

Agenda

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West Area Planning Committee

Date: **Wednesday 12 October 2011**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

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West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor John Goddard	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Michael Gotch	Wolvercote;
	Councillor Graham Jones	St. Clement's;
	Councillor Shah Khan	Cowley;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

Councillors serving on the Committee are asked to declare any personal or personal prejudicial interests they may have in any of the following agenda items.

3 TRAVIS PERKINS BUILDERS YARD, CHAPEL STREET, OXFORD: 11/01712/RES

1 - 14

Demolition of existing buildings on site. Erection of 166 student study rooms and 4 fellow's flats in two blocks on 3 and 4 levels, together with a sunken gym, single storey pavilion amphitheatre, 5 car parking spaces, 100 cycle parking spaces, landscaping and ancillary works.

4 10 PARK END STREET, OXFORD: 11/02122/FUL:

15 - 24

Change of use from restaurant (A3) to a restaurant and take-away (A3 and A5 mixed use) and extension of opening hours to 10am – 4am every day.

5 81 WYTHAM STREET, OXFORD: 11/02150/FUL

25 - 32

Proposed two storey side extension and single storey rear extensions.

6 LATHBURY ROAD (NO.1) TREE PRESERVATION ORDER, 2011

33 - 38

Tree Preservation Order for a tree at 26 Lathbury Road, Oxford.

7 PLANNING APPEALS

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To receive information on planning appeals received and determined during August 2011

The Committee is asked to note this information.

8 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting:-

- (1) St. Hugh's College: Student accommodation and Chinese Institute: 11/01794/FUL and 11/01795CAC:
- (2) Green Templeton College: Temporary sports pavilion: 11/01493/FUL
- (3) 1 Wytham Street: Extensions: 11/02150/FUL
- (4) University Science Area: Masterplan (not a planning application): 11/00940/CONSLT

9 MINUTES

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Minutes of the meeting held on 14 September 2011.

DECLARING INTERESTS

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

What do I need to do if I have a personal interest?

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

What is a prejudicial interest?

You have a prejudicial interest in a matter if;

- a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and
- b) the matter affects your financial interests or relates to a licensing or regulatory matter; and
- c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

What do I need to do if I have a prejudicial interest?

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

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.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

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
2. At the meeting the Chair will 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;

(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;

 - (d) 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 Officer/s and/or other speaker/s); and
 - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application(or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. 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,
6. 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; and
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

West Area Planning Committee

12 October 2011

Application Number: 11/01712/RES

Decision Due by: 23 September 2011

Proposal: Demolition of existing buildings on site. Erection of 166 student study rooms and 4 fellow's flats in two blocks on 3 and 4 levels, together with sunken gym, single storey pavilion amphitheatre, 5 car parking spaces, 100 cycle parking spaces, landscaping and ancillary works.
(Reserved Matters as part of Outline planning permission 09/02518/OUT seeking approval of details of layout, scale, appearance, access and landscaping)

Site Address: Travis Perkins Builders Yard, Chapel Street, **Appendices 1 & 2.**

Ward: St Clement's Ward

Agent: John Philips Planning
Consultancy

Applicant: W.E.Black Ltd

Recommendation: Approve with conditions

Reasons for Approval

- 1 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.
- 2 The design and layout of the development, and its architectural treatment are appropriate to the site and relate well to the existing grain of development in East Oxford. It is sited at a sustainable location convenient to St. Hilda's College whose graduates would occupy the development. It replaces a builders yard which is relocated to a more appropriate site elsewhere and as such heavy vehicle movements associated with that use are deleted. Officers consider the development to be acceptable at this location.
- 3 Having considered the public comments made in response to the proposals officers have come to the view, for the reasons set out in this report, that the

concerns raised are already addressed in the application or can be addressed either by conditions to this permission; those already imposed on the outline planning permission; or by the legal agreement which accompanied it. The relationships to neighbouring residential and other properties are acceptable and appropriate. As such it is considered that the reserved matters application should be supported and that refusal of permission would not be justified.

Conditions

Some 28 planning conditions accompanied outline planning permission 09/02518/OUT granted in September 2010. These relate, inter alia, to materials, the positioning of buildings, occupation of the accommodation, management controls, car and cycle parking, construction arrangements, drainage, ground contamination measures, noise attenuation, public art, habitat creation etc.

These all remain in force and need only to be supplemented by standard conditions relating to the reserved matters if permission is granted:

1. Time limits.
2. Approved plans.
3. Reserved matters approved.
4. Details of boundary wall to eastern side of site.

Legal Agreement

A legal agreement accompanied the outline planning permission securing £12,000 from the student accommodation towards public realm works in the locality, plus the costs of excluding the site from the Controlled Parking Zone (CPZ) in operation in the area. It also secured various financial contributions on a formulaic basis per student study room in accordance with the Planning Obligations Supplementary Planning Document (SPD). For this reserved matters application of 170 student study rooms the following matters are therefore secured:

- County Council costs of exclusion from CPZ: £1,000
- Public realm works: £12,000.
- Cycling improvements in the locality: £23,460.
- Library services: £10,700.
- Indoor sports facilities: £10,200.

In addition, in the event of the accommodation being occupied by graduate students of St. Hilda's College as intended, then the college would return its properties on Iffley Road currently occupied by its graduate students back onto the open housing market.

No further legal agreement is required to secure these matters.

Main Planning Policies:

Oxford Local Plan 2001-2016.

CP1 - Development Proposals

CP5 - Mixed-Use Developments

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
CP11 - Landscape Design
CP13 - Accessibility
CP14 - Public Art
CP17 - Recycled Materials
CP18 - Natural Resource Impact Analysis
CP19 - Nuisance
CP21 - Noise
CP22 - Contaminated Land
TR1 - Transport Assessment
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
TR12 - Private Non-Residential Parking
TR13 - Controlled Parking Zones
TR14 - Servicing Arrangements
NE21 - Species Protection
NE23 - Habitat Creation in New Developments
HE10 - View Cones of Oxford
HS19 - Privacy & Amenity
HS20 - Local Residential Environment

Oxford Core Strategy 2026.

CS2 – Development on previously developed land
CS9 - Energy and natural resources
CS10 - Waste and recycling
CS12 - Biodiversity
CS13 - Supporting access to new development
CS17 - Infrastructure and developer contributions
CS18 - Urban design, town character, historic environment
CS19 - Community safety
CS25 - Student accommodation

Other Material Considerations.

PPS1: Delivering Sustainable Communities.
PPS4: Planning for Sustainable Economic Growth.
PPG13: Transport.
PPG24: Planning and Noise.

Public Consultation.

Prior to the submission of the planning application the applicant held a public exhibition in the Cross Street Family Centre on 5th July 2011. Approximately 20 members of the public attended the exhibition with four leaving written comments. The main issues raised were as follows:

- concern over increased height of rear block;
- need for effective tree species and landscaping strategy;
- loss of privacy;

- loss of light;
- concern at location of bin stores – too close to Ablett Close.

In response to consultation on the planning application as submitted the following comments have been received:

- Thames Water: No comments.
- Environment Agency: No observations.
- Thames Valley Police Crime Prevention: Recommendations made prior to submission of planning application have been incorporated.
- Oxfordshire County Council, Planning: No comments.
- Oxfordshire county Council, Highways: Layout satisfactory; conditions imposed at outline stage apply.
- Third Parties: Main points raised:
 - does not make best use of land;
 - development too dense;
 - too many students in local area already;
 - potential for anti social behaviour;
 - development should be located more centrally to site / too close to existing housing;
 - adverse impact on sunlight and daylight for existing residents;
 - new tree planting would lead to loss of light;
 - would lead to overlooking and loss of privacy;
 - overlooking of school play area;
 - noise and light pollution;
 - three story buildings would be preferred / should be fewer storeys;
 - cross sections through site misleading;
 - recycling bins etc adjacent to common boundary / should be closer to entrance;
 - fear future change of use;
 - fear use of central courtyard for external events;
 - no indication of what becomes of office site;
 - would prefer to see housing on the site;
 - may not be possible to control car ownership by students;
 - well managed student accommodation preferable to students living in HMOs in residential streets;
 - not opposed to principle of development.

Following amendments to the planning application the following additional comments were received:

- no reference is made to the office development;
- no sunlight and daylight impact statement has been carried out;
- does not comply with Local Plan policies HS19 (privacy) or CP10 (functional needs);
- does not comply with 25% rule;
- issues of noise, pollution and waste collection not resolved;
- may not be possible to control private car ownership.
- other facilities included as well as student rooms.

