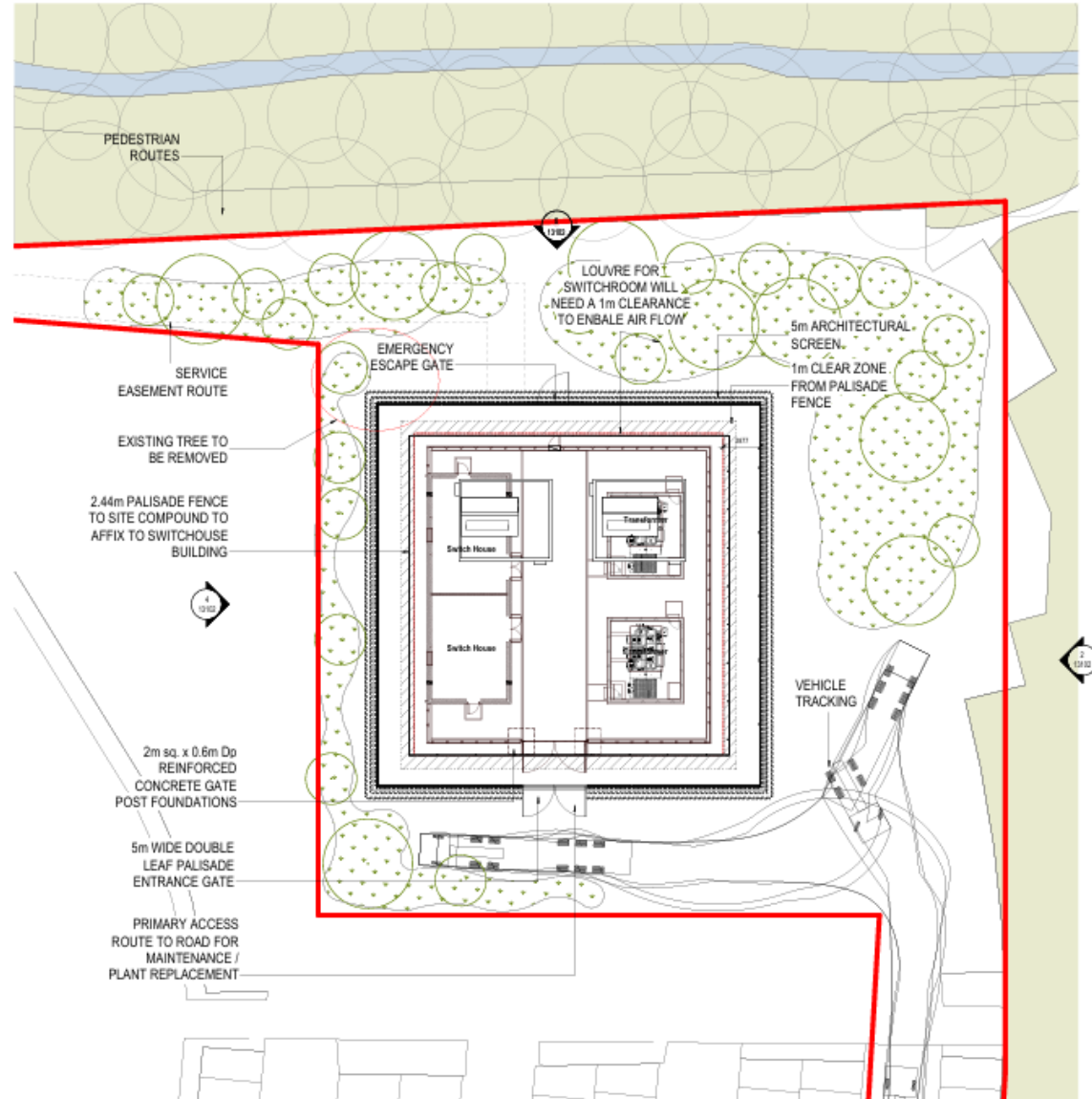
Proposed phasing



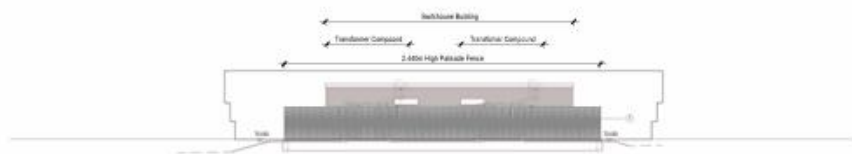
Proposed landscaping



Proposed landscaping adjacent to substation



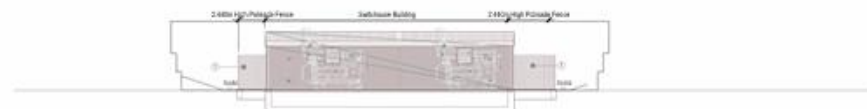
① Substation Proposed Site Plan
1:200



① Proposed East Elevation- Behind architectural enclosure
1 : 200



② Proposed - East Elevation
1 : 200

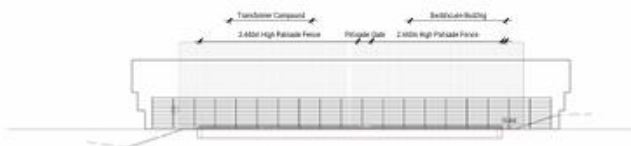


③ Proposed - West Elevation (behind architectural enclosure)
1 : 200



④ Proposed - West Elevation
1 : 200

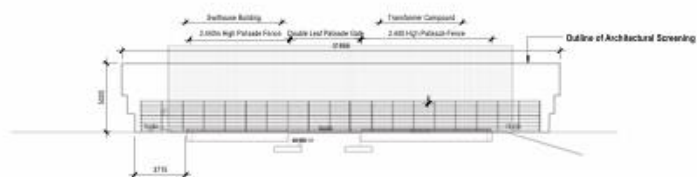
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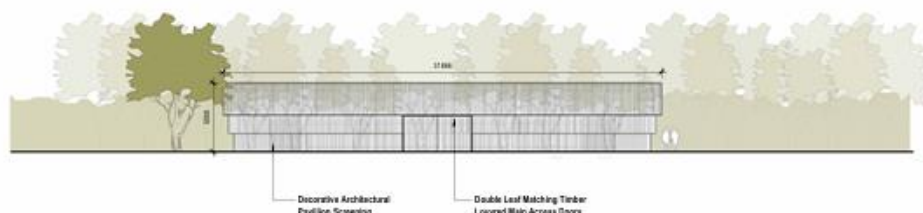
⑤ Proposed North Elevation - Behind architectural enclosure
1 : 200



