

# Agenda

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## Planning Review Committee

Date: **Wednesday 28 September 2011**

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Time: **6.00 pm**

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

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For any further information please contact:

**Lois Stock, Democratic Services Officer**

Telephone: 01865 252275

Email: [lstock@oxford.gov.uk](mailto:lstock@oxford.gov.uk)

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# Planning Review Committee

## Membership

<b>Chair</b>	<b>Councillor Tony Brett</b>	Carfax;
<b>Vice-Chair</b>	<b>Councillor Antonia Bance</b>	Rose Hill and Iffley;
	<b>Councillor Mohammed Altaf-Khan</b>	Headington Hill and Northway;
	<b>Councillor Alan Armitage</b>	North;
	<b>Councillor Laurence Baxter</b>	Quarry and Risinghurst;
	<b>Councillor Mark Lygo</b>	Churchill;
	<b>Councillor Mike Rowley</b>	Barton and Sandhills;
	<b>Councillor Ed Turner</b>	Rose Hill and Iffley;
	<b>Councillor Nuala Young</b>	St. Clement's;

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## AGENDA

		<b>Pages</b>
<b>1</b>	<b>APOLOGIES FOR ABSENCE</b>	
<b>2</b>	<b>DECLARATIONS OF INTEREST</b>	
	Councillors serving on the Committee are asked to declare any personal or prejudicial interests they may have in any item on the agenda.	
<b>3</b>	<b>PLANNING APPLICATION 11/01165/FUL - GROVE STREET, SUMMERTOWN</b>	1 - 12
	The Head of City Development has submitted a report concerning the demolition of existing building. Erection of two storey terrace (with accommodation in roof space) comprising 1 x 4-bed house and 3 x 3-bed houses. Provision of off street parking, bin and cycle storage. (Amended Plans and Description) – 11/01165/FUL – Grove House Club, Grove Street, Summertown.	
	<i>This item has been called in from the West Area Planning Committee by Councillors Fooks, Armitage, Campbell, Brown, Wilkinson, McCready, Benjamin, Brundin, Brett, Royce, Young and Wolff for the following reasons: plans appear to be gross overdevelopment, leading to very unsatisfactory quality of accommodation for the residents and unacceptable pressure on the local parking situation.</i>	
<b>4</b>	<b>MIINUTES</b>	13 - 18
	Minutes of the meeting held on 31 <sup>st</sup> August 2011 are attached.	
<b>5</b>	<b>DATES OF FUTURE MEETINGS</b>	
	Meetings are scheduled for the following dates, starting at 6pm:-	
	26 <sup>th</sup> October	
	30 <sup>th</sup> November	
	22 <sup>nd</sup> December	
	25 <sup>th</sup> January 2012	
	29 <sup>th</sup> February	
	28 <sup>th</sup> March	
	25 <sup>th</sup> April	

## **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 Committee meetings

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's development plans 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: -

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material.
2. The sequence for each application shall be as follows:-
  - (a) The Planning Officer will introduce;
  - (b) Any objectors may speak for up to 5 minutes in total;
  - (d) Any supporters may speak for up to 5 minutes in total;
  - (e) Speaking times may be extended by the Chair provided that equal time is given to both sides
  - (f) Members of the Committee may ask questions (which shall be directed via the Chair to the relevant Officer or speaker);
  - (g) Members will debate and determine the application.
4. Members of the public wishing to speak must complete a "Speaker's form" and hand it to the Democratic Services Officer before the meeting commences or alternatively you can e-mail [lstock@oxford.gov.uk](mailto:lstock@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. No additional documents that were not published as part of the agenda may be referred to.
5. All representations should be heard in silence and without interruption. The Chair should discourage 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, in law, material;
  - (b) Question the personal integrity or professionalism of officers in public;
  - (c) Proceed to a vote if minded to determine an application against the officer's recommendation until the reasons for that determination have been formulated.
  - (d) Seek to re-design, or negotiate amendments to, an application (but the Committee may impose appropriate conditions).



# Agenda Item 3

Planning Review Committee

- 28<sup>th</sup> September 2011

**Application Number:** 11/01165/FUL

**Decision Due by:** 5th July 2011

**Proposal:** Demolition of existing building. Erection of two storey terrace (with accommodation in roof space) comprising 1 x 4-bed house and 3 x 3-bed houses. Provision of off street parking, bin and cycle storage. (Amended Plans and Description)

**Site Address:** Grove House Club Grove Street

**Ward:** Summertown Ward

**Agent:** John Philips Planning  
Consultancy

**Applicant:** Ms C Evans

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This report should be read in conjunction with the officer's report to the West Area Planning Committee 14<sup>th</sup> September 2011 attached as **Appendix 1**.