Officers Assessment

Background to Case

1. In 2010 planning permission was granted in outline for the construction of up to 200 student study rooms and 2,100 sq m of Class B1 office accommodation on the site of the Travis Perkins builders' yard at Chapel Street. The planning application was accompanied by a legal agreement securing the various matters referred to above. The builders yard site measures approximately 0.71ha. (1.75 acres). This current application represents the reserved matters submission for the student accommodation only and relates to the greater part of the site, measuring some 0.45 ha. (1.11 acres). The remainder of the land fronting Collins Street is intended for the office accommodation but is not the subject of this application. **Appendices 1 and 2** refer. The builders yard is intended to relocate to a site at Sandy Lane West for which planning permission already exists.
2. The outline permission secured the principle of student accommodation on the land but with all details of the development to follow later in this submission. This reserved matters application is not therefore an opportunity to revisit the principle of development or to reconsider the conditions previously imposed. Rather this application relates to the outstanding matters of layout, scale, appearance, access and landscaping only. The outline permission did impose various restrictions on the way the site could be laid out however and these are referred to later in this report.
3. As submitted the planning application sought reserved matters permission for 172 student study rooms plus 4 fellows' flats as graduate accommodation for St. Hilda's College which is located approximately half a mile away at Cowley Place. Subsequent to submission the application was amended however such that it now proposes 166 student study rooms plus 4 fellow's flats. The reduction in student rooms is achieved by reducing the amount of accommodation at third floor level to the northern block of accommodation.
4. The college currently houses its graduates in a number of individual properties, in the main along Iffley Road. These properties would be given up accordingly. In concentrating its graduates at this site the college would provide a small number of supporting facilities in the form of a gymnasium and some general meeting rooms. There would not be a bar or other social facilities on the site however other than common rooms. The site would be supervised on a day to day basis by a resident warden.
5. Officers consider the key determining issues in this reserved matters application to be:
 - built forms;
 - residential amenities;
 - highways, access and parking;
 - landscaping; and
 - sustainability.

Built Forms

6. At the outline application stage various alternatives of how the site might be laid out were presented, though in the event none of these was fixed in the permission granted. Rather all these details were reserved for further consideration in this reserved matters submission. The basis of the development as now presented is in the form of two wings of student accommodation running parallel with Collins Street to the south and Ablett Close to the north, separately by an enclosed and partly sunken courtyard where students can gather and linger. Officers support such an approach which responds positively to the general grain of urban development in the locality. In these orientations the study rooms each receive direct sunlight for a significant proportion of the day, helping to reduce heating costs and reduce dependency on heating and lighting. It also provides natural surveillance around the development
7. Access to the site from Collins Street is via a porter's lodge at the eastern end of that street. From here entry into the student blocks is via the central courtyard, and then two stair wells or lifts to upper floor levels. This allows access to all 166 student study rooms at the various levels, including 13 adapted for full disabled use, plus the 4 fellows' flats. Within the central courtyard a sunken "amphitheatre" is created with a small gymnasium to the western side contained within a single storey crescent shaped building. Also within this central space is a single storey pavilion building which contains two general purpose meeting rooms. Along the eastern side of the site to the common boundary with the East Avenue properties, the existing brick boundary wall is retained with a series of single storey structures constructed off it containing cycle stores, laundry, building services room, bin stores and workshop. These structures are all contained under a flat sedum roof.
8. The two main blocks of accommodation rise to 3 floors to their eastern end and four to the western end in response to conditions imposed at the outline stage. Since this application was submitted the western end of the northern block has been amended so that the four storey element is drawn away from the northern façade along part of its length in order to ease the relationship with properties in Ablett Close. It is within the remaining third floor accommodation at this point that the 4 fellows' flats are located. Essentially they are made up of an amalgamation of study rooms, with two of the flats being one bed roomed and two of them two bed roomed. They are set out in a more self contained manner than the student study rooms however which are arranged in clusters of perhaps 6 or 7, with each cluster sharing a kitchen / common room space. Each student study room measures approximately 18 sq m and kitchen / common room 23 sq m.
9. The intention in creating blocks of accommodation set away from common boundaries is not just to ease the relationship with surrounding properties, but to create quiet and calm environments within which the college's postgraduate students can live and study. This is supported as a logical response to the college brief and the constraints of the site

10. Architecturally the main student blocks would be constructed essentially of brick punctuated by large, rectangular window openings containing the glazed elements but also a zinc panel and vertically hung timber battens. The use of brick as a common vernacular material is also supported as an appropriate material for the development, the more so perhaps as coincidentally the application site is located on the site of a former brickworks. The final choice of materials would be subject to condition in the normal way.
11. In summary officers regard the design approach adopted to be rational and entirely supportable in its context. It carries with it the potential to create a calm and relaxing collegiate environment within a correspondingly quiet but striking architectural solution.

Residential Amenities

12. Although the outline planning permission granted in September 2010 reserved matters relating to layout, scale, appearance, access and landscaping to this reserved matters application, it nevertheless imposed certain restrictions on how the site could be laid out, but without attempting to be overly prescriptive. The outline permission therefore required that:
- the development generally be to a maximum of 3 storeys or 10.0m in height whichever were the lower;
 - that greater heights were only permitted to the western side of the site, to a maximum of 4 storeys or 12.5m in height whichever were the lower;
 - no student accommodation block should be constructed within 10m of the common boundary with properties in East Avenue; and 16m of the common boundary with properties in Ablett Close.
13. The intention of these requirements was to ensure that an acceptable relationship would be created with neighbouring properties whilst still allowing some flexibility as to how the site might be laid out. As proposed the 3 storey elements extend to 9.7m in height, including a low parapet at roof level, and the four storey element to 12.5m, both thereby complying with the restrictive condition. The 4 storey element is confined to the western side of the site where it adjoins larger buildings beyond the site, as again required by the outline permission. Within the northern block the 4 storey element is also in part set back from the northern edge of the building, as described above.
14. The new accommodation blocks also comply with the distance restrictions imposed, with the nearest point along the eastern side being 10.0m from the common boundary with the East Avenue properties, and 16m from the common boundary with Ablett Close.
15. Privacy. With these restrictions in place the typical window to window distances between the rear of properties in East Avenue and the end residential blocks would be in the range of 25m to 28m. This compares to a typical minimum distance usually sought of 20m or 21m. The study rooms to the eastern end of the accommodation blocks have their main window openings facing to the north or south, but with secondary units facing eastwards towards the East Avenue properties. These are shown obscure

glazed up to a height of 1.6m in any event to prevent direct overlooking. Moreover the rear brick wall to the storage buildings along this eastern side of the builders yard is intended to remain, as requested by a number of local residents. This would be set at a height to be agreed but could be to the present height in places of 5m. At such a height the accommodation blocks would only be visible beyond the wall from positions nearer the houses themselves in any event and would not be visible from the lower parts of gardens.

16. To the northern side the rear gardens to the Ablett Close properties are relatively short at about 7m or 8m only. However with the new buildings drawn away from the common boundary window to window distances of approximately 23m to 24m are achieved. At the third floor level the north facing windows to study bedrooms would also possess privacy screens. In addition the land in between would be landscaped accordingly to provide additional means of privacy as well as an appropriate setting for the development.
17. To the end (west) elevations of the accommodation blocks where they face an all weather pitch and primarily school, again the secondary windows here are fitted with obscure glazing above 1.6m to prevent any loss of privacy.
18. In sum officers are satisfied that good levels of privacy are maintained for all neighbouring occupiers whilst similarly providing privacy for students resident in the new accommodation.
19. Lighting Conditions. As indicated above the new accommodation blocks are located well away from the boundaries to the site, with 3 storey elements to east and 4 storey elements to the west. In terms of the west facing gardens to East Avenue which currently enjoy the evening sun, conditions would be little changed in view of the distances between these properties and the "bookends" to the accommodation blocks which rise to 3 storeys only at this point. This is especially so if the existing high brick wall is maintained.
20. To the northern side the eastern section of the northern wing is set at 3 storeys with only the western half at 4 storeys, with this in part this set back from the northern façade. This results in the full 4 storey element present directly opposite the parking and turning court at Ablett Close only. Moreover there is currently a 1.25m retaining wall between the application site and the gardens to Ablett Close with fencing above. In these proposals the ground level on the application site is lowered by 0.6m, so that the difference in ground levels becomes approximately 1.95m. Thus although the new accommodation block rises to 9.7m opposite the Ablett Close houses compared to a height of 4.8m for the existing storage shed at this point, bearing in mind the orientation of these gardens towards the south - west, the lowering in ground level, and that the new structures are set 5m further away, then officers have concluded that good lighting conditions will remain for these properties. Moreover at these distances and with an intermediate landscaped garden to the student accommodation officers do not consider that the outlook from the Ablett Close properties would appear overbearing but rather would

be enhanced as the tree planting matures.

Highways, Access and Parking

21. Vehicular and pedestrian access to the application site is taken from its south - east corner. A control point within the caretaker's accommodation at this point would regulate its use with some 5 operational and service parking spaces only provided. Beyond these parking spaces gated access would allow for collections from a refuse / recycling store located at the southern end of the single storey service building, and for occasional maintenance access elsewhere. Also located within this service building is covered, secure storage for 100 cycles which is in excess of Local Plan requirements of 1 space per 2 student study rooms.
22. In terms of traffic generation, at the outline stage it had been suggested that some 27 car parking spaces would be provided in the proposals then before committees, 20 for the office accommodation (not the subject of this reserved matters application) and 7 for the student accommodation. At this level of provision it was concluded that overall traffic volumes would remain much as existing but with the proportion of HGV and LGV vehicles reduced dramatically by 60% to just 2% of all movements. In the event the outline permission restricted overall parking to 20 spaces rather than 27, with 15 intended for the office development and 5 only for the student accommodation. At this level of parking provision traffic movements would be considerably less than existing and the type and size of vehicles reduced accordingly. In any event as the office development permitted is not included in this submission and would be the subject of a future reserved matters application, then in the interim period traffic volumes resulting from the student accommodation would be at very low levels.
23. At the outline stage control of car parking was secured by excluding occupiers of the development from eligibility for residents parking permits within the Controlled Parking Zone in operation in the area whilst a clause imposed on students' tenancy agreement would require that they did not bring private cars to Oxford. The college already impose such a restriction on its graduates and none of those occupying college premises at its Iffley Road premises currently possess a car. As these matters were all secured by legal agreement or planning condition to the outline planning permission, they are not required to be revisited at this reserved matters stage. As a consequence the Highway Authority raises no objection to the proposals in traffic generation or other terms.