⑥ Proposed - North Elevation
1 : 200



⑦ Proposed South Elevation - Behind architectural enclosure
1 : 200



⑧ Proposed - South Elevation
1 : 200

Indicative ground floorplan

Future
Plot 16
Landscape

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PLOT 27

Minchery Farm Lane

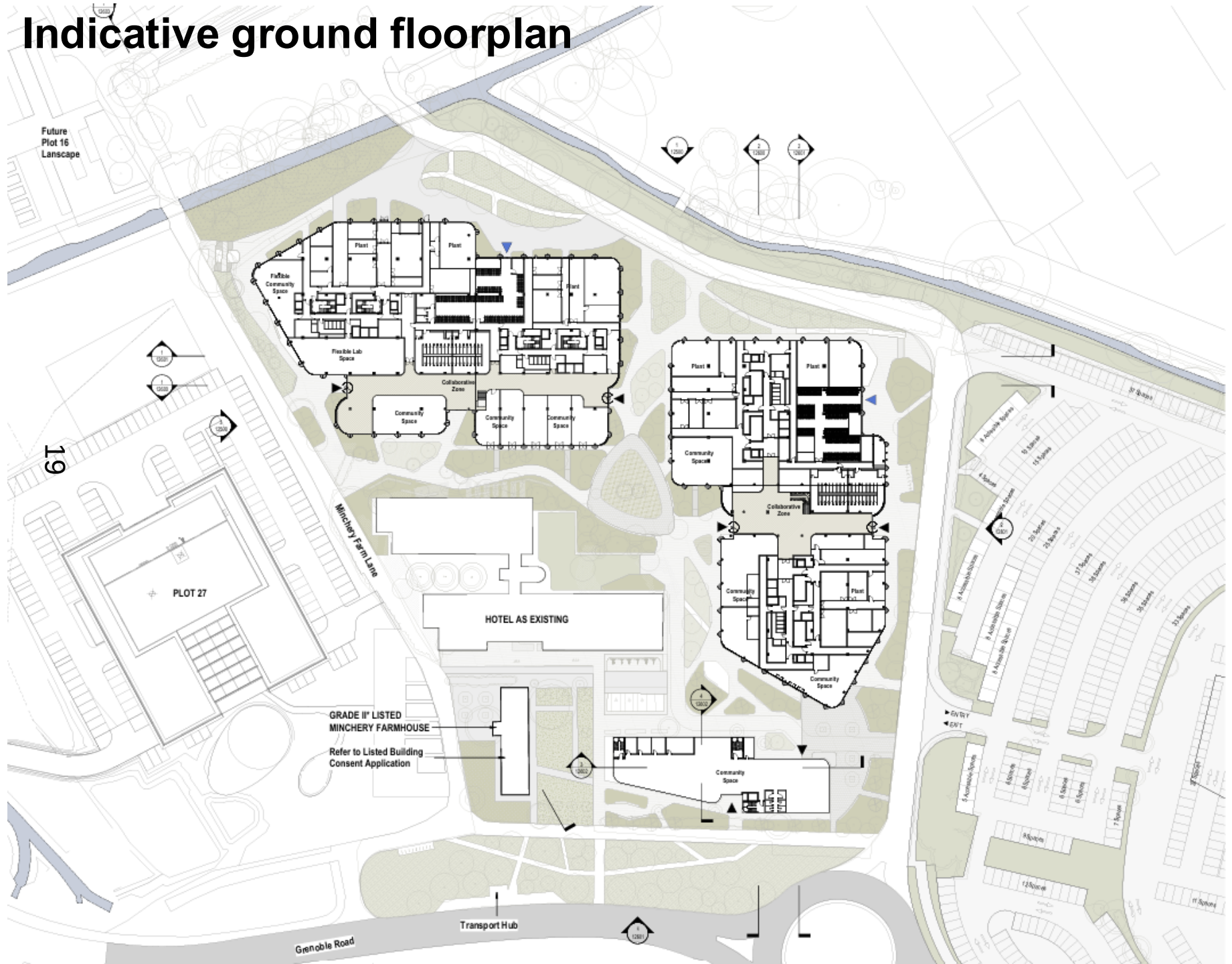
HOTEL AS EXISTING

GRADE II* LISTED
MINCHERY FARMHOUSE

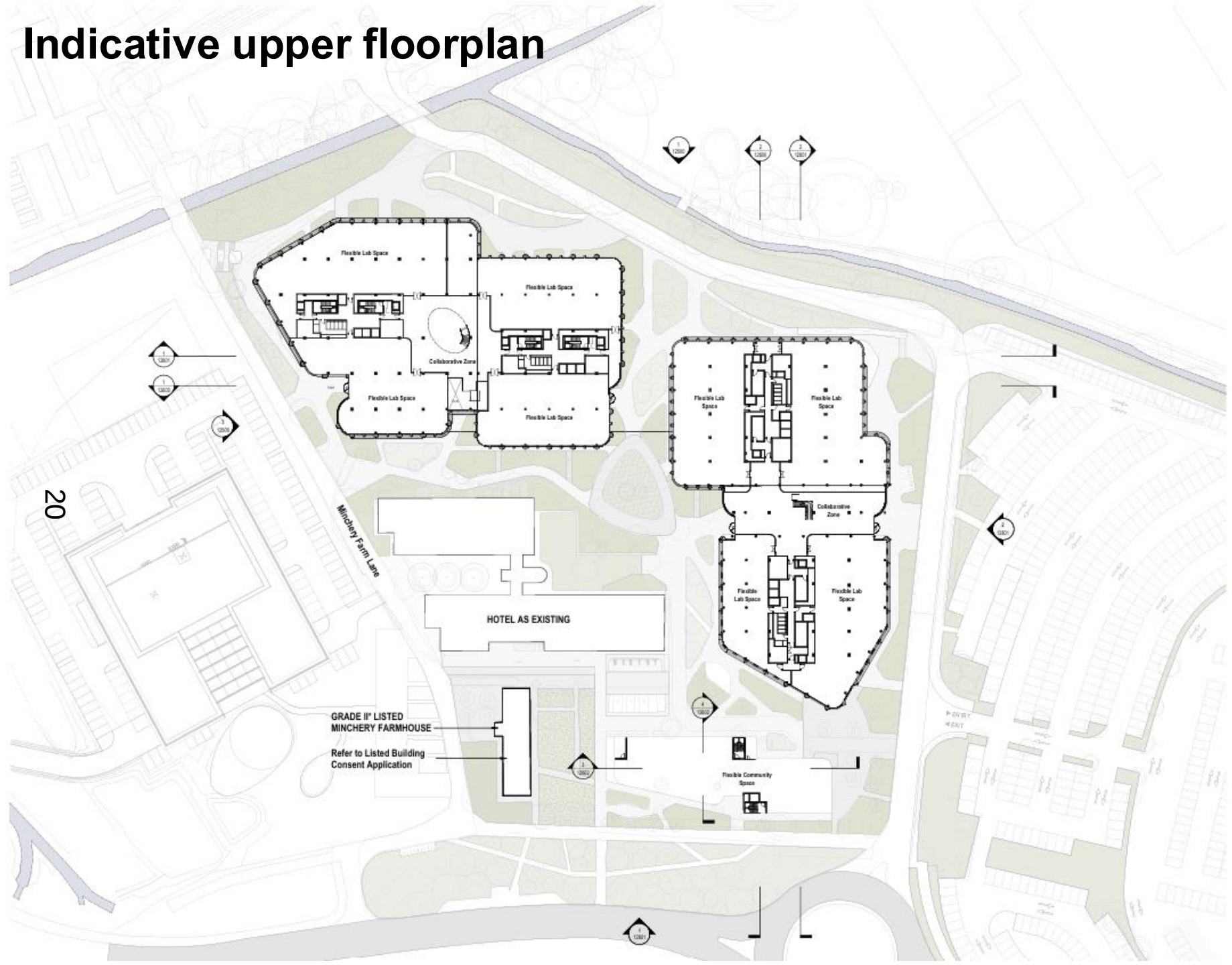
Refer to Listed Building
Consent Application

Transport Hub

Grenoble Road

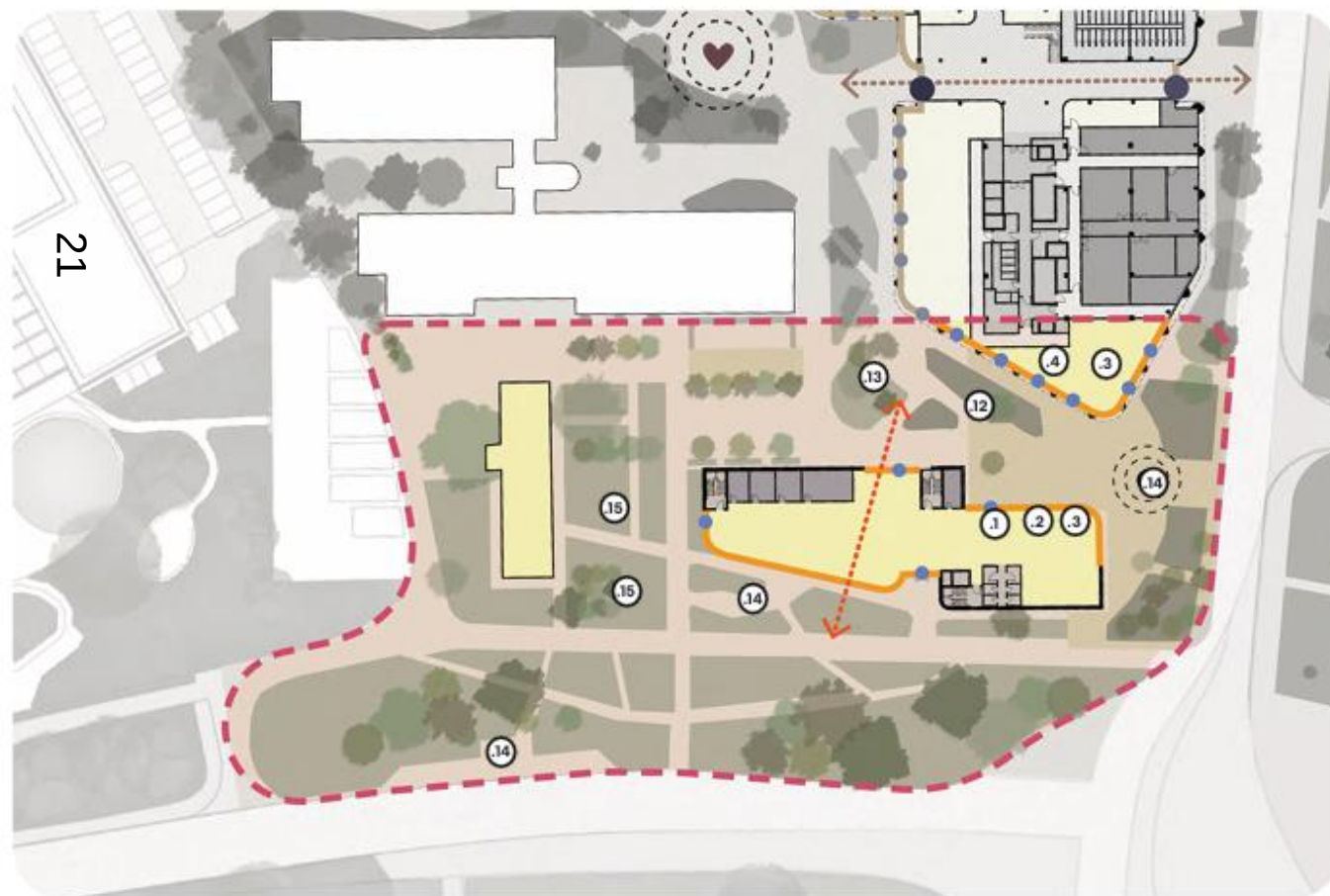


Indicative upper floorplan



7.2 Uses & Layout

This section is intended to demonstrate how a variety of community and leisure uses could be accommodated across the scheme



Key / ▼

Public Access Boundaries

Archway

Central Green

Building Footprints

Commercial Entrances

Views Through Buildings

7.2 Uses & Layout



Key / ▼

Public Access Boundaries

Architect

Control Point

Building Entrances

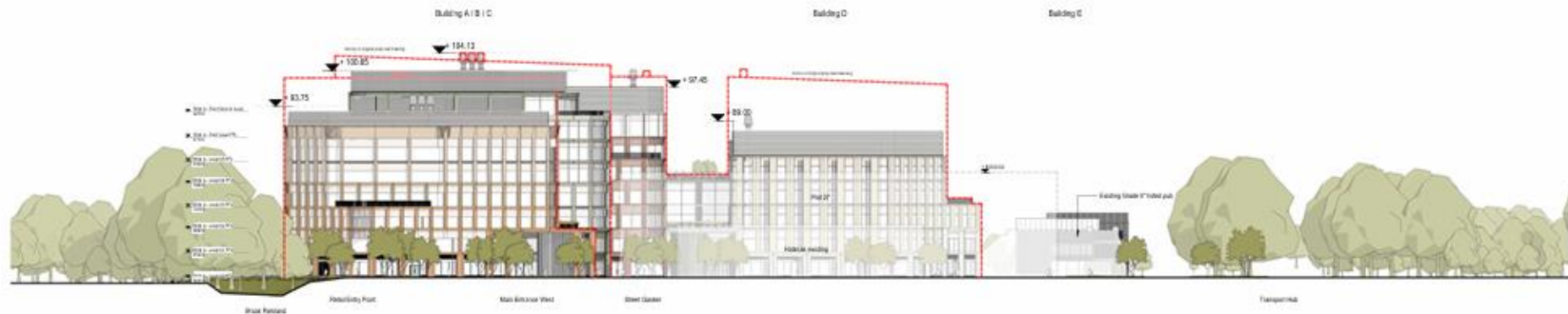
Commercial Entrances

View Through Buildings

Proposed N and W elevations



23 ① Proposed North Elevation
1 : 500



③ Proposed West Elevation
1 : 500

Proposed S and E elevations

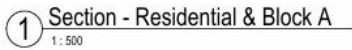


① Proposed South Elevation
1 - 500



② Proposed East Elevation
1 - 500

25



Verified view from Minchery Lane PROW



Verified view from Grenoble Road, looking east



Verified view from Grenoble Road, looking west

28



Verified view from overflow car park

29



Figure 6: Post-development habitats at Ozone Leisure Park

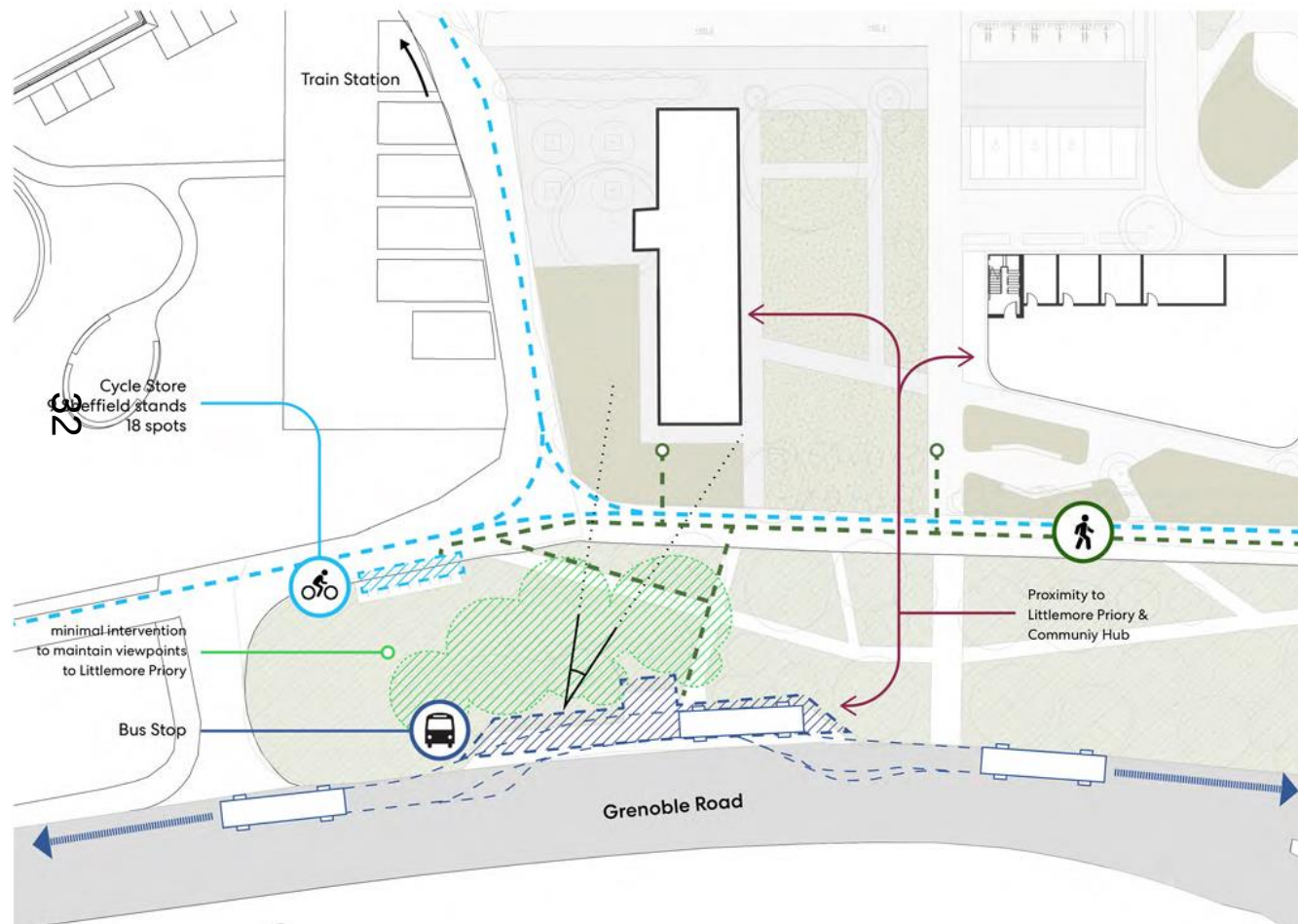


Figure 7: Post-development habitats at Ozone Leisure Park (excluding tree planting)



7.15 Transport Hub Strategies

Transport Hub Strategies



A newly established transport hub provides a primary point of access to the site. A dedicated bus stop will strengthen connections to wider Oxford. The transport hub sits at a distance from the Minchery Farmhouse, ensuring minimal visual and physical impact through a reduced architectural and landscaping intervention which will preserve key sightlines to the site's historic context.