**Call in:** The application has been calling in by Councillors Fooks, Armitage, Campbell, Brown, Wilkinson, McCreedy, Benjamin, Brundin, Brett, Royce, Young, Wolff, and Morton on the grounds that the *'plans appear to be gross overdevelopment, leading to very unsatisfactory quality of accommodation for the residents and unacceptable pressure on the local parking situation.'*

In resolving to grant planning permission the West Area Planning Committee asked that condition 17 be altered to grant entitlement to visitor parking permits.

## **Recommendation**

Officers would recommend that the Planning Review Committee grant planning permission subject to the conditions set out in the attached report, including the variation of condition 17 requested by the West Area Planning Committee.

**Background Papers:** 11/01165/FUL

**Contact Officer:** Steven Roberts

**Extension:** 2221

**Date:** 19<sup>th</sup> September 2011

## APPENDIX 1

West Area Planning Committee

- 14<sup>th</sup> September 2011

**Application Number:** 11/01165/FUL

**Decision Due by:** 5th July 2011

**Proposal:** Demolition of existing building. Erection of two storey terrace (with accommodation in roof space) comprising 1 x 4-bed house and 3 x 3-bed houses. Provision of off street parking, bin and cycle storage. (Amended Plans and Description)

**Site Address:** Grove House Club Grove Street (**Appendix 1**)

**Ward:** Summertown Ward

**Agent:** John Philips Planning  
Consultancy

**Applicant:** Ms C Evans

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**Recommendation:** The West Area Planning Committee is recommended to grant planning permission for the following reasons:

- 1 The proposal is considered to make a more efficient use of a brownfield site, in a manner that would be sympathetic to the character and appearance of the area and the amenities of neighbouring properties. The development would create an acceptable residential environment, preserving important trees on site and promoting the use of non-car modes of transport. The application therefore accords with policy CP1, CP6, CP8, CP10, CP11, TR3, TR4, HS19, HS20 and HS21 of the Oxford Local Plan 2001 - 2016 and CS2, CS18, CS20 and CS23 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.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.



**Conditions:**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Boundary treatment
- 5 Landscape underground services - tree roots
- 6 Tree Protection Plan (TPP) 1
- 7 Arboricultural Method Statement (AMS) 1
- 8 Landscape hard surface design - tree roots
- 9 Landscape plan required
- 10 Landscape carry out after completion
- 11 Car Parking Space
- 12 Bin and cycle storage
- 13 Design - no additions to dwelling
- 14 Suspected contamination - Risk assess
- 15 Construction Traffic Management Plan
- 16 Surface Drainage Scheme
- 17 Variation of Road Traffic Order

**Main Local Plan Policies:****Oxford Local Plan 2001-2016 (OLP)**

**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

**TR3** - Car Parking Standards

**TR4** - Pedestrian & Cycle Facilities

**HS19** - Privacy & Amenity

**HS20** - Local Residential Environment

**HS21** - Private Open Space

**Oxford Core Strategy 2026**

**CS2\_** - Previously developed and greenfield land

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

**CS20\_** - Cultural and community development

**CS23\_** - Mix of housing

**Other Material Considerations:**

PPS 1 – Delivering Sustainable Development

PPS 3 – Housing

PPG 13 – Transport

Regional Spatial Strategy for the South East

Balance of Dwellings Supplementary Planning Document

Parking Standards Supplementary Planning Document

**Relevant Site History:**

11/01131/DEM - Prior notification of proposed demolition of Grove House Club buildings – prior approval not required

10/03026/FUL - Demolition of existing club house. Erection of two and three storey building to provide school boarding house with 24 bedrooms - withdrawn

**Representations Received:****Statutory and Internal Consultees:**

Thames Valley Police – No objection

Thames Water – No objection

Oxford Civic Society – Inadequate car parking. Any eligibility of future residents to parking permits would add pressure to street parking in area. Cycle parking and bin store inadequate. No tracking diagram for access to single parking space, it seems likely to be difficult to manoeuvre into.

Highways And Traffic – No objection subject to removal of site from Controlled Parking Zone, provision of adequate cycle parking and a Construction Traffic Management Plan.

Environmental Health – No objection subject to a phased contaminated land risk assessment.