Landscaping

24. Currently the application site contains no tree planting or soft landscaping, being given over entirely to buildings or hard surfaces for the external storage of materials for the builders yard. As such the opportunity exists within these proposals to bring forward a landscaping scheme which would provide both a setting for the new buildings themselves and introduce a more appropriate and pleasing relationship for neighbouring properties. It also allows the

creation of wildlife habitats within the site as required by the outline permission.

25. In terms of the entrance area and central courtyard, the landscaping in the main consists of hard surfaces, though with some turfed small areas, shrubs and a green sedum roof to the various cycle and other storage buildings along the eastern side of the site. Some 6 sweet gum trees (*Liquidambar styraciflua* Worpleston) are located to the western and eastern edges of the site and a hedge provided along the common boundary with the office site.
26. The largest area for new planting however is along the northern side of the site along the common boundary with the rear gardens of Ablett Close. An area measuring approximately 40m by 16m exists here where substantial planting can take place. As originally submitted it was intended that the soft landscaping be laid out in a rather formal fashion with linear arrangements of trees and shrubs in an east - west alignment. Some 19 trees were proposed forming two lines of birch trees, (*Betula ermai* and *Betula jacquemonti* respectively). Officers felt such an approach was rather too formal however and the landscaping was subsequently amended accordingly. As now proposed much less formal shrub planting is proposed with larger lawned areas created in a mix of contoured amenity lawn and longer wildflower areas.
27. Some 19 trees are still proposed along this northern side of the application site but now in a sinuous arrangement from east to west consisting of greater varieties of species intended to provide a setting for the buildings and a degree of screening when viewed from Ablett Close. The choice of species has been conditioned with this in mind but also by the need to not introduce so many large trees and leave coverage as to create inappropriate amounts of shading. The tree coverage is therefore made up of a mix of hornbeam (*carpinus betula*), common hawthorn (*Crataegus monogyna*), common beech (*Fagus sylvatica*), rowan (*Sorbus aucuparia*) and small leaved lime (*Tilia cordata*).
28. An ecological report accompanies the planning application but concludes that the site is currently of negligible nature conservation interest with no semi natural habitats present. A survey for bats revealed some evidence of activity probably related to foraging or commuting, but no evidence of roosts. It concludes that there are no suitable habitats for bats. The new development and amended landscaping scheme would create the potential to introduce an amount of local wildlife therefore, in addition to bird and bat boxes which can also be usefully introduced into the new buildings themselves.

Sustainability

29. The application site is located at a very sustainable location immediately adjacent to the Cowley Road District Centre with frequent bus services to the city centre and to Cowley. It is within a few minutes walk of St. Hilda's College.
30. A Natural Resource Impact Analysis (NRIA) has been submitted with the

planning application and seeks to minimise energy consumption, in particular by passive measures. Solar gain would be maximised but minimised where appropriate with windows consisting of naturally ventilated double glazed units fitted with trickle vents. Gas fired condensing boilers would be utilised with all appliances to high efficiency AAA ratings, whilst lighting would be by controlled systems utilising high efficiency fittings. In terms of renewables, a ground source heat pump system in the form of a vertical closed loop system would be incorporated with roof mounted solar thermal and photovoltaics being considered for hot water and electricity production respectively.

31. Building materials would be sourced from within the UK wherever possible with timber from sustainable sources and material salvaged from existing buildings on site crushed and reused for the piling mat. Rainwater harvesting would be incorporated and a green sedum roof included to the service buildings along the eastern side of the site.
32. These measures would meet the minimum requirements of the NRIA in terms of energy efficiency, renewable energy, use of materials and water resources to produce an overall score 6 out of a possible 11. Upon completion of the development composting and recycling facilities would be provided on site.
33. The applicant would also commit to the Considerate Contractors Scheme.

Conclusion

34. The reserved matters application before committee responds positively to the conditions and parameters established for the site in granting outline planning permission in September 2010. It provides purpose built student accommodation for St. Hilda's whose graduates currently occupy a number of single properties in East Oxford, particularly along Iffley Road. The design solutions seek to reflect the general grain of development in the locality and utilise facing brick as an appropriate vernacular material. The relationships to neighbouring properties are dealt with skilfully and the potential laid for introducing good quality tree planting, soft landscaping and wildlife habitats where none currently exist. The development is at a sustainable location, close not only to St. Hilda's main campus, but also to local shops and services. It is also located close to frequent bus services, whilst car parking is kept to a minimum and covered, secure cycle parking provided.
35. Committee is recommended to support the proposals accordingly.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant reserved matters 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 reserved matters planning permission subject to conditions, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: Planning applications nos. 04/02259/OUT, 09/02518/OUT, 11/01712/RES.

Contact Officer: Murray Hancock

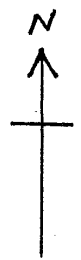
Extension: 2153

Date: 27 September 2011

APPENDIX I

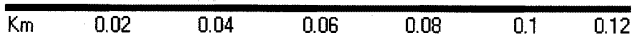
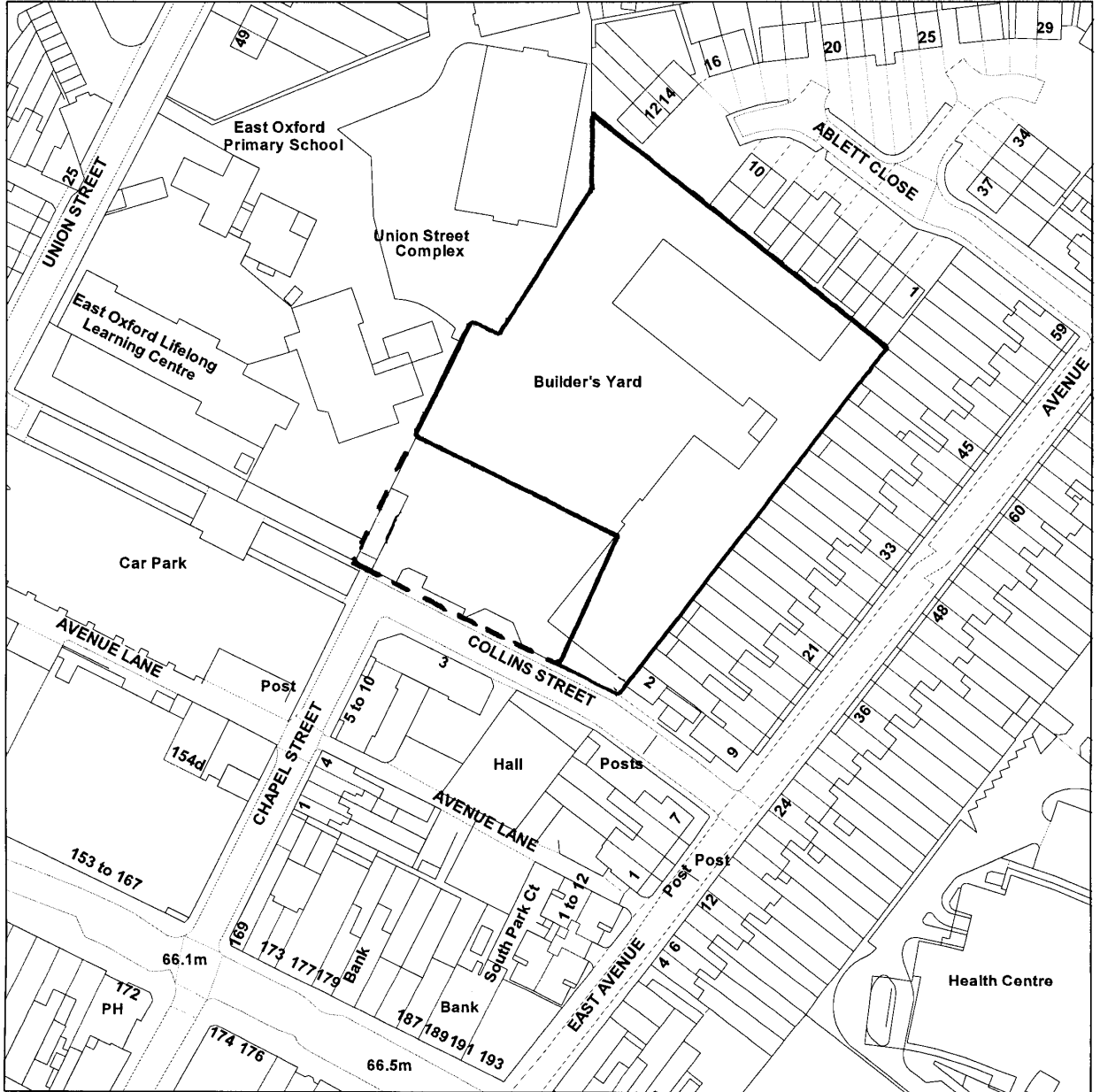


- 11/01712/RES
- TRAVIS PERKINS, CHAPEL STREET



Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

APPENDIX 2



- 11/01712/RES
- TRAVIS PERKINS, CHAPEL STREET



West Area Planning Committee

12 October 2011

Application Number: 11/02123/FUL

Decision Due by: 7 October 2011

Proposal: Change of use from restaurant (A3) to a restaurant and take-away (A3 and A5 mixed use) and extension of opening hours to 10am – 4am every day.