The transport hub's location supports future connectivity to the proposed Cowley Station, while generous cycle parking, alongside pedestrian routes, facilitates access to the priory, the community hub, and the wider site, allowing it to act as a key anchor for movement into the site and supporting ease of access for all users.

7.15 Car Parking Strategies

Meanwhile Parking Strategy



The development seeks to limit car parking to a viable minimum. To support an open, welcoming, and connected masterplan, the proposals also aim to reduce car movement across the site.

To achieve this, a flexible and future-ready parking strategy has been developed—designed to meet current needs while adapting to potential modal shift following the delivery of the CBL.

The existing car park layout will be adjusted to ensure accessible spaces are located close to building entrances, with dedicated provision for EV (electric vehicle) spaces.

Further details are provided in the Transport Assessment Addendum.

Key /

- Project Boundary
- Vehicular Access
- Carpark Circulation
- Car Drop Off
- Accessible Carpark (EV)
- EV Spaces
- Dedicated Spaces for the road

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Reference Number: 26/01199/LBC

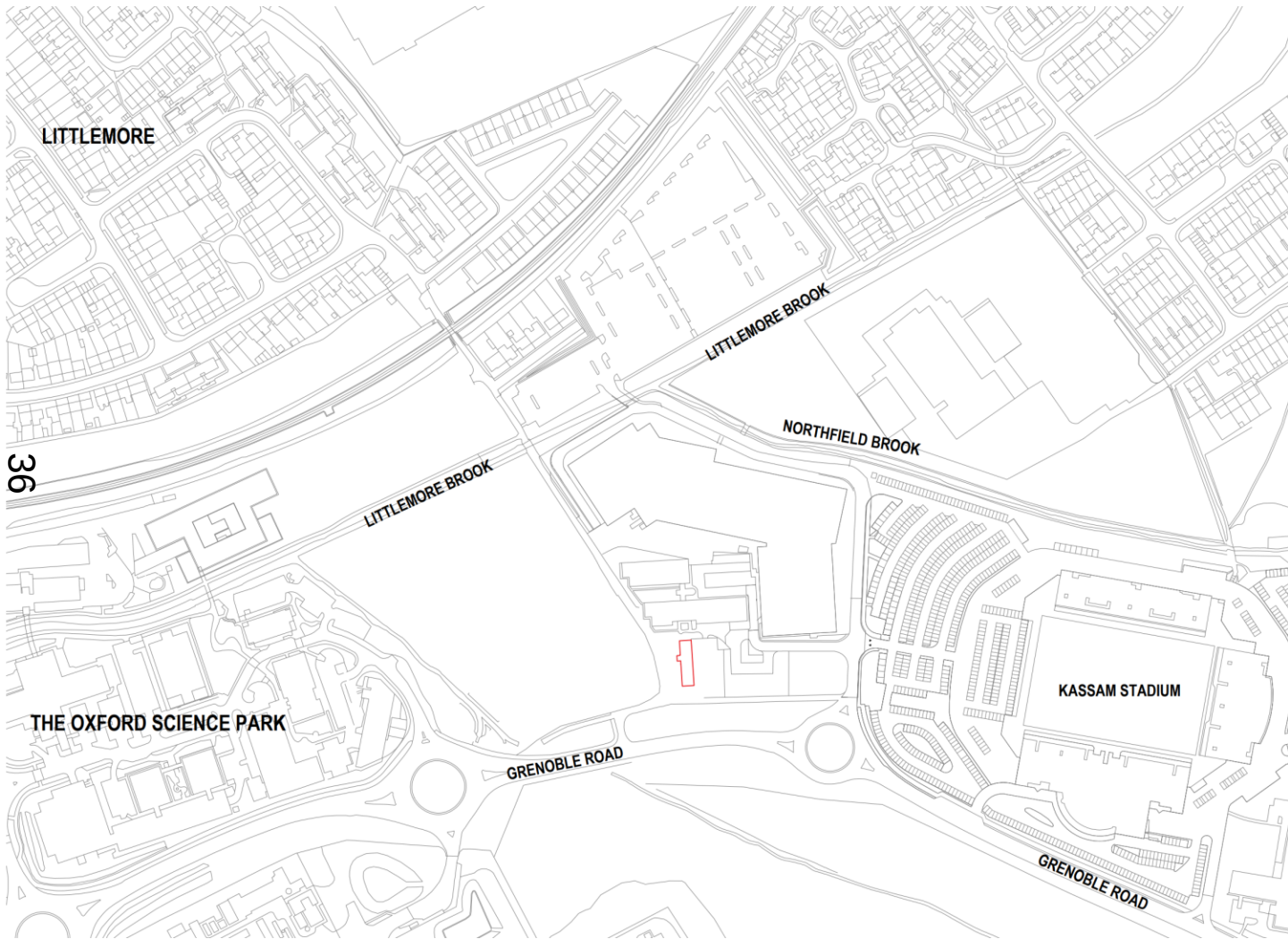
**Site Address: Minchery Farm Club,
Minchery Farm Lane, Oxford**



Site Location



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View of eastern elevation



37

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View of western elevation from SW



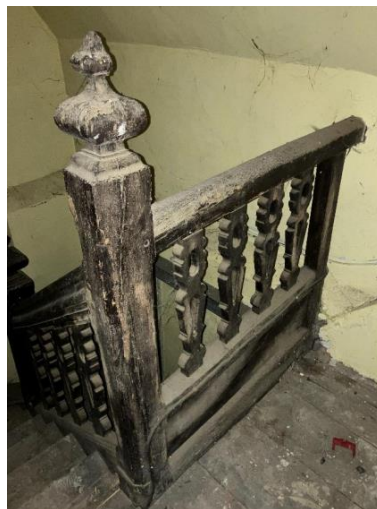
www.oxford.gov.uk



Exterior details



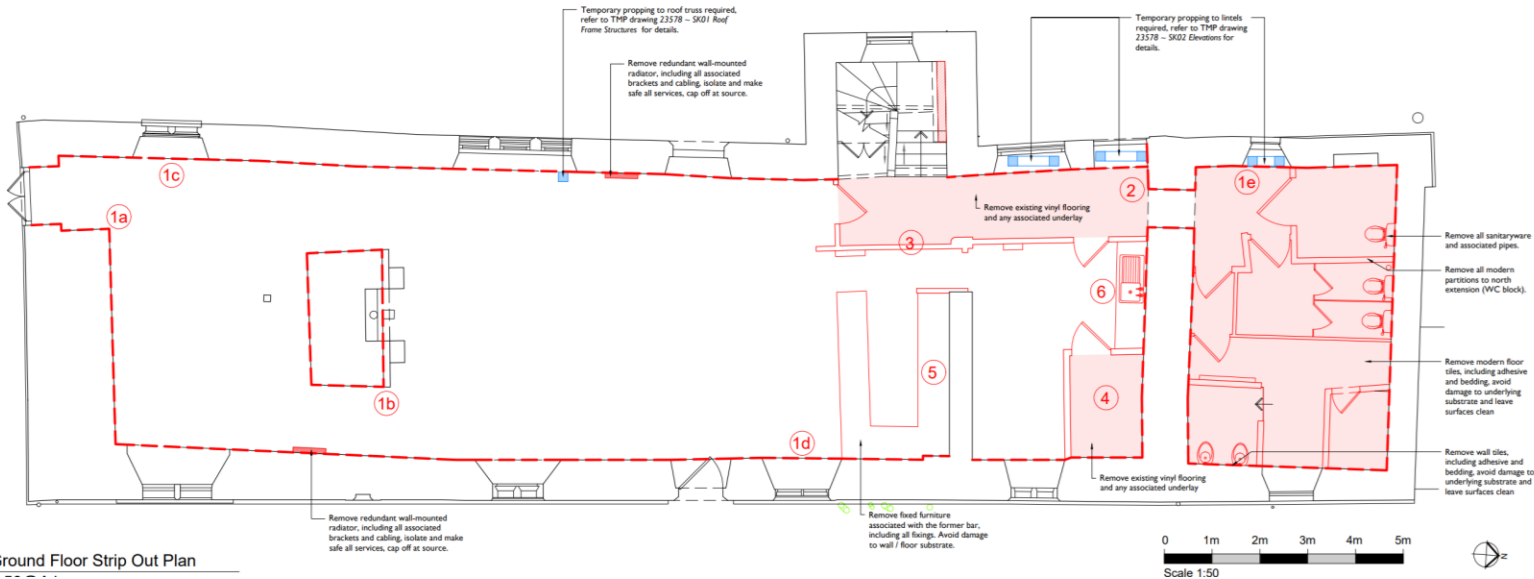
Interior – details & condition



Ground floor proposals



41



Ground floor ceiling proposals

3



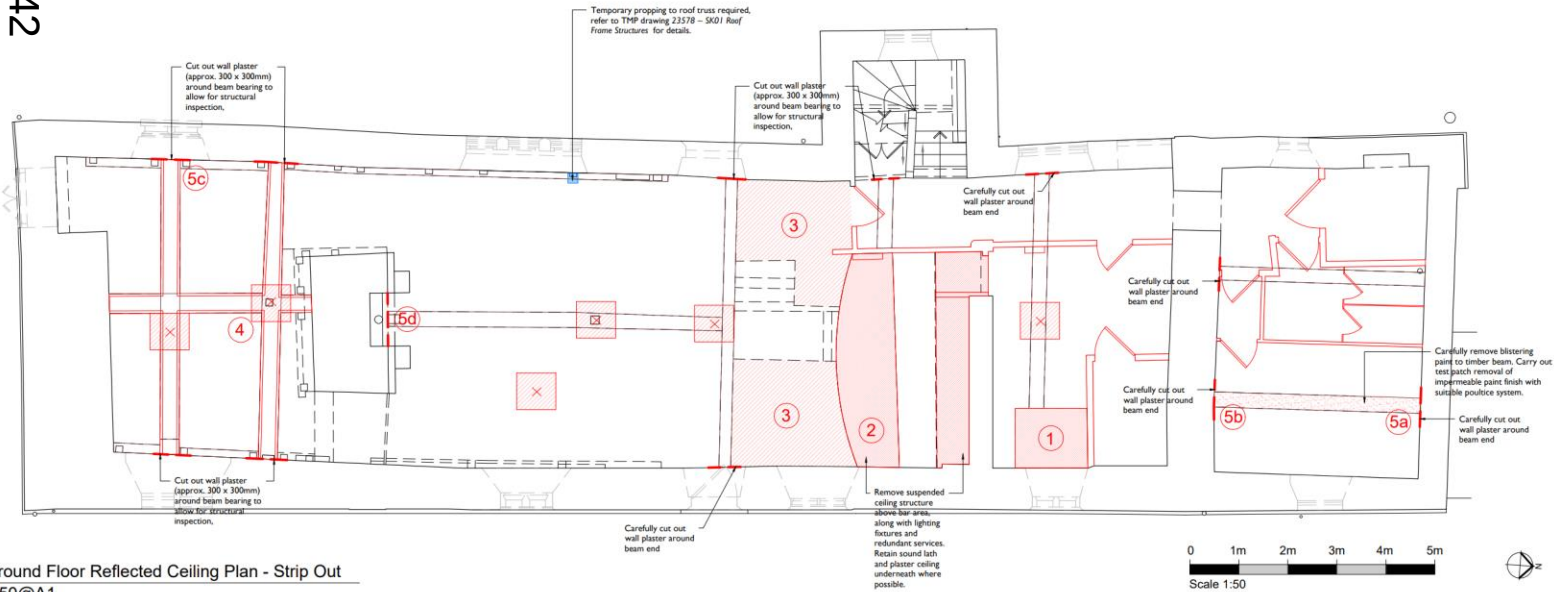
4



5a



42



First floor proposals

1



4



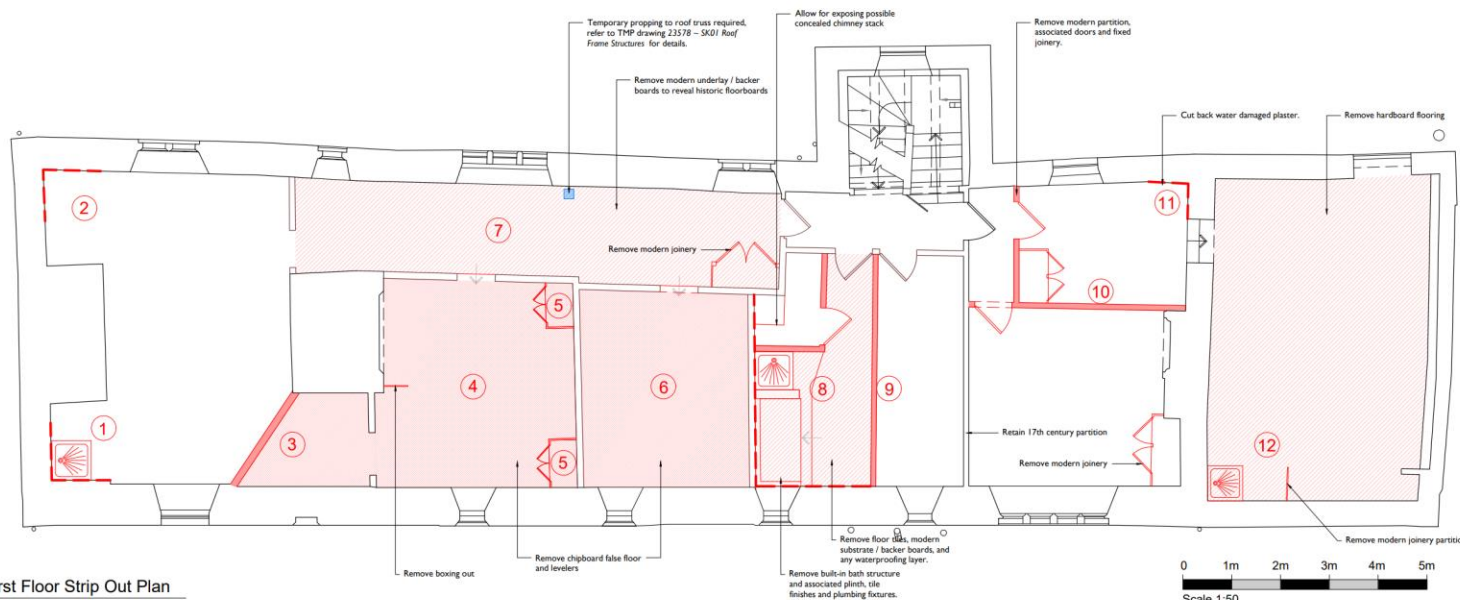
8



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OXFORD
CITY
COUNCIL

43



First Floor Strip Out Plan
1:50@A1



First floor proposals

2



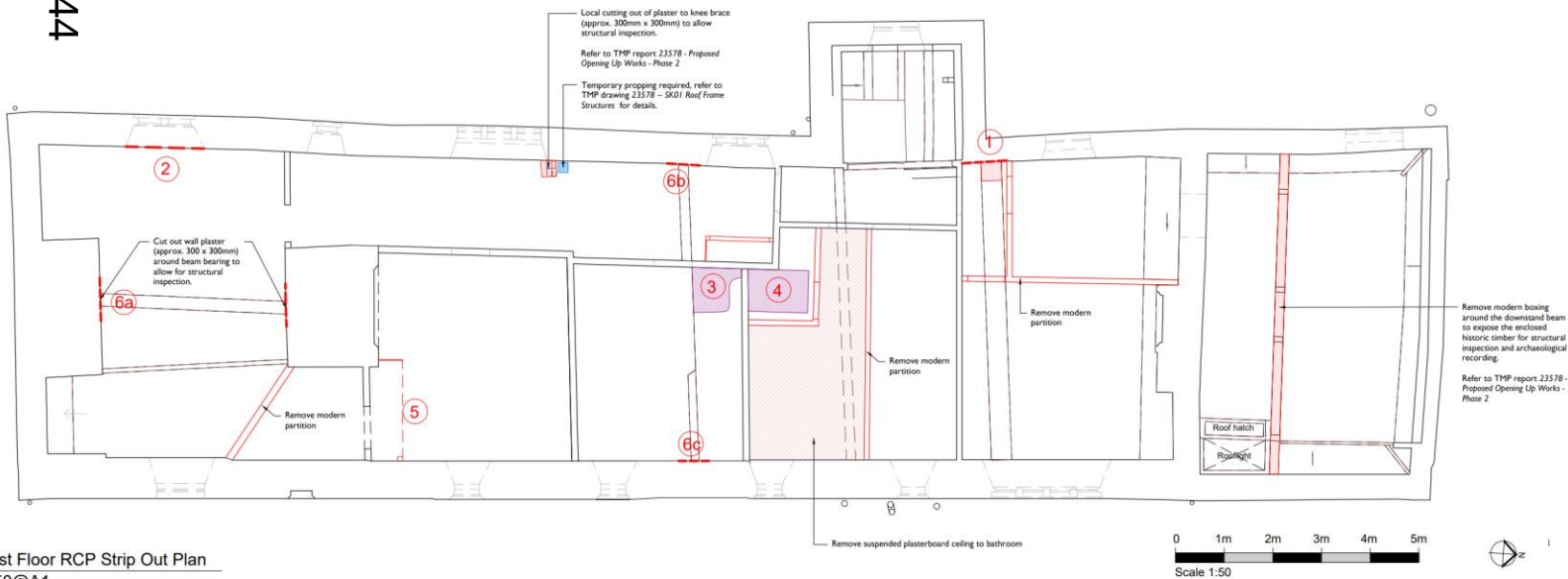
3



1



44



First Floor RCP Strip Out Plan
1:50@A1



Second floor proposals

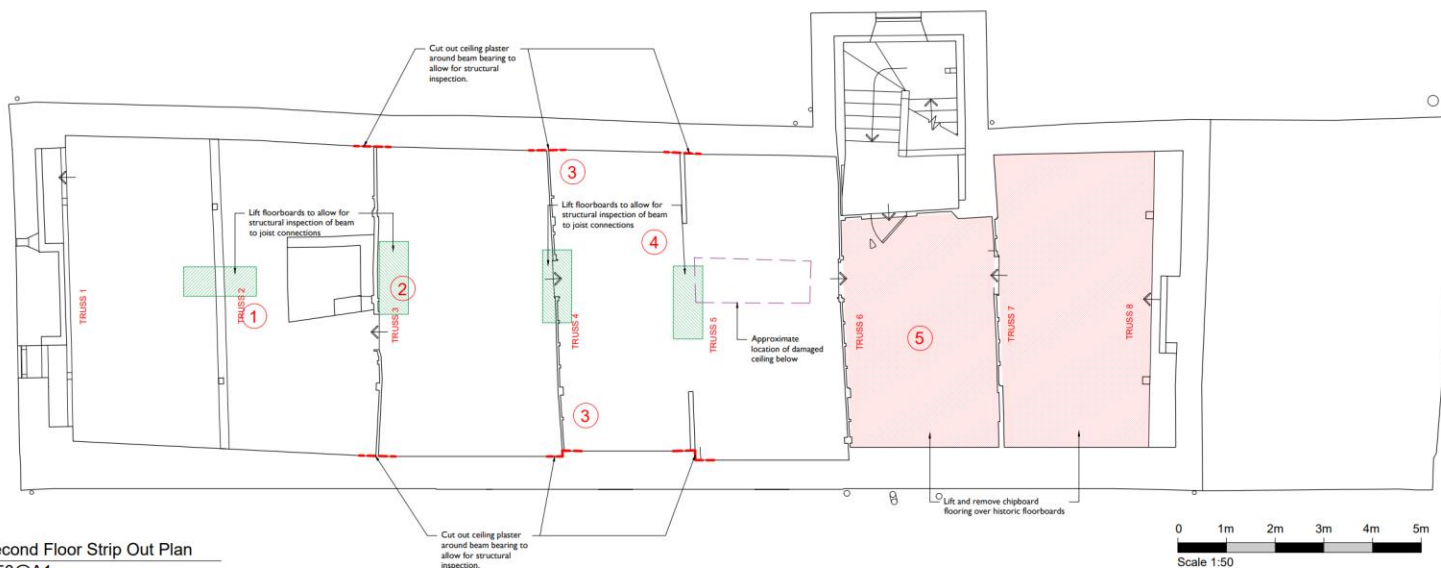
2



3



45



Second Floor Strip Out Plan
1:50@A1



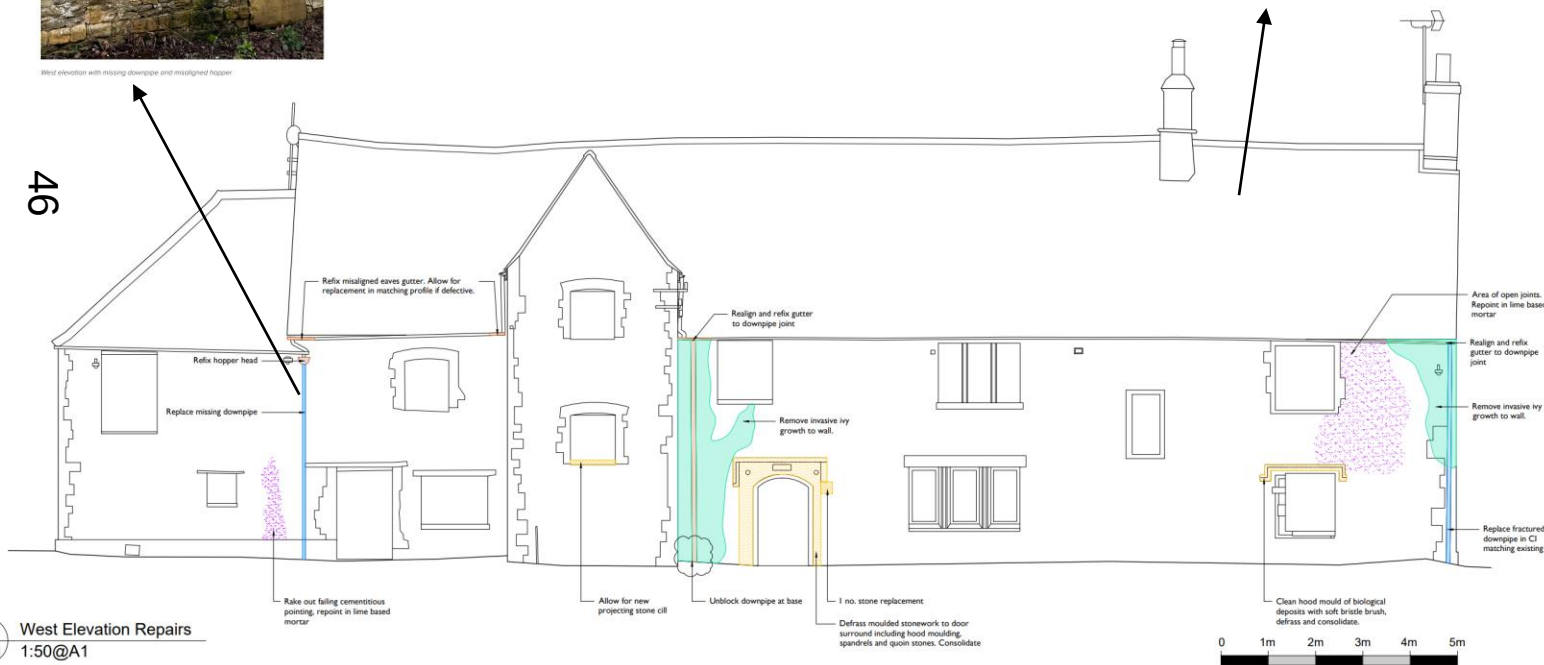
West elevation repairs



West elevation with missing downpipe and misaligned hopper



Close up of roof showing delaminated, cracked and missing tiles
(photo show eaves being opened up for structural inspection)