Site Address: 10 Park End Street Oxford Oxfordshire OX1 1HH

Ward: Carfax Ward

Agent: N/A

Applicant: Mr Sajjad Malik

Application to be determined by Committee in accordance with the Council's Scheme of Delegation as the applicant is a City Councillor

Recommendation: APPLICATION BE REFUSED

For the Following Reasons:-

1. The proposal seeks the operation of a late night restaurant and hot food take-away business in an area identified by Thames Valley Police's Crime Prevention Design Advisor as suffering from high incidences of primarily alcohol fuelled violent crime and anti-social behaviour resulting from the night time economy operating in the immediate area. Section 17 of the Crime and Disorder Act 1998 imposes an obligation on the Council to consider crime and disorder reduction in the exercise of its functions and the need to do all that it reasonably can to prevent crime and disorder in its area. The Council considers that a late night restaurant and hot food take-away business operating after the closure of nearby pubs and clubs would act as a 'honey pot' drawing potentially rowdy and intoxicated people to it rather than encouraging their safe dispersal from the area in accordance with crime prevention objectives set out by Thames Valley Police and the Oxford City Centre Neighbourhood Action Group as well as guidance contained within Safer Places - The Planning System and Crime Prevention. Consequently the proposals are considered to be contrary to policy CS19 of the Oxford Core Strategy 2026 and Government guidance set out in PPS1 and Safer Places - The Planning System and Crime Prevention.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
HS19 - Privacy & Amenity
CP5 - Mixed-Use Developments
CP21 - Noise
CP19 - Nuisance
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
RC12 - Food & Drinks Outlets
RC6 - Street Specific Controls

Core Strategy

CS18 - Urb design, town character, historic env
CS19 - Community safety

West End Area Action Plan

WE1 - Public realm
WE11 - Design Code

Other Material Considerations:

PPS1 – Delivering Sustainable Development
PPS4 – Planning for Sustainable Economic Growth
PPG24 – Planning and Noise

Crime and Disorder Act 1998
Safer Places – The Planning System and Crime Prevention
Licensing Act 2003

Relevant Site History:

00/00961/NF - Change of use of ground floor from retail (A1) to food & drink (A3) – Permitted October 2000

11/01820/VAR - Variation of condition 5 of planning permission 00/00961/NF to allow premises to extend hours of food sales operations from 10am to 4am every day. (Amended description) – Withdrawn August 2011

Representations Received:

Mr Philip Davidson – 6/9 Hythe Bridge Street – Objects to the planning application on the grounds that other existing businesses work hard to get members of the public away from the street at closing time yet the extension of opening hours will encourage lingering of rowdy people to the detriment of the local area.

Mr Tom Crampton-Smith – Royal Oxford Hotel – Objects to the planning application stating that, by extending the opening hours, it will encourage revellers to ‘hang around’ rather than disperse from the area with the likelihood that guests at the hotel

will have a reduced chance of sleeping well which should be of particular concern as tourism is so important to Oxford.

JPPC on behalf of Cantay Investments – Object to the planning application citing the following reasons:

- Park End Street is not wholly commercial and accommodates a number of residents at upper storey level and all deserve a decent standard of residential accommodation, especially at night-time;
- People are likely to eat and linger on the street causing noise and other anti-social problems, such as littering, with rowdy behaviour already being noted by the police with this proposal only likely to exacerbate policing problems on Park End Street;
- The hours of use indicate that a large number of the customers may be revellers under the effects of alcohol and it is considered that the numbers of people using the venue together with their state of mind, combined with their late hours of use would inevitably lead to additional anti-social behaviour which would be severely detrimental to the residential amenity of the area;
- No other planning permissions in Oxford permit such late opening for hot-food take-away use and the proposal will act as a 'honey pot' attracting people from the wider area;
- An additional related problem which is likely to occur is that of late night visitors arriving by car attempting to stop outside the site and there will be associated noise from cars pulling up and car doors slamming which is particularly disturbing late at night. There is already an existing problem of cars pulling up to access premises along Park End Street (notwithstanding the double yellow lines) which is reducing the free-flow of traffic along the road. If delivering were to take place from the site this too would lead to greater traffic problems and should not be permitted.

Statutory and Internal Consultees:

Thames Valley Police – Object to the planning application. Park End Street has a high level of crime and disorder incidents reported to the police together with other reports of rowdy behaviour and criminal damage recorded by the police. Many of the reported incidents are alcohol fuelled and are related to the night time economy operating in this area. There is a high concentration of late night entertainment venues in Park End Street and their closing times are staggered to assist with the quick and safe dispersal of people away from the area. The majority of the late night venues operate until 2am and 3am and when they close a large number of people (up to 2000 at a time) exit out onto Park End Street. As a consequence of this there is a high demand for police resources in this area and their aim is to assist in the natural dispersal of the crowds from the area as quickly as possible. These actions greatly reduce the opportunity for flash points of violence, aggression and anti-social behaviour and it also creates reassurance to members of the public and safeguards drunken vulnerable people.

It is the opinion of the Oxford City Centre Neighbourhood Police that the presence of a late night restaurant and take-away facility in Park End Street until 4am would have a severe impact on community safety. The proposed extended operating hours would give people a reason to congregate and remain longer in the area they would

normally do and the premises will act as a 'honey pot' drawing people to it rather than dispersing and moving away from the area. This will greatly increase the opportunity for violence, aggression and anti-social behaviour and raise the fear of crime in an area that already suffers from a high number of similar incidents.

Oxfordshire County Council Highways Authority – No objection - The location is a town centre one with on street parking controls. Given its city centre location, the main take-away element is likely to be busiest after many of the pubs and some of the clubs have closed. It is therefore likely that customers will be on foot and relatively few customers would come by car. The concerns of the Highway Authority are therefore not considered to be sufficient to object to the proposal.

Environmental Health – No objection - The premises are located in an established commercial area with existing entertainment activities continuing until the early hours of the morning. The proposed restaurant and take-away despite its proposed late opening hours is not considered to materially change the character of the area or have an adverse impact on amenity with regard to noise or smell issues.

Issues:

Principle
Impact on Surrounding Amenity
Highways/Parking
Crime/Community Safety

Officers Assessment:

Site Description

1. The application site relates to a currently vacant restaurant premises located on Park End Street approximately opposite the Oxford Conference Centre and about 80m from the junction with New Road, Worcester Street and Tidmarsh Lane. The hours of operation of the restaurant premises are currently limited by condition 5 of planning permission 00/00961/NF to 11:00am - midnight from Monday to Saturday and 11:00am until 10:30pm on Sundays. The premises are also restricted by condition 3 of the same permission not to operate any form of take-away service. These conditions were imposed by the Council so that there would be planning control over changes to the future operation of the restaurant so that an assessment of the potential impact on local amenity could take place.

Description of Proposal

2. The application seeks planning permission for a change of use of the premises from its current A3 use (restaurants, cafes etc) to a mixed use incorporating A3 and A5 (hot food take-aways). The application also seeks to extend the hours of operation of the premises to 10:00am – 04:00am every day of the week. The premises is currently licensed by Oxford City Council under different and separate legislation (Licensing Act 2003) which accords with the conditions imposed by the existing planning permission. An associated application will also need to be made to the Council's licensing department to allow late night operation and food/drink sales regardless of any decision taken with respect to this planning application.

Principle

3. Park End Street is located within the City centre area and is characterised by a number of late opening drinking and eating establishments in addition to commercial/office premises. In recent years Park End Street has lost a significant number of retail premises and has also been reduced to including just a handful of residential properties which are all located at upper storey level and predominantly above existing pubs, bars and restaurants. Park End Street is subject to a street specific control under policy RC6 of the Local Plan. This policy states that the level of A1 uses should not fall below 35% of the total number of ground floor units. Since the premises is currently authorised as a restaurant (A3), no change to the proportion of A1 uses will occur and the proposal clearly complies with this policy.

4. The site is located within the city centre which is considered to be the most sustainable location for development within the City with the proposal compatible with the overall requirements of policy CS1 of the Oxford Core Strategy 2026 which seeks to reinforce the city centre as the main commercial centre with particular focus on the West End, in which the site is located.

Impact on Surrounding Amenity

5. There are now very few residential properties located within close proximity to the site with just four flats above the Al Salam restaurant and one flat above The Duke's Cut public house within 100m either side of the premises as identified by Oxford City's Council Tax records. It is thought that the majority of the occupiers of these dwellings are landlords or staff associated with the operation of the bars and restaurants on the ground floors. With the loss of residential units over the past 25 years, the predominant character of Park End Street is now one of late night drinking and eating establishments (until as late as 3am) as well as generally compatible commercial uses that are not significantly harmed by the activities of evening/night time revellers because the businesses are closed at these times.

6. The operating hours of the premises (through the introduction of a hot food take-away) are scheduled to attempt to capture people leaving the nearby bars and clubs which have licenses to operate until between 2am and 3am on most days. However, the premises would represent the only hot food take-away operating in immediate proximity to the bars and clubs of this section of Park End Street and Officers anticipate that it would provide an immediate and sole focal point for a significant number of late night revellers leaving the surrounding bars and clubs delaying their natural dispersal from the area.

7. Officers consider therefore that a late operating restaurant and hot food take-away is likely to encourage a greater number of often intoxicated and potentially noisy people to linger in the Park End Street area after the neighbouring bars and clubs which will likely result in some people eating, shouting and causing greater disturbance on the street. There is also the possibility that a small number of customers will arrive by car (see paragraph 9 below) and park outside the premises on the roadside. The noise of car engines and the opening and shutting of car doors late at night also has the potential to cause additional disturbance to local amenity.

8. Policy RC16 of the Local Plan states that 'planning permission will only be granted for Class A3-5 uses where the Council is satisfied that they will not give rise to

unacceptable environmental problems or nuisance from noise, smell or visual disturbance'. However, given the existing character of Park End Street, its predominant night-time and commercial uses as well as the site's distance from residential areas, Officers concur with the views of the Council's Environmental Health Officers that the use of the premises as a late night restaurant and take-away will not cause material additional harm to nearby amenity above and beyond that experience at the present time. It is noted that The Royal Oxford Hotel and Central Backpackers Hostel are located along Park End Street and concern has been raised by the former that the proposals could result in harm to the experience of guests staying at the hotel. However, Officers consider that as a result of their city centre location it is to be expected that there could be some light noise nuisance caused to guests as a result of the surrounding night time economy. Nevertheless, some minor additional disturbance is a possibility as a result of the proposed restaurant/take-away though, on balance, Officers consider the distance of the hotel from the application site to be sufficient to prevent any unacceptable additional disturbance.

Highways/Parking

9. The existing restaurant premises, due to its location on a street with parking controls, does not have any associated parking spaces and no off-street parking is proposed as part of the application. Worcester Street public car park is however located approximately 75m away from the site albeit Officers recognise that it is unlikely that potential customers would be willing to pay the necessary parking charges in order to park for just a few minutes to pick up food from the take-away though they may do if they were using the restaurant. Planning Officers however concur with the views of the County Council Highways Officer in that it is considered likely that the vast majority of the take-away customers would be on foot due to the site's city centre location and because the main trading period is likely to be in the hours following when the pubs close and when the clubs close later on (i.e. 11pm – 3:30am). Consequently it is anticipated that there would be relatively few customers arriving by car and that any concerns over the occasional parking of vehicles on the roadside would not be sufficient to warrant refusal of the application on highway safety grounds.

Crime/Community Safety

10. Park End Street experiences a high level of crime and disorder as recorded by Thames Valley Police and, between 1st August 2010 and 31st July 2011 there were 69 assaults and 103 public order incidents as well as other reports of rowdy behaviour and criminal damage. According to Thames Valley Police, many of the reported incidents are alcohol fuelled and are related to the night time economy operating in the immediate area.

11. At present there is a high concentration of late night entertainment venues in Park End Street and their closing times, as regulated by the Council's Licensing department (through consultation with Thames Valley Police), are staggered to assist with the quick and safe dispersal of people away from the area. The majority of the late night venues currently operate until either 2am or 3am and when they close a large number of people exit out into Park End Street. This surge in people onto the street creates a high demand for police resources and their aim is to assist in the rapid dispersion of people from the area and therefore reduce the opportunity for violence, aggression and anti-social behaviour as well as safeguarding members of

the public.

12. Officers consider that the proposed restaurant and take-away, with its extended opening hours until 4am, would act as a 'honey pot' drawing people to it rather than away from the area and give people a reason to congregate for a longer period of time than they presently do without the internal controls associated with the entertainment venues (doorman etc). The late opening hours and nature of a take-away ensure that many of the people using the take-away service are likely to be intoxicated, rowdy and potentially disruptive which cumulatively will increase the opportunity for violence and anti-social behaviour in an area that already suffers from a high number of similar incidents. Policy CS19 of the Oxford Core Strategy 2026 states new developments are expected to promote safe and attractive environments which reduce the opportunity for crime and the fear of crime. In addition to this policy, Government guidance set out in PPS1 states that key objectives of development should include 'creating safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'.

13. As a result of both the location of the premises in an area with identified anti-social behaviour problems as well as the proposed late night opening hours, Officers consider that the proposed change of use will undermine community safety, the priorities of the Oxford City Centre Neighbourhood Action Group and Thames Valley Police's wider crime prevention objectives. Consequently the proposals are considered to be contrary to policy CS19 of the Oxford Core Strategy 2026, national guidance contained in PPS1 and the obligations of the Crime and Disorder Act 1998 which imposes a duty on local authorities (amongst other specified bodies) to give due regard to the likely effect of the exercise of its functions on the need to do all that it can to prevent crime and disorder in its area.

Conclusion:

14. For the reasons set out above, the operation of a late night restaurant and take-away business on Park End Street is considered to undermine community safety and crime prevention objectives contrary to policy CS19 of the Oxford Core Strategy 2026 as well as national guidance set out in PPS1. The proposals are also considered to create an environment providing a greater opportunity for crime and anti-social behaviour contrary to government objectives guidance set out in Safer Places – The Planning System and Crime Prevention. Officers therefore recommend refusal of the application.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to refuse planning permission. 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 refusing planning permission. Officers consider that the refusal is 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 refuse, officers consider that the proposal will indeed undermine both crime prevention objectives and the promotion of community safety contrary to not only the requirements of the Act but also policies contained with the Council's development plan hence the reason for refusal of the planning application.

Background Papers: 11/01820/VAR and 11/02123/FUL

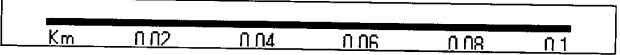
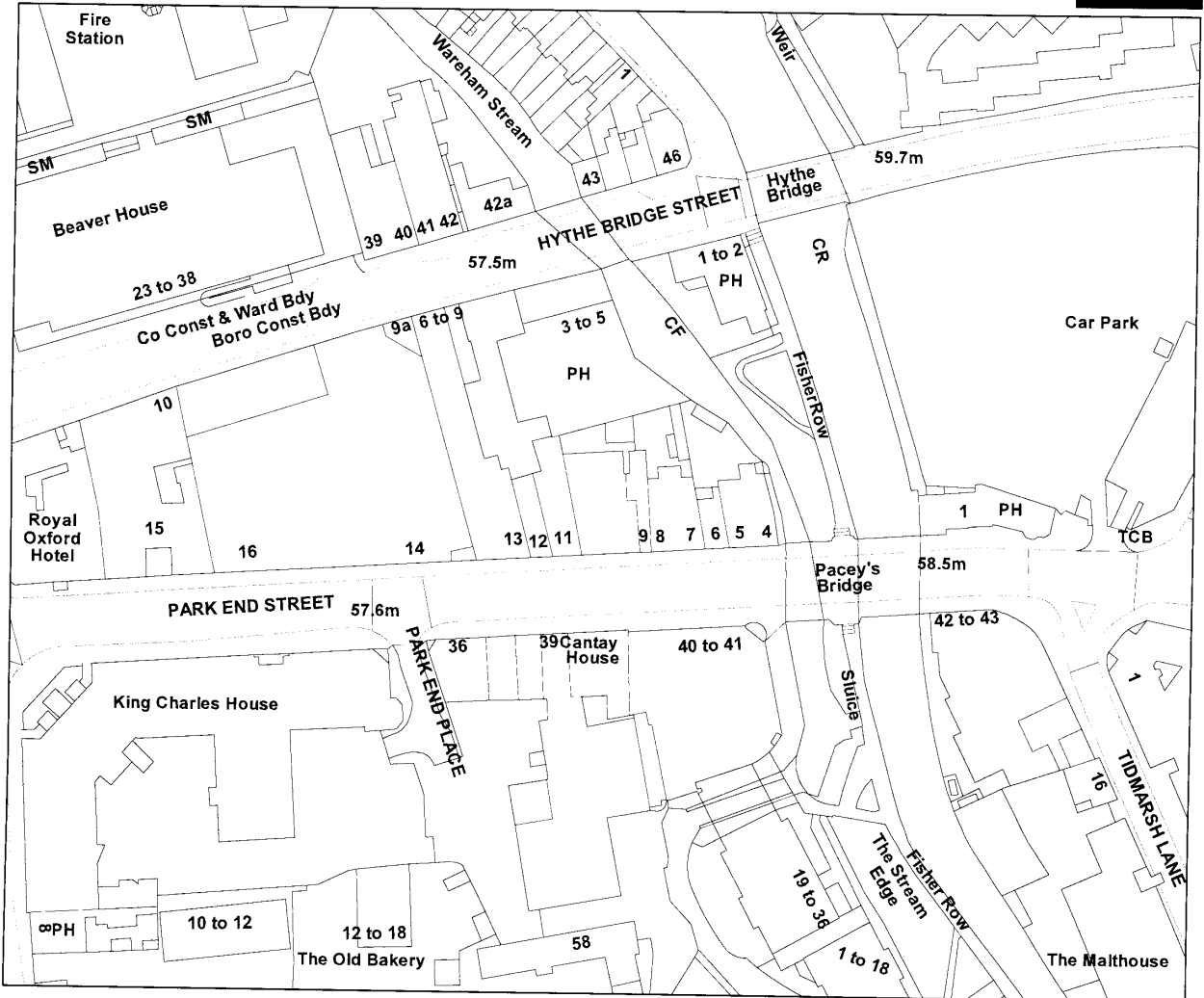
Contact Officer: Matthew Parry

Extension: 2160

Date: 27 September 2011

11/02123/FUL

10 Park End Street



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Organisation	Not Set
Department	Not Set
Comments	
Date	29 September 2011
SLA Number	Not Set

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West Area Planning Committee