1 West Elevation Repairs
0211 1:50@A1

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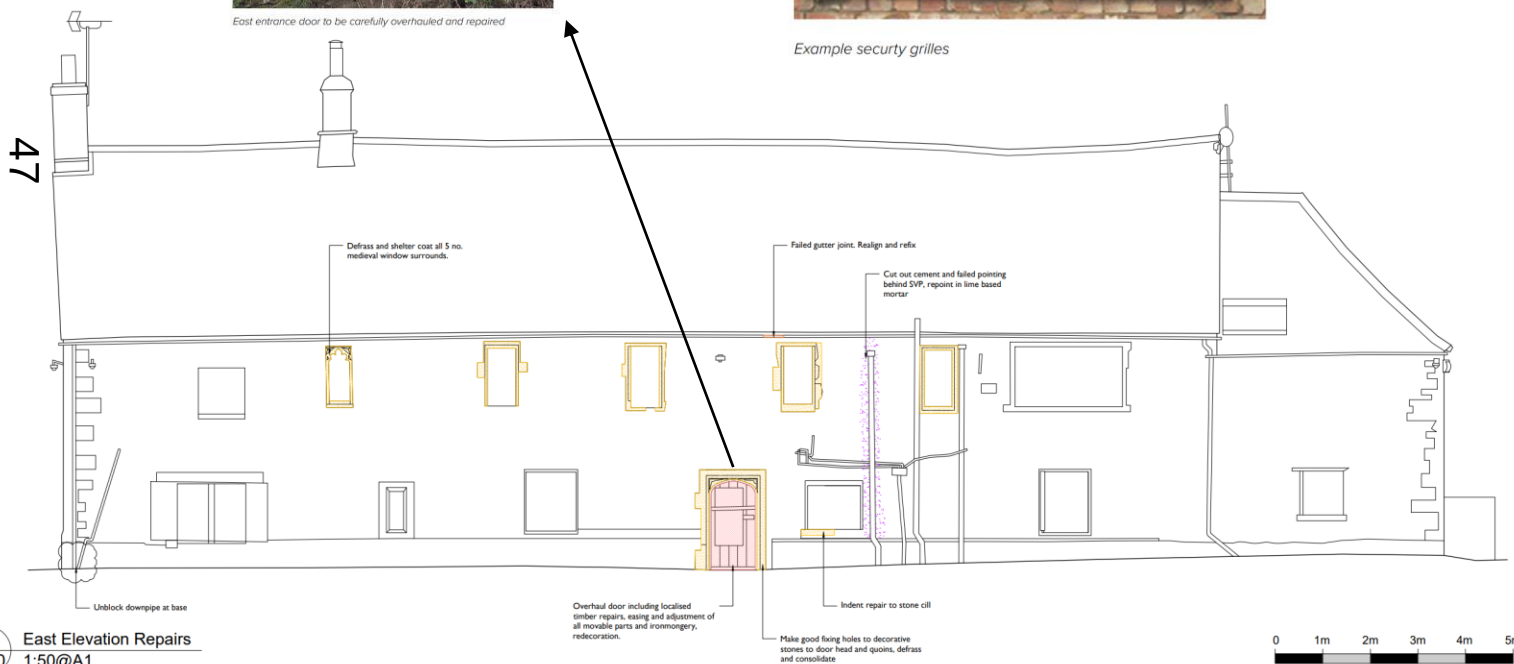
East elevation repairs



East entrance door to be carefully overhauled and repaired

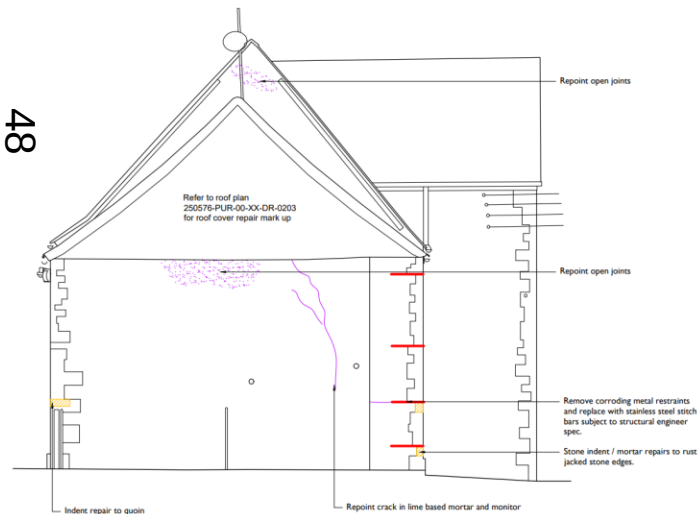


Example security grilles

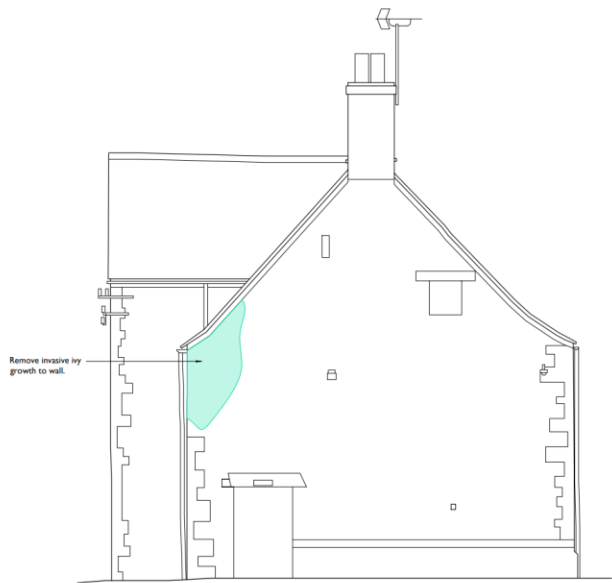


North & south elevation repairs

48



1 North Elevation Repairs
0212 1:50@A1



2 South Elevation Repairs
0212 1:50@A1



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Reference Number: 24/01104/FUL

Site Address: 35 Ash Grove

49



Site Location Plan





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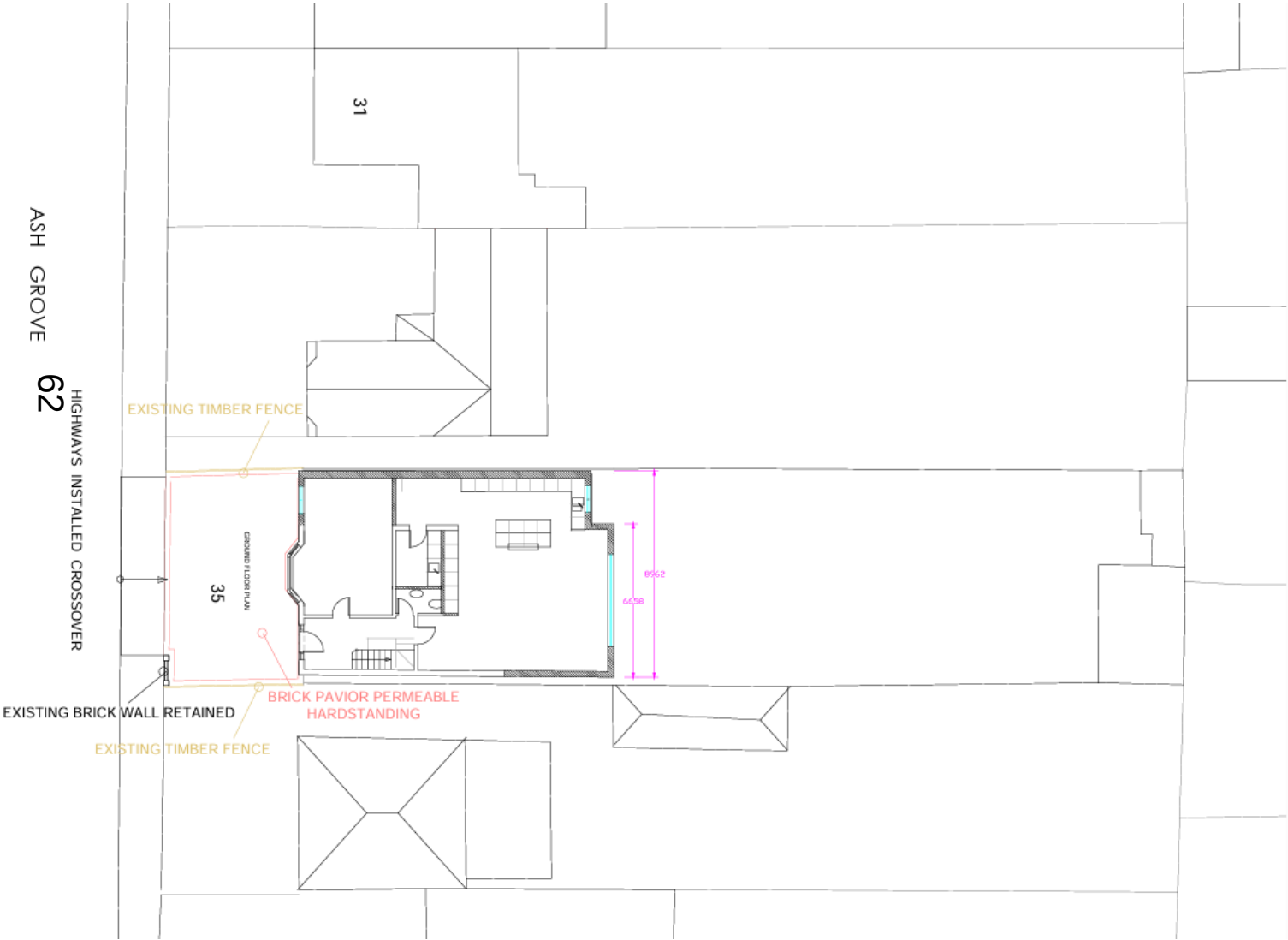




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Site Plan

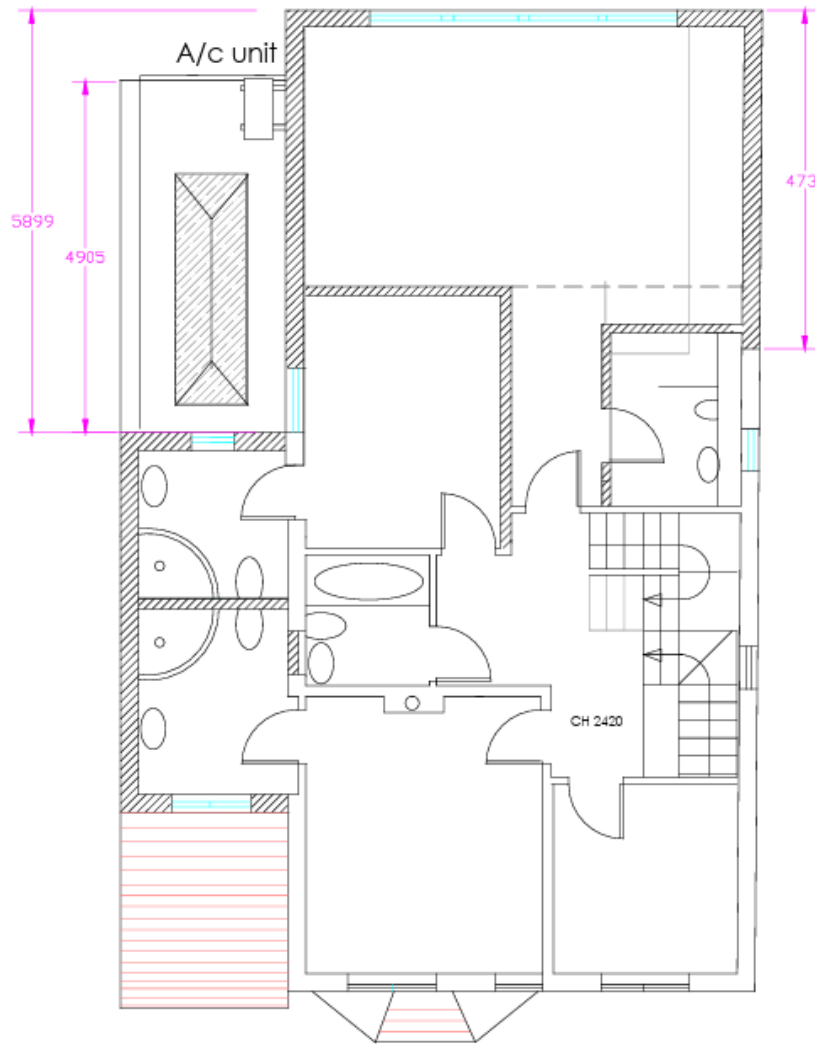
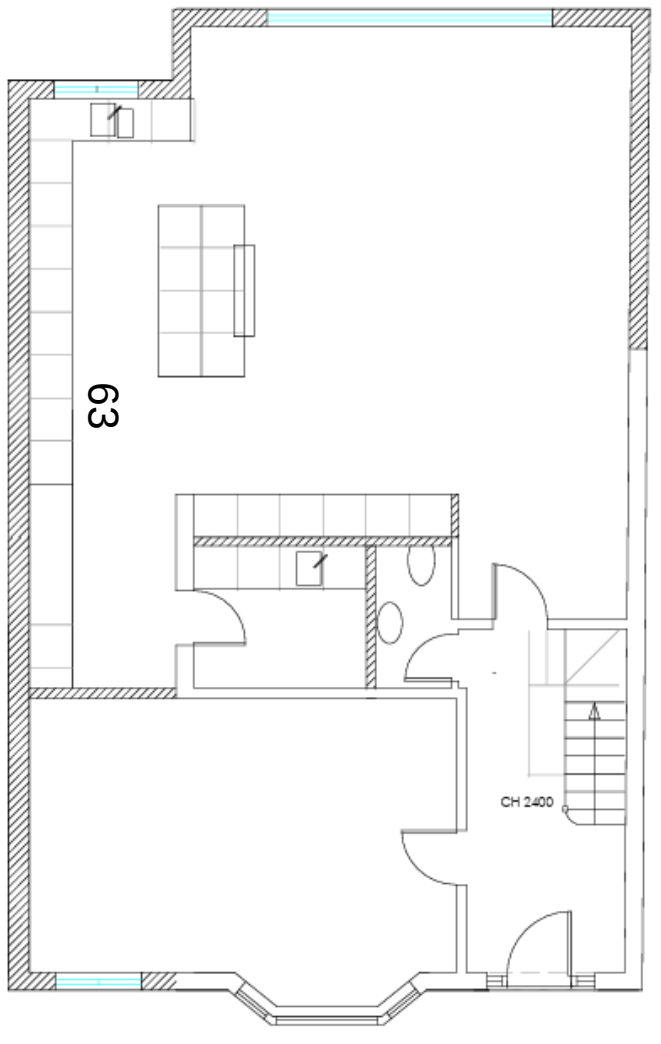