12 October 2011

Application Number: 11/02150/FUL

Decision Due by: 12 October 2011

Proposal: Proposed two storey side extension and single storey rear extensions

Site Address: 81 Wytham Street Oxford Oxfordshire OX1 4TN

Ward: Hinksey Park

Agent: N/A

Applicant: Mr Matthew Fasanya

This application has been called-in by Councillors Van Nooijen, Rowley, McManners and Hazell on the grounds that the proposal appears to represent overdevelopment of a cramped corner site in a residential area.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The scale, form and appearance of the development proposed is considered to be in character with the existing dwelling and wider streetscene without causing material harm to the levels of amenity enjoyed by occupiers of neighbouring dwellings. The proposals are therefore considered to comply with policies CP1, CP6, CP8, CP9, CP10 and HS19 of the Oxford Local Plan 2001-2016 and policies CS11 and CS18 of the Oxford Core Strategy 2026.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers 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.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Development to be carried out in accordance with the flood mitigation measures contained within the submitted Flood Risk Assessment

5 Parking area to be laid out prior to commencement

Main Local Plan 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
- HS19 - Privacy & Amenity

Core Strategy

- CS11 - Flooding
- CS18 - Urb design, town character, historic env

Other Material Considerations:

- PPS1 – Delivering Sustainable Development
- PPS25 – Development and Flood Risk

Relevant Site History:

09/02342/FUL - Erection of detached 2 storey dwelling with accommodation in the roof space. Erection of double garage and provision of off road parking for new and existing dwelling – Refused February 2010 – Dismissed at appeal October 2010.

10/00363/FUL - Erection of attached two storey building to form a three bedroom dwelling house with off street parking on land adjacent to 81 Wytham Street – Refused April 2010.

10/03078/FUL - Two storey side extension and detached double garage – Refused February 2011 – Dismissed at appeal June 2011.

11/01739/FUL – Two storey side extension – Refused August 2011

Representations Received:

Objections received from 78, 79, 82, 83, 85, 87, 91, 94, 96 and 98 Wytham Street citing the following reasons:

- The proposal extends beyond the existing building line and would reduce the open corner area on the junction between Wytham Street and Oswestry Road harming the character of the site and therefore streetscene;
- Building closer to the junction will reduce visibility for vehicles thereby endangering pedestrian safety;
- The development is excessive in size and disproportionate to the existing house;
- Additional development on the site will increase the risk of flooding in an area

which has already suffered from flooding in the recent past;

- The applicant has the eventual intention to turn the house into a block of flats;
- The public notice is continually removed, quite possibly by the applicant or tenants of the property, preventing full public consultation.

Statutory and Internal Consultees:

Highways Authority – No objection

Issues:

Planning History
Design/Appearance
Impact on Neighbouring Amenity
Highways/Parking
Flooding

Officers Assessment:

Site Description

1. The application site relates to one of a pair of cement roughcast rendered semi-detached family sized houses of early to mid-twentieth century construction. The property is located on a corner plot in a wider residential area of predominantly semi-detached and terraced family sized dwellings of similar age. The house has been extended via a single storey rear extension following its original construction and a significant number of other properties in the locality have been extended to the side and rear in recent decades.

Description of Proposals

2. The application seeks permission for a two storey side extension to 81 Wytham Street and a single storey lean-to extension along the entire width of the resultant widened dwelling. The proposed new access along Oswestry Road and the associated parking/cycle storage do not require planning permission and will therefore not be assessed as part of this application.

Planning History

3. A number of planning applications have been submitted in the recent past seeking permission for both a new dwelling on the site and, more recently, an extension to the existing dwelling. In both cases the Council concluded that achieving a new dwelling on the site would represent overdevelopment and result in a poor quality relationship with the surrounding residential area. On two of the applications, appeals were subsequently dismissed by the Planning Inspectorate on similar grounds to the Council's original reasons for refusal.

4. In February 2011 an appeal was lodged against the Council's non-determination of an application seeking planning permission for a two storey side extension to the existing dwelling. Shortly after the lodging of this appeal the Council refused the application on the grounds that the proposals represented both overdevelopment of the plot and inappropriate design due to its excessive prominence on the corner of Wytham Street and Oswestry Road. The Planning Inspector, in his decision on 24

June 2011, supported the Council's decision and stated that the proposals '*would result in the introduction of a disproportionately large extension to the host property and an unduly prominent building in the streetscene*'. The Inspector went on to state that '*the proposal would also significantly diminish the sense of openness that currently exists at this corner location*'. An application was submitted immediately following this appeal decision but the Council considered the revisions to the design to be very minor in nature and which did not adequately address the reasons for the dismissal of the latest appeal. The Council refused the application in August 2011 and this current application follows that refusal.

Design/Appearance

5. The proposals have been amended from that previously refused by the replacement of the previously proposed two storey hipped roof rear extension with a single storey lean-to addition which is shown to extend across the width of the rear of the house. The side extension however remains unchanged and is set down and set back from the existing house in an effort to create the appearance of a more organic addition to the host dwelling. Given the importance of the more open nature of this corner plot, as identified by the Inspector in his recent appeal decision, any proposed extension must be subservient to the existing host dwelling and not result in the dwelling dominating its plot. The side extension is still shown to be relatively wide in comparison with the existing dwelling. However, it is subservient in all dimensions and Officers consider that, on balance, it retains sufficient distance from the boundary of the site such that it would not appear to dominate the plot when viewed from Wytham Street in line with the Inspector's comments.

6. The previously refused scheme did not, however, demonstrate sufficient subservience when viewed from Oswestry Road and in the most recent appeal decision the Inspector added that the extension '*would be deeper than that of the host dwelling and would introduce a long side elevation in close proximity to the Oswestry Road boundary where currently there is a generous gap between the flank elevation of the dwelling and the boundary fence*'. The Inspector concluded that '*when viewed in the approach along Oswestry Road, the extended roofline would appear as a large, bulky addition*'.

7. In response to these comments, the current application has substantially reduced the depth and height of the rear extension with the consequence that Officers consider the proposals to represent a more proportionate addition to the existing property with considerably reduced actual and perceived bulk when viewed from Oswestry Road. Officers therefore consider that, by reducing the scale of the development proposed and maintaining an adequate gap to the Oswestry Road site boundary (of a minimum of 1m), the resultant dwelling would not appear to over-dominate its corner plot to the detriment of the streetscene.

8. It is noted that a number of other similar dwellings on nearby corner plots have been extended to the side over recent years. Whilst the application site is different and indeed slightly narrower towards the Wytham Street frontage than 79 Wytham Street which has been similarly extended, the rear garden is slightly larger and its predominant retention as open garden space should ensure that the plot is not over-developed and would preserve an adequate open appearance when viewed from the Wytham Street/Oswestry Road junction.

Impact on Neighbouring Amenity

9. The proposed side extension projects towards Oswestry Road and therefore away from neighbouring dwellings. The proposed rear extension is single storey and will project out broadly in line with an existing single storey extension at the neighbouring attached house, No.83 Wytham Street. Consequently the proposals will cause no additional material harm to the amenity of neighbouring dwellings due to loss of privacy or daylight and neither will it have an overbearing impact on these dwellings.

Flood Risk

10. The application site is located within Flood Zone 3 as identified by the Environment Agency (EA). The application has been accompanied by the required Flood Risk Assessment (FRA) in line with the standing advice given by the EA in relation to householder and minor non-residential development. Consequently, if the development were to be carried out in accordance with the FRA (and a condition is recommended), Officers consider that the proposals will not materially increase the risk of flooding either locally or elsewhere in accordance with PPS25 and policy CS11 of the Oxford Core Strategy 2026.

Highway Safety/Parking

11. The current property does not benefit from any off-street parking provision despite being a three bedroom family house. The proposals include the provision of a hardstanding area for the parking of two cars to be accessed from Oswestry Road which is considered to be sufficient for the resultant five bedroom dwelling and in accordance with requirements contained within the Local Plan. Highway Officers do not consider the proximity of the proposed extension to the highway and junction (between Wytham Street and Oswestry Road) to be a risk to highway safety given the adequate resulting visibility splays and low speed of existing vehicular traffic on the roads. Planning permission is not required to create an access from Oswestry Road and this is a fallback position to which significant weight should be given.

Conclusion:

12. Following the recently refused scheme, the proposed extensions now represent development that is of a form, appearance, scale and proportion in character with the existing dwelling and wider streetscene without harming the amenity enjoyed by occupiers of neighbouring dwellings. Consequently the application is considered to comply with all relevant policies of the development plan and Officers recommend approval accordingly.

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

Background Papers: 09/02342/FUL, 10/00363/FUL, 10/03078/FUL, 11/01739/FUL and 11/02150/FUL

Contact Officer: Matthew Parry

Extension: 2160

Date: 5 September 2011

11/02150/FUL

81 Wytham Street



Legend

Scale: 1:1250

Scale bar: 0, 0.02, 0.04, 0.06, 0.08, 0.1 Km

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Organisation	Not Set
Department	Not Set
Comments	
Date	29 September 2011
SLA Number	Not Set

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Oxford City Council - Lathbury Road (No.1) Tree Preservation Order, 2011.