www.oxford.gov.uk

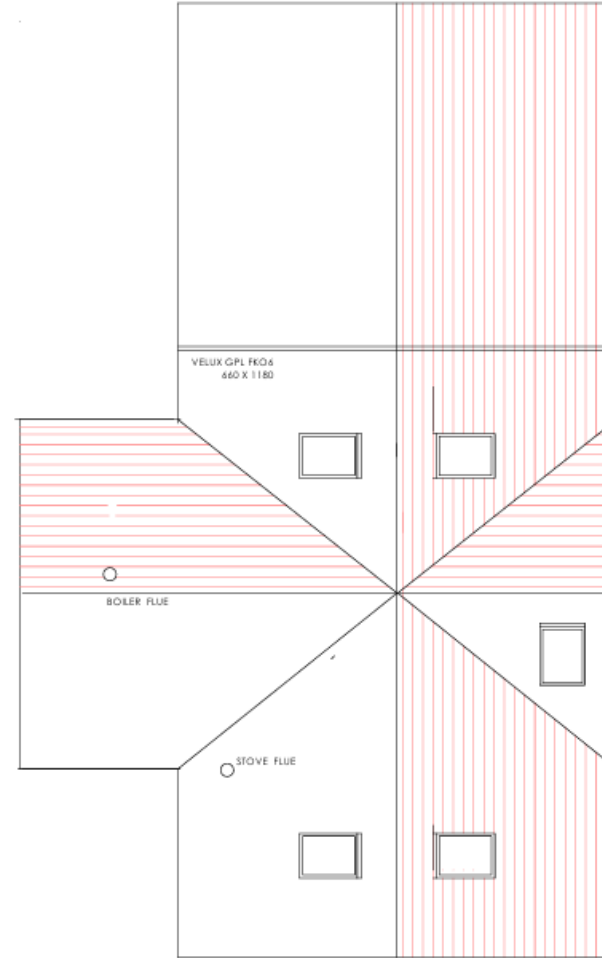
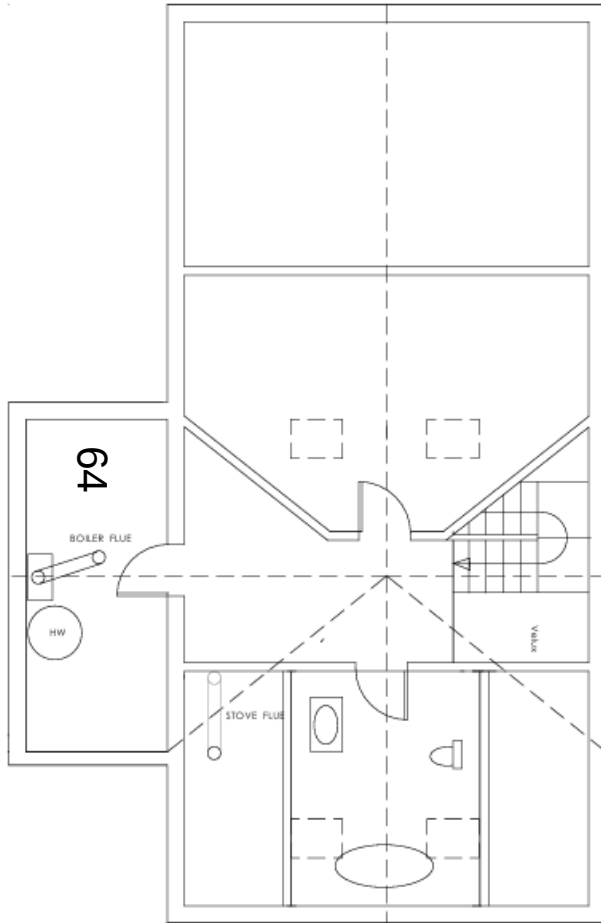


Ground and First Floor Plans

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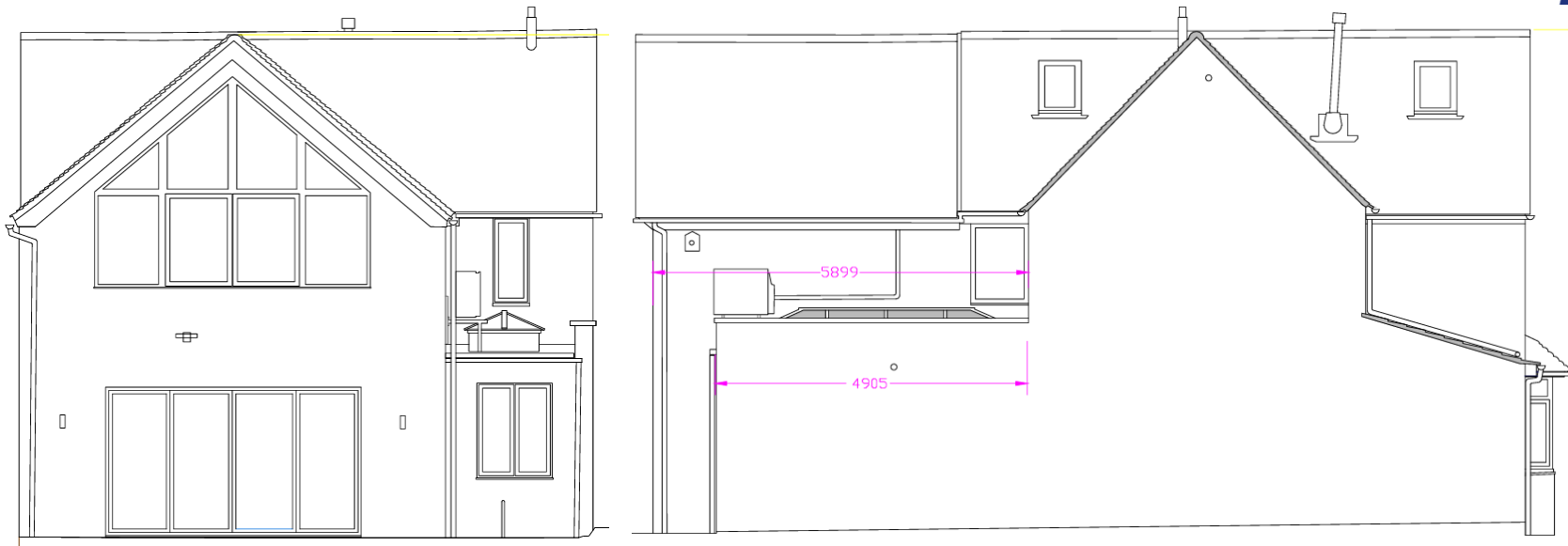
Loft and Roof Plans



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Elevations



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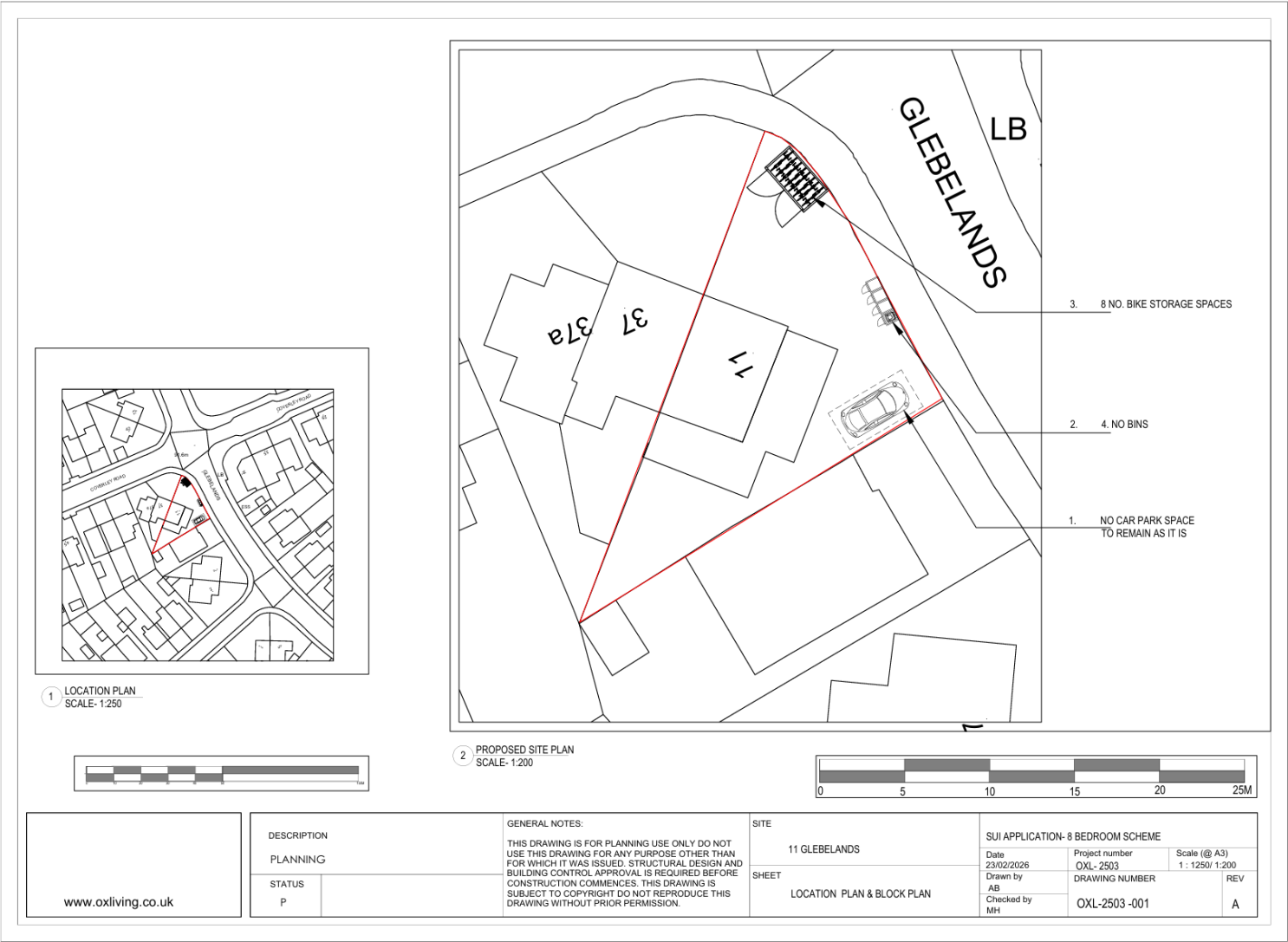
Reference Number: 26/00786/FUL

Site Address: 11 Glebelands, Oxford

www.oxford.gov.uk



Site Location



Existing Site



Existing Site



Existing Site



71

www.oxford.gov.uk



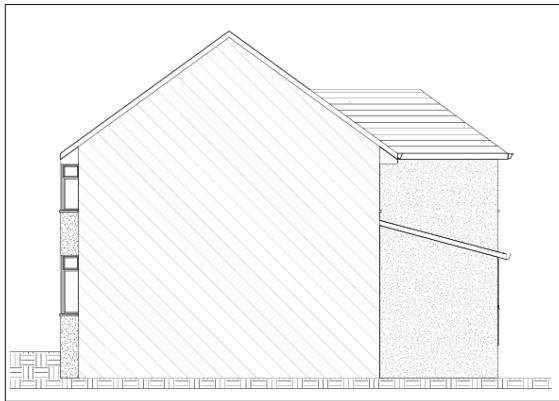
Existing Rear Elevation



Existing Elevations



1 PROPOSED FRONT ELEVATION
SCALE- 1:100



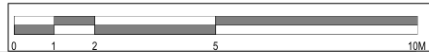
2 PROPOSED SIDE A ELEVATION
SCALE- 1:100



3 PROPOSED REAR ELEVATION
SCALE- 1:100



4 EXISTING SIDE B ELEVATION
SCALE- 1:100

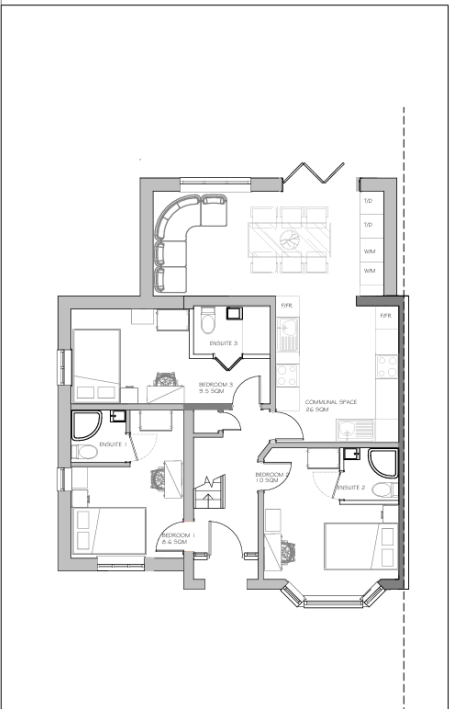


www.oxliving.co.uk	DESCRIPTION	GENERAL NOTES: THIS DRAWING IS FOR PLANNING USE ONLY DO NOT USE THIS DRAWING FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS ISSUED. STRUCTURAL DESIGN AND BUILDING CONTROL APPROVAL IS REQUIRED BEFORE CONSTRUCTION COMMENCES. THIS DRAWING IS SUBJECT TO COPYRIGHT DO NOT REPRODUCE THIS DRAWING WITHOUT PRIOR PERMISSION.	SITE 11 GLEBELANDS, Oxford OX3 7EL	SUI APPLICATION- 8 BEDROOM		
	PLANNING			Date 23/02/2026	Project number OXL-2503	Scale (@ A3) 1:100
STATUS P			SHEET PROPOSED ELEVATIONS	Drawn by AB	DRAWING NUMBER OX-2503-401	REV
				Checked by DG		

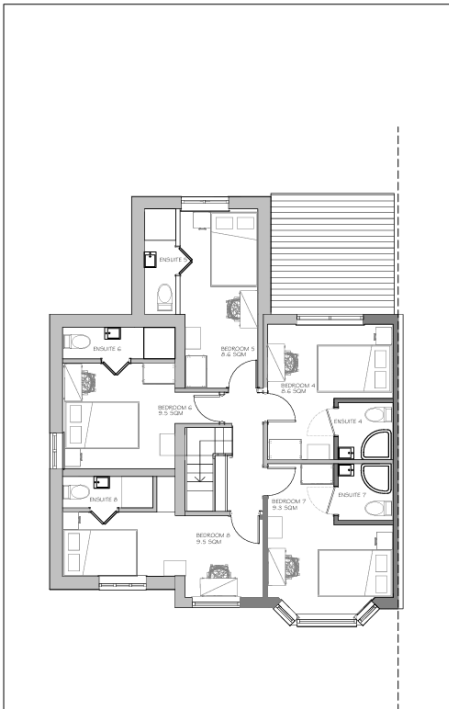


Proposed Plans

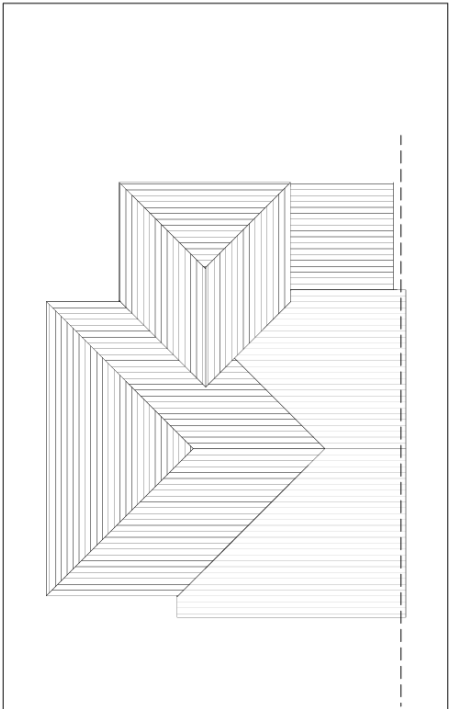
74



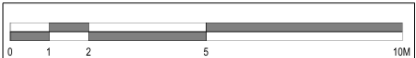
1 PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1:100



2 PROPOSED ROOF PLAN
SCALE: 1:100

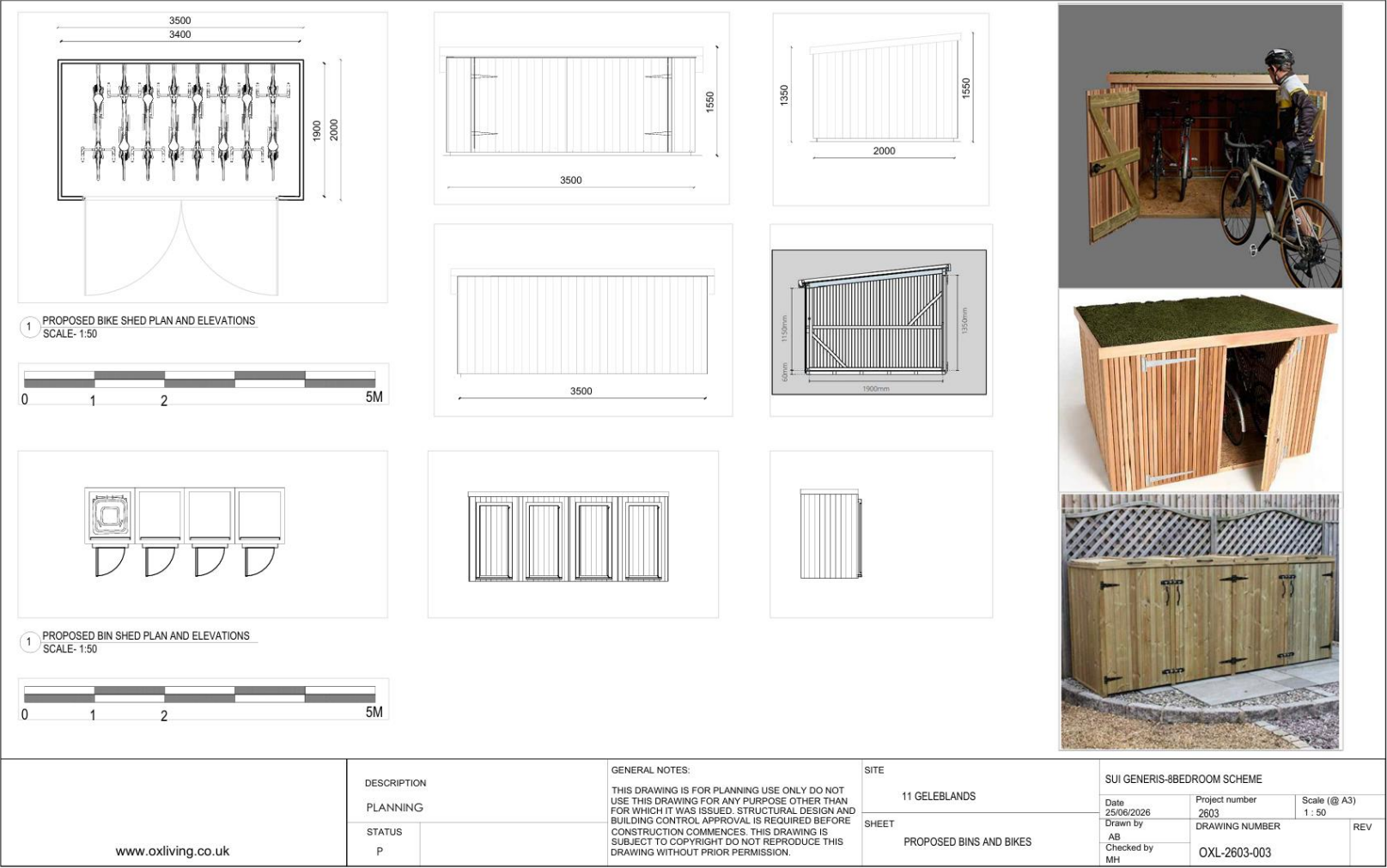


www.oxliving.co.uk	DESCRIPTION PLANNING	GENERAL NOTES: THIS DRAWING IS FOR PLANNING USE ONLY DO NOT USE THIS DRAWING FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS ISSUED. STRUCTURAL DESIGN AND BUILDING CONTROL APPROVAL IS REQUIRED BEFORE CONSTRUCTION COMMENCES. THIS DRAWING IS SUBJECT TO COPYRIGHT DO NOT REPRODUCE THIS DRAWING WITHOUT PRIOR PERMISSION.	SITE 11 GLEBELANDS, Oxford OX3 7EL	PROPOSED WORK SUI APPLICATION- 8 BEDROOMS		
	STATUS P			Date 23/02/2026	Project number OXL-2503	Scale (@ A3) 1:50
			SHEET PROPOSED PLANS	Drawn by AB	DRAWING NUMBER OXL-PL-2501-201	REV A
				Checked by DG		

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Bike and Bin Stores



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Reference Number: 26/00712/FUL

Site Address: 137 Hurst Street

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Site Location Plan





Front Elevation

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Garage Front Elevation



Boundary from no.135
Hurst Street (Front)