Report of: Planning Control and Conservation Manager	WARDS AFFECTED: St Margaret's Ward
Report Author: Chris Leyland	
Lead Member Responsible: M. Clarkson	
Key Decision: N/A	

SUMMARY AND RECOMMENDATIONS

- (1) This report concerns an oak tree located at 26 Lathbury Road, in the North Oxford Victorian Suburb Conservation Area, which has been alleged as a causal agent in subsidence damage at the property. A provisional Tree Preservation Order has been made in response to a statutory notification (Section 211 Notice) of intention to fell the tree. Members must decide whether to confirm the provisional TPO thereby making it permanent; otherwise the tree may be removed lawfully after 08/12/2011.
- (2) The report considers the contribution that the tree makes to public visual amenity and to the character and appearance of the North Oxford Victorian Suburb Conservation Area. An objection to the Order has been made by arboricultural consultants acting on behalf of the insurers of the property [at the time the Order was made]; this was received later than the 28 day notice period deadline and is therefore not a technically valid objection.
- (3) The report concludes that the tree is important to local public visual amenity and there is a clear expediency in confirming the Order. The content of technical evidence submitted with the Sec 211 Notice has been noted but this should not prevent confirmation of the TPO. Applications to carry out works to the tree (including felling) can be made at any time under the Order, and any application will be judged on its merits. The Committee is therefore recommended to confirm the, Oxford City Council - Lathbury Road (No. 1) TPO, 2011 without modification.

Representations Received:

1. One letter of objection to the Order was received from arboricultural consultants acting on behalf of the insurers of the property [at the time the Order was made]. The objection was received after the 28 day notice period for representations and is not therefore a technically valid objection.

2. In response to the Section 211 Notification of intent to remove the tree fifteen representations objecting to the proposed felling and requesting the making of a Tree Preservation Order were received; including objections from Moreton Road Residents Association and the Oxford Civic Society.

Objection:

The grounds given for the objection are that, contrary to Government advice on the proper making of TPOs, the Council has not explained the reasons for the making of the Order. The representation cites Government's published advice on the subject, 'Tree Preservation Orders: A Guide to the Law and Good Practice' at Section 3.3, which states that,

'LPAs should be able to explain to landowners why their trees or woodlands have been protected by a TPO. They are advised to develop ways of assessing the 'amenity value' of trees in a structured and consistent way, taking into account the following key criteria: (1) Visibility; (2) individual impact; (3) wider impact and (4) expediency.'

The objection further asserts that the service of the TPO has added a significant additional layer of complexity for the engineers investigating subsidence damage at the property in relation to requirements for mandatory levels of evidence if they wish to apply for consent to carry out works [felling] the tree.

Officers Assessment:

The Tree

The oak stands along the southern boundary of 26 Lathbury Road, which is within the North Oxford Victorian garden suburb conservation area. Extensive mature tree cover is a significant feature of the character and appearance of the conservation area. The tree is a mature English oak (*Quercus robur*) of approximately 15m height, with a radial crown spread of 7-8m. The tree has been pruned in the past and this has affected its crown shape and subsequent habit of growth, resulting in a dense, rounded and compact crown, which is nevertheless symmetrical and aesthetically pleasing; the layperson being unlikely to notice the fact of its previous management. The oak has a prominent position in public views from part of the Woodstock Road opposite the western junction to Lathbury Road, and from the western end of Lathbury Road. The oak is one of a number of other mature trees of similar size, which punctuate the garden frontages of the street. In conclusion the tree constitutes an attractive feature in the local street scene, and it makes a significant positive contribution to the character and appearance of the conservation area.

The objection

(1) The objection to the Tree Preservation Order (TPO) states that '*contrary to Government advice on the proper making of TPOs, the Council has not explained the reasons for the making of the Order*'.

The Officer advises that this is not the case. The Council has complied fully with the procedural requirements under regulation 3 of the 1999 Regulations – 'Procedure after making an Order' (Town and Country Planning {Trees} Regulations 1999); this properly included the service of a notice ('a regulation 3 notice') stating 'the LPA's reasons for making the TPO' As well as other information specified in the Model Regulation 3 Notice, which is provided in Annex 2 of 'Tree Preservation Orders: A Guide to the Law and Good Practice', the Government's published advice on the making of TPOs. The Regulation 3 Notice included the following statements explaining the reasons for the making of the Order,

1. *To protect in the interest of public amenity, a tree, which makes a valuable contribution to*

public views from Lathbury Road and Woodstock Road, and to the character and appearance of the North Oxford Victorian Suburb Conservation Area.

2. The Order is made in response to a notice under Section 211 of the Town and Country Planning Act 1990 of intention to fell the tree. The Order is also made to allow for a request of further technical information related to the reason given for the proposed felling, i.e. Alleged casual link to building subsidence damage.

In accordance with Government advice to assess the amenity of trees in a structured and consistent way, the Council used two different methodologies to assess the value of the oak tree, one is an in-house system, the was other produced by a arboricultural consultancy practice and widely used amongst other local planning authorities (TEMPO Forbes-Laird, J. (2005) 'Guidance Note for Users: Tree Evaluation Method For Preservation Orders – TEMPO.' CBA Trees, Twyford, Hampshire).

(2) The objection asserts that 'the service of the TPO has added a significant additional layer of complexity for the engineers investigating subsidence damage at the property in relation to requirements for mandatory levels of evidence if they wish to apply for consent to carry out works [felling] the tree'.

The Officer advises that the Order was indeed made partly to allow for the possible request of further technical information beyond the six week notice period. S subsidence investigations by the nature of their complexity can make the six week period insufficient to allow the LPAs full critical evaluation of the evidence; this may include the appointment of their own technical experts and evaluation of monitoring results over several months. It was therefore considered reasonable, given the significant amenity value of the tree, to make a TPO to extend this period.

Applications to carry out works to the tree (including felling) can be made at any time under the Order, and any application will be judged on its merits and the technical evidence presented. The decisions of LPAs may be appealed to the Planning Inspectorate and TPOs also include provisions for damages to be paid to applicants should they be adversely affected as a direct consequence of a decision of an LPA. No such application has been received to date.

Conclusion:

The oak is important to local public visual amenity and there is a clear expediency in confirming the Order to prevent its removal without an opportunity for further assessment of the technical reasons given in the Sec 211 Notice. The inclusion of technical evidence with the Sec 211 Notice should not prevent confirmation of the TPO at this time. Applications to carry out works to the tree (including felling) can be made at any time under the Order, and any application will be judged on its merits. The Committee is therefore recommended to confirm the, Oxford City Council - Lathbury Road (No. 1) TPO, 2011 without modification.

THIS REPORT HAS BEEN SEEN AND APPROVED BY THE PLANNING BUSINESS
MANAGER

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a decision to make and confirm the Tree Preservation Order. 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.

Background Papers:

11/00003/ORDER- Lathbury Road (No.1) Tree Preservation Order 2011

11//01262/CAT- Section 211 Notice; Technical Assessment File

Contact Officer: Chris Leyland

Extension: 2149

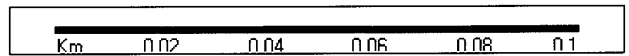
Date: 18 August 2011

11/00003/ORDER

26 Lathbury Road



Legend	
Scale:	1:1250



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Organisation	Not Set
Department	Not Set
Comments	
Date	28 September 2011
SLA Number	Not Set

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Agenda Item 7

Monthly Planning Appeals Performance Update – August 2011

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is two-fold: a) to provide an update on the Council's planning appeal performance; and b) to list those appeal cases that were decided and also those received during the specified month.
2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 31 August 2011, while Table B does the same for the current business plan year, ie. 1 April 2011 to 31 August 2011.

Table A. BV204 Rolling annual performance (to 31 August 2011)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	11	(27%)	8 (62%)	3 (11%)
Dismissed	30	73%	5 (38%)	25 (89%)
<i>Total BV204 appeals</i>	41			

Table B. BV204: Current Business plan year performance (1 April to 31 August 2011)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	3	(25%)	1 (25%)	2 (25%)
Dismissed	9	75%	3 (75%)	6 (75%)
<i>Total BV204 appeals</i>	12		4	8

3. A fuller picture of the Council’s appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C. All planning appeals (not just BV204 appeals): Rolling year to 31 August 2011

	Appeals	Percentage performance
Allowed	13	(25%)
Dismissed	39	75%
All appeals decided	52	
Withdrawn	7	

4. When an appeal decision is received, the Inspector’s decision letter is circulated (normally by email) to all the members of the relevant committee. The case officer also subsequently circulates members with a commentary on the decision if the case is significant. Table D, appended below, shows a breakdown of appeal decisions received during August 2011.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the committee receive the notification letter. Table E, appended below, is a breakdown of all appeals started during August 2011. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Table D

Appeals Decided Between 1/8/11 And 31/8/11

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
11/00088/FUL	11/00025/REFUSE	DEL	REF	DIS	03/08/2011	STCLEM	52 Morrell Avenue Oxford Oxfordshire OX4 1ND	Single storey rear extension.

Total Decided: 1

TABLE E Appeals Received Between 1/8/11 And 31/8/11

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee;
 RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P -
 Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
11/01398/FUL	11/00028/REFUSE	DEL	REF	W	3 Bladon Close Oxfordshire	WOLVER	Subdivision of garden. Erection of 2 storey 4-bed detached house. (Re-submission of planning application 10/03424/FUL)
11/00887/FUL	11/00029/REFUSE	DEL	REF	W	5 Fardon Road	NORTH	Two storey extension to side, front and rear extension to basement and rebuild front porch

Total Received: 2

WEST AREA PLANNING COMMITTEE

Wednesday 14 September 2011

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Goddard (Vice-Chair), Benjamin, Cook, Gotch, Jones, Khan, Price and Tanner.