Rear Elevation





Side/Rear Elevation





Rear Elevation - Garage





Rear Elevation - Garage



Boundary towards
no.135 Hurst Street

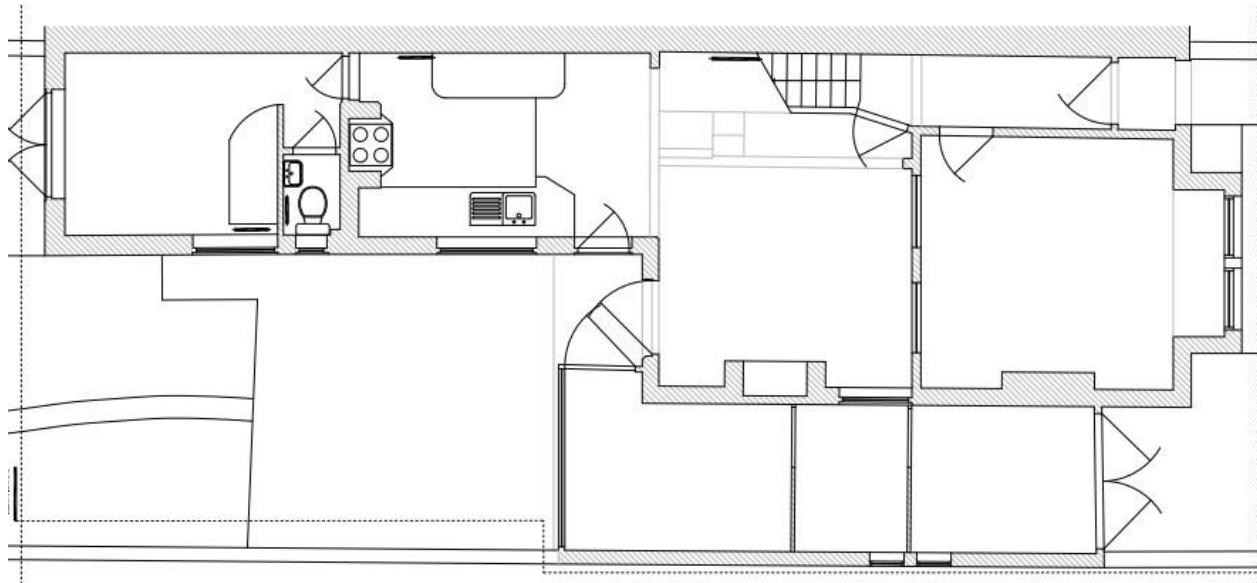


Rear Garden

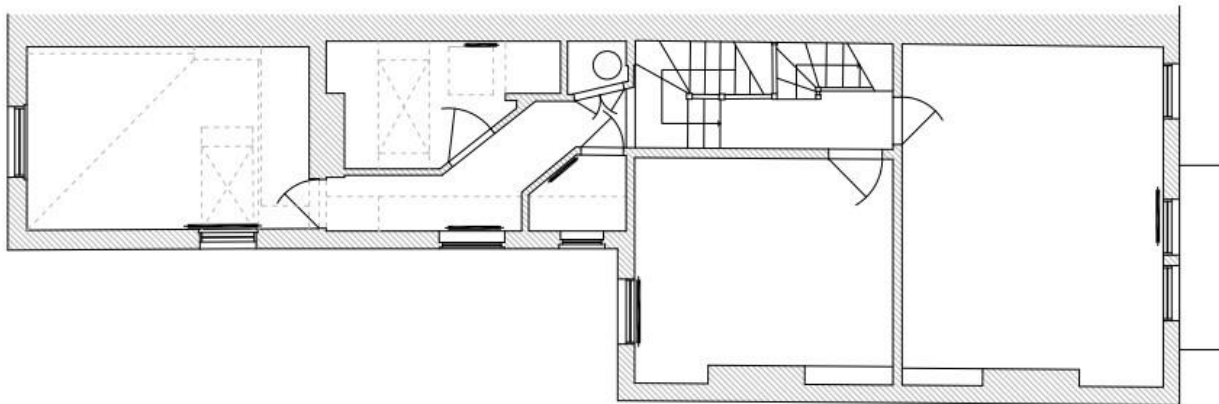


Existing Floor Plans

98



Ground Floor Plan



First Floor Plan



Existing Elevations

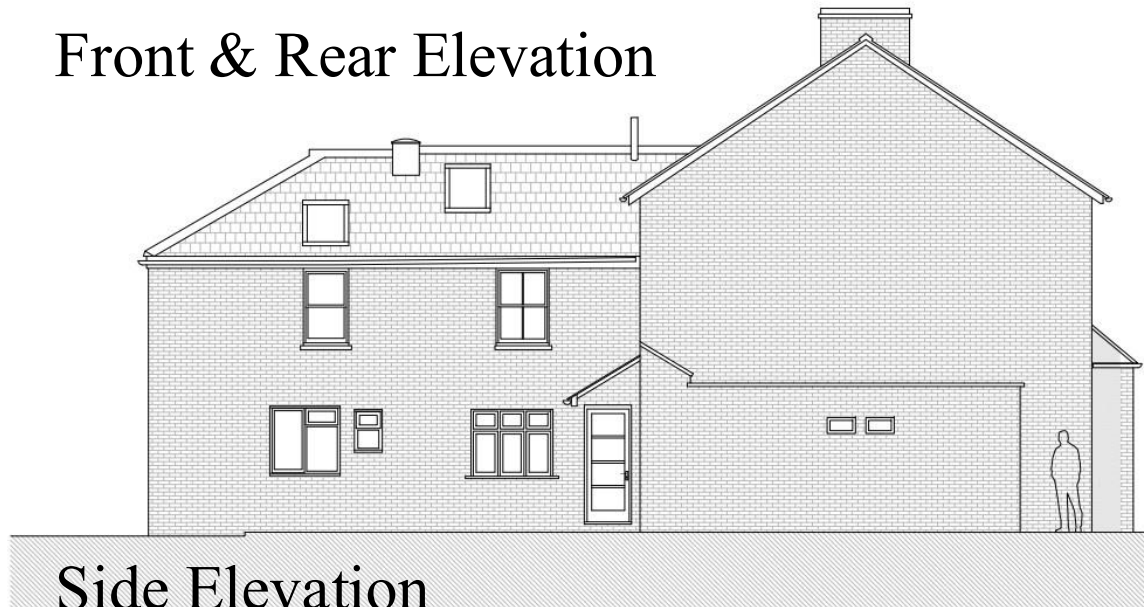
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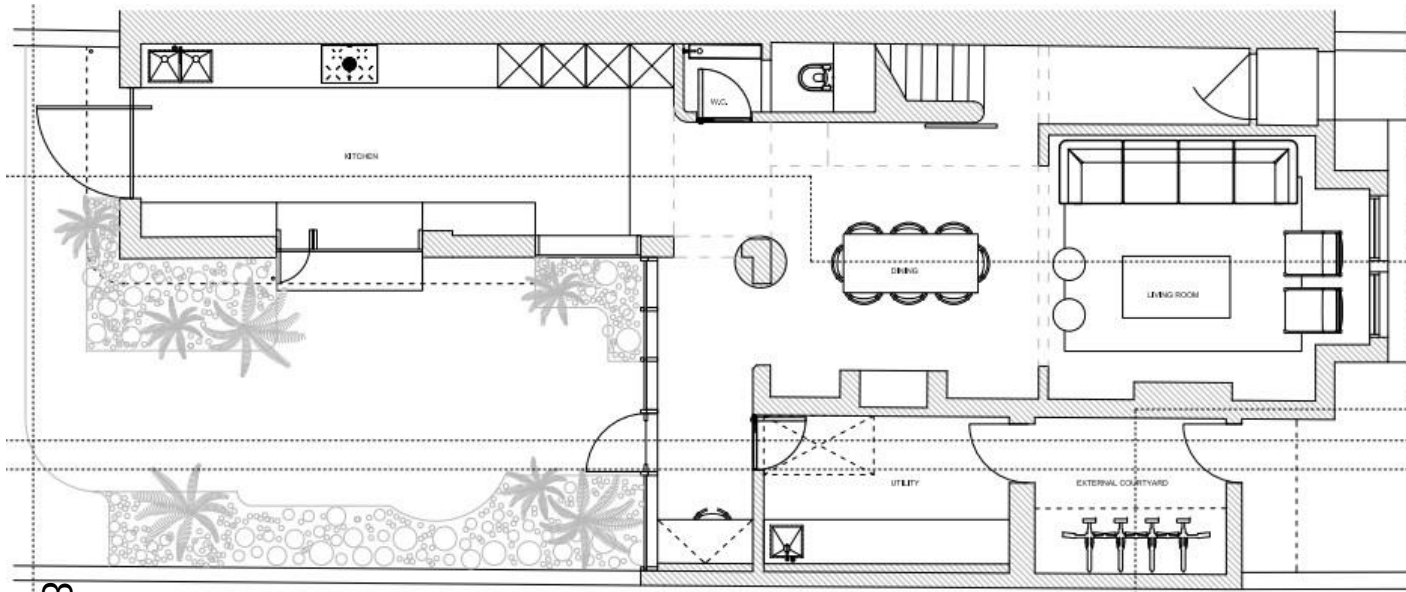
Front & Rear Elevation



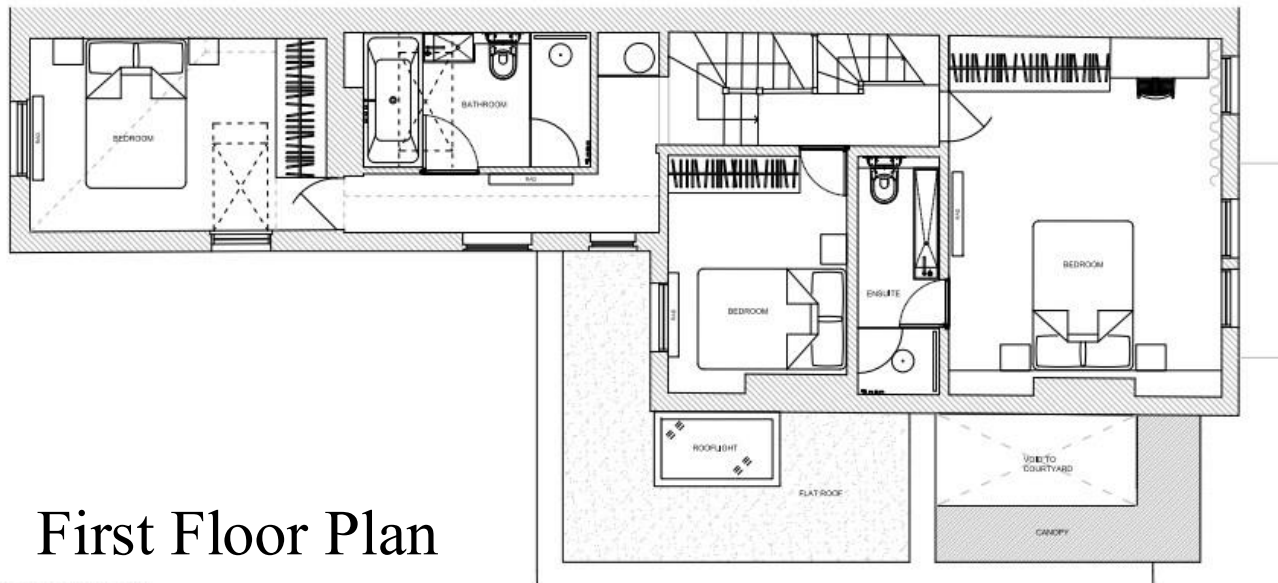
Side Elevation



Proposed Floor Plans



88 Ground Floor Plan



First Floor Plan

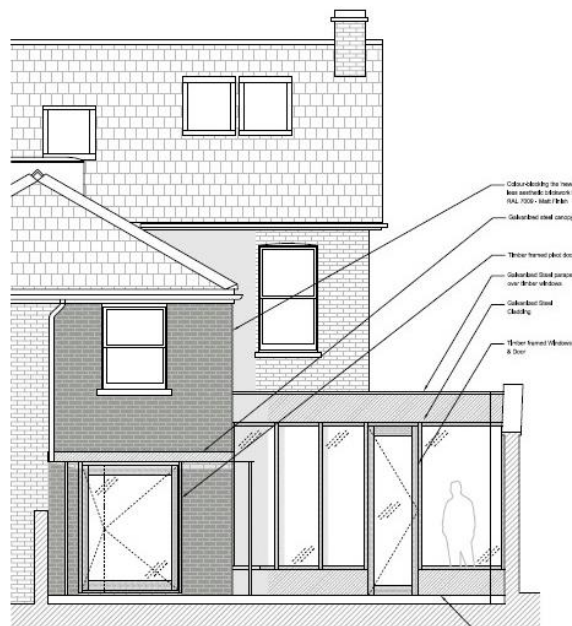


Proposed Elevations

68



1 Proposed Elevation AA
Scale 1:25



1 Proposed Elevation BB
Scale 1:25

Front & Rear Elevations



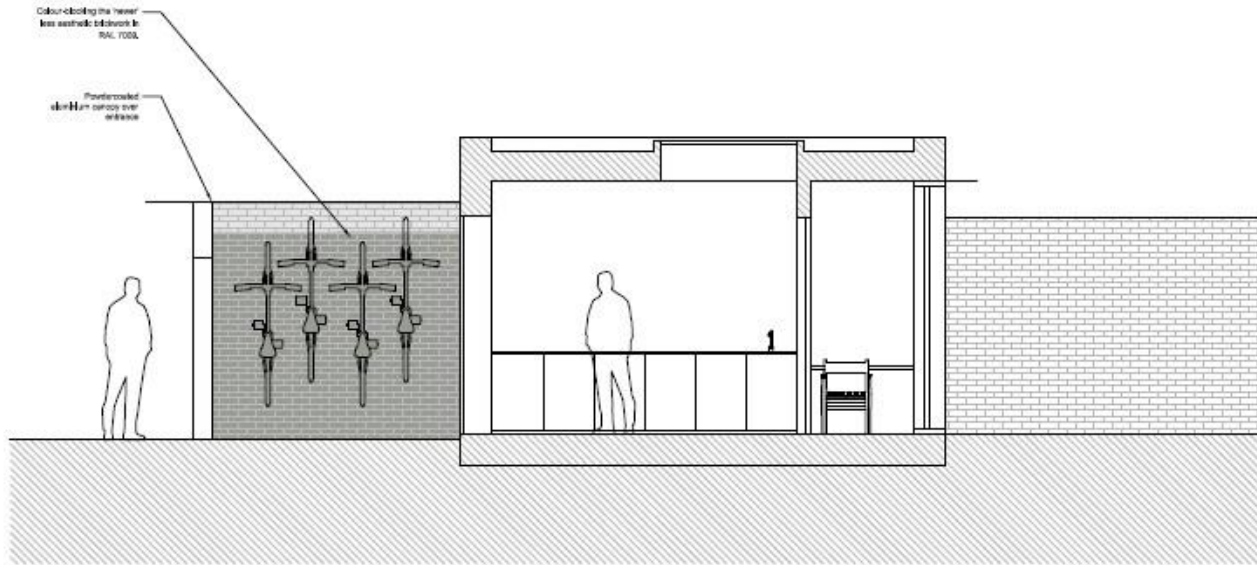
Side Elevation

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Proposed Sections

06



1 Proposed Section EE
Scale 1:25



2 Proposed Section FF
Scale 1:25