OFFICERS PRESENT: Alec Dubberley (Democratic Services Officer), Murray Hancock (City Development), Michael Crofton-Briggs (Head of City Development), Steven Roberts (City Development), Nick Worlledge (City Development) and Jeremy Thomas (Head of Law and Governance)

37. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None received.

38. DECLARATIONS OF INTEREST

3. St Clement's Car Park And Public Convenience, St Clement's Street, Oxford - 11/01044/CAC.

Councillor Colin Cook, Personal, a former student of Queen's College.

3. St Clement's Car Park And Public Convenience, St Clement's Street, Oxford - 11/01044/CAC.

Councillor Colin Cook, Personal, an employee of the University of Oxford.

3. St Clement's Car Park And Public Convenience, St Clement's Street, Oxford - 11/01044/CAC.

Councillor Elise Benjamin, Personal, had received a petition on the development as Lord Mayor.

3. St Clement's Car Park And Public Convenience, St Clement's Street, Oxford - 11/01044/CAC.

Councillor Oscar Van Nooijen, Personal, a member of Oxford University and Queen's College.

3. St Clement's Car Park And Public Convenience, St Clement's Street, Oxford - 11/01044/CAC.

Councillor Oscar Van Nooijen, Personal, had extensive contact with a number of objectors to the application which included a meeting at a local pub.

6. Grove House Club, Grove Street, Summertown, Oxford: 11/01165/FUL.

Councillor Michael Gotch, Personal, a family member is a former member of the Grove Club.

8. 15 Farndon Road, Oxford. 11/01942/FUL.

Councillor Bob Price, Personal, personal friend of the applicant.

8. 15 Farndon Road, Oxford. 11/01942/FUL.

Councillor Colin Cook, Personal, personal friend of the applicant.

8. 15 Farndon Road, Oxford. 11/01942/FUL.
Councillor John Tanner, Personal, personal friend of the applicant.

8. 15 Farndon Road, Oxford. 11/01942/FUL.
Councillor Oscar Van Nooijen, Personal, personal friend of the applicant.

39. ST CLEMENT'S CAR PARK AND PUBLIC CONVENIENCE, ST CLEMENT'S STREET, OXFORD - 11/01044/CAC AND 11/01044/CAC

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for the demolition of public toilets and the redevelopment of St Clement's car park to provide student accommodation (141 bedrooms) and ancillary facilities over 3 blocks, Replacement car park (74 spaces), public toilets and landscaping and ancillary works.

The Planning Officer reported that there had been additional comments received from Oxford University, Queen's College and a number of other local residents. These representations, he added, did not raise any further matters that were not covered in the report.

In accordance with the criteria for public speaking Nik Lyzba, Alan Berman, Linda Irving Bell, Clint Pugh, Laurence Schafer and Sarah Wild spoke in objection to the development. The objectors spoke about concerns regarding the capacity of the proposed new car park, the architectural significance of the nearby Florey building, anxiety felt by neighbouring shopkeepers due to lost business and general concerns regarding the overall suitability of the scheme for the St Clement's area.

Iain Smith and Aiden Cosgrove, on behalf of the applicant, spoke in support of the development outlining reasons they believed the scheme was suitable for the site.

The Committee considered all submissions, both written and oral and it was:

Resolved to refuse planning permission for the following reasons:-

- (1) The development is unacceptable because it relates poorly to its general context and the setting of nearby listed buildings in respect of its height, scale, form and massing. The proposed development would have an adverse impact on views into and out of this part of the St Clements and Iffley Road Conservation Area - to the detriment of the character and appearance of both the conservation area in question and the adjacent Central Conservation Area - as well as on the setting of the grade II listed Florey Building and 27 St Clements Street. This adverse impact would affect the conservation areas and the listed building settings to an unacceptable extent. The application is contrary to policy CP1, CP8, CP10, HE3 and HE7 of the Oxford Local Plan 2001 - 2016 and policy CS18 of the Oxford Core Strategy 2026.
- (2) The development is unacceptable because it would have an overbearing impact on and result in a loss of privacy to neighbouring properties, to the detriment of residential amenity, in

respect of its height, scale, bulk and proximity to the site boundaries. This overbearing impact would impinge on residential amenity to an unacceptable extent. The application is contrary to policy CP1, CP10 and HS19 of the Oxford Local Plan 2001 - 2016.

- (3) The development is unacceptable because it fails to provide satisfactory replacement car park facilities as required by policy DS82 and TR11 of the Oxford Local Plan 2001 - 2016. The number of proposed car parking spaces on site, and the location of the proposed temporary replacement car park do not represent a satisfactory replacement for the current parking provision at the development site. The application is contrary to policy DS82 and TR11 of the Oxford Local Plan 2001 - 2016.

40. 12A FRIAR'S ENTRY, OXFORD: 11/001814/FUL & 11/01815/CAC

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for the part demolition of existing sub-station building fronting Red Lion Square, erection of part 4 storey, part 7 storey building to provide 29 en-suite student bedrooms plus the provision of 15 secure cycle parking spaces.

In accordance with the criteria for public speaking Julian Philcox and Adrian James, on behalf of the applicant, spoke in support of the development.

The Committee considered all submissions, both written and oral and it was:

Resolved to grant planning permission subject to a legal agreement.

41. GROVE HOUSE CLUB, GROVE STREET, SUMMERTOWN, OXFORD: 11/01165/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for the demolition of an existing building, erection of two storey terrace (with accommodation in roof space) comprising 1 x 4-bed house and 3 x 3-bed houses and provision of off street parking, bin and cycle storage.

In accordance with the criteria for public speaking Councillor Jean Fooks (Local Ward Member) spoke in objection to the development raising concerns about overdevelopment of the site and lack of garden space. Pamela Gibson, a neighbouring resident, also spoke in objection to the development. Henry Venners, on behalf of the applicant, spoke in support of the development.

The Committee considered all submissions, both written and oral and it was:

Resolved to grant planning permission subject to the conditions in the officer's report, with a variation to the wording of condition 17 to allow future residents to have visitor parking permits.

42. 66 AND 68 WOODSTOCK ROAD ST ANTONY'S COLLEGE (MIDDLE EASTERN CENTRE), OXFORD:07/02818/FUL, 09/01557/LBC

The Head of City Development submitted a report (previously circulated, now appended) detailing a report seeking compliance with condition 4 of the planning permission and condition 3 of the listed building consent for approval of exterior materials for the extension to Middle Eastern Centre to provide new library facilities, common area, lecture room, storage areas.

In accordance with the criteria for public speaking Jim Heverin, on behalf of the developer, spoke about the materials selected for the building.

The Committee considered all submissions, both written and oral and it was:

Resolved to approve the use of polished stainless steel as the cladding for the building.

43. 15 FARNDON ROAD, OXFORD. 11/01942/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for a part ground floor, part first floor rear extension.

In accordance with the criteria for public speaking Judith Lane, a neighbouring resident, spoke in objection to the development stating that the extension would result in an unacceptable loss of light for her property. Peter and Sue Ledwith, the applicants, spoke in support of the development.

The Committee considered all submissions, both written and oral and it was:

Resolved to grant planning permission subject to the conditions in the officer's report.

44. 376 BANBURY ROAD, OXFORD: 11/01928/EXT

The Head of City Development submitted a report (previously circulated, now appended) detailing an application to extend the time limit on planning permission 08/02720/FUL for "Amendments to planning permission 07/02903/FUL (Demolition of existing building, erection of 4 storey building to form 34 bedroom guest house with underground parking area), comprising various alterations to the building approved. Removal of third floor communal roof garden.

The Committee considered all submissions, both written and oral and it was:

Resolved to grant the application in principle but to delegate to officers authority to issue the notice of permission upon completion of the legal agreement.

45. 59 - 63 COWLEY ROAD, OXFORD: 11/02020/EXT

The Head of City Development submitted a report (previously circulated, now appended) detailing an application to extend planning permission 08/01382/FUL for demolition of frontage buildings of 61/63 Cowley Road. Retention of rear workshop/store and 59 Cowley Road. Erection of 4 storey building (with basement) and conversion of workshop/store and No.59, to provide 2 shop units on ground floor and 5 flats above (2x2, 2x3, 1x1 bed), with private terrace, communal garden and refuse/recycling/cycle parking store (for 13 bicycles).

The Committee considered all submissions, both written and oral and it was:

Resolved to grant planning permission subject to the conditions in the officer's report.

46. PLANNING APPEALS

The Head of City Development submitted a report (previously circulated, now appended) giving details of planning appeals received and determined during July 2011.

Resolved to note the report.

47. FORTHCOMING APPLICATIONS

Members noted the following planning applications would be before the Committee at future meetings:-

- 1) Travis Perkins Site, Chapel Street: 11/01712/FUL: Student accommodation.
- 2) St. Hugh's College: 10/01794/FUL & 11/01795/CAC: Student accommodation & Chinese Institute.
- 3) Green Templeton College: 11/01493/FUL: Temporary sports pavilion (call in).
- 4) 15 Farndon Road: 11/01942/FUL: Extensions (call in).
- 5) 46 / 48 Union Street: 11/01966/FUL: Extensions (call in).
- 6) 38 Linkside Avenue: 11/01860/FUL: Extension (call in).
- 7) 1 Wytham Street: 11/02150/FUL: Extension (call in).

University Science Area: 11/00940/CONSLT: Science Area Masterplan (not a planning application).

48. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 10 August 2011.

The meeting started at 6.00 pm and ended at 9.08 pm