**Third Parties:**

15 letters of comment have been received, along with a petition with 33 signatures in objection to the proposal. The following comments have been received:

- Loss of community facility
- Loss of large boundary wall between site and Dudley Court
- 2<sup>nd</sup> floor terraces will overlook private gardens of Dudley Court
- Loss of privacy to properties opposite and at Dudley Court
- Loss of light to properties opposite and at Dudley Court
- Overdevelopment
- Inadequate car parking
- Plans of no benefit to community
- Would like boundary wall between site and Dudley Court replaced prior to commencement of development
- Would like to see car club plus contribution to maintain it
- Location and size of bin and cycle storage inadequate
- More cycle stands required
- Gardens inadequate in size
- Wall attractive feature and should be retained
- Materials do not blend in with street
- Noise and dirt generated by construction

## Officers Assessment:

### Site Description and Proposal

1. The application site comprises the former North Oxford Grove House Club, a single and three storey building located on the corner of Grove Street and Middle Way. The building provided a private members club, with function room and bar on the extended ground floor, and residential accommodation on 1<sup>st</sup> and 2<sup>nd</sup> floor levels.
2. Until recently the site was enclosed by a high boundary wall. However demolition works commenced on the site in May which have included the removal of the wall. There are two common yew trees to the eastern end of the site which are subject to Tree Preservation Orders. There is also a protected group of trees within the grounds of Dudley Court to the immediate south of the application site which includes two *Malus robusta* and two *Prunus Hisakusa*.
3. The application seeks planning permission for the erection of a terrace of four two storey houses with additional accommodation in the roof space (comprising a 3x3 bed and 1x4 bed). One off street car parking space is provided along with a bin and cycle storage area.

### Background

4. The application originally proposed a two storey terrace comprising 1x4 bed and 3x3 bed houses, plus 1x2 bed and 1x1 bed flats. Following concerns raised by officers relating to the size of, and access to, the private gardens, as well as the location of the bin and cycle store, the application has been amended from that originally submitted in the following ways:
  - No of units reduced to four;
  - Footprint reduced slightly to create larger bin and cycle storage area to the north east of the site;
  - Floor area of houses increased;
  - Private gardens increased in width from 5.8m to 6.6 and 7m;
  - Inclusion of roof terraces; and
  - Insertion of windows in southwest elevation overlooking communal garden
5. Officers consider the determining issues in the case to be:
  - The principle of development;
  - The form and appearance of the development and its visual impact on the area;
  - The quality of the residential environment created;

- The impact of the proposal on the living conditions of neighbouring properties;
- The impact on trees; and
- The impact on parking and the highway network.

### **Principle of Development**

6. Policy CS20 of the Core Strategy seeks to protect existing community facilities. For the purpose of policy CS20 community facilities are defined as being facilities that serve the local community, i.e. sports centres, community centres or public houses. As the North Oxford Grove House Club was a private members venue it should perhaps not be considered a local community facility in these terms.
7. Notwithstanding the above, it was established in the case of *WE Black v First Secretary of State* (2006) - which involved the site of a demolished health centre - that the use which had resided within the demolished building could not reasonably continue without the building itself. The court therefore concluded that the protective development plan policies pertinent to that use were not relevant. This logic could be applied to the application site, and even if the building had provided a community facility, that use would have ceased with the demolition of the building. On this basis officers would raise no in principle policy objection to a residential use on this site.
8. PPS 3 identifies the need to make efficient use of land. This is reflected within OLP policy CP6 which states that development proposals should make efficient use of land by making best use of site capacity. PPS 3 also encourages a mix in the balance of dwellings and again this is reflected in policy CS23 of the Oxford Core Strategy, which indicates that the predominance of one particular form of housing type within a locality may have unwelcome social implications. To remedy this policy CS23 supports a balance of dwelling types within any given locality.
9. In support of policy CS23 the Balance of Dwellings Supplementary Planning Document (BoDs) has assessed the housing stock within Oxford and has identified areas of pressure. The aim of BoDs is to ensure that development provides a balanced and mixed community and as a result Neighbourhood Areas provide the framework for the assessment of new residential developments.
10. The application site falls within an area defined by the SPD as amber, which indicates that the scale of pressure is considerable and as such a proportion of family dwellings should form part of new development. In this area the SPD requires developments of this size to include a minimum of 30% 3 bed units. The proposals exceed this requirement by providing 75% 3 bed units. On this basis the proposal complies with BoDs.

### **Form and Appearance**

11. Policy CP8 of the Oxford Local Plan 2001-2016 suggests the siting,

massing and design of development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area and CP10 states planning permission will only be granted where proposed developments are sited to ensure that street frontage and streetscape are maintained or enhanced or created.

12. The area is characterised by fairly dense residential development. Buildings are generally of a domestic scale, being two storeys in height and taking a more traditional form and appearance. There are exceptions, however such as Dudley Court, 18-24 Middle Way or 9A and 11 Middle Way.
13. The rectangular application site is bounded by two street frontages, both of which have slightly different qualities. In views from the north and south along Middle Way the site contributes to visual amenity, largely due to the two common yew trees at its western end, but also due to the fact that the single storey buildings were, prior to demolition, not obvious in views due to the high boundary wall. This gives the corner a sense of openness, particularly from the north, which is enhanced further by the gardens of Dudley Court to the south.
14. Grove Street has a different character, being far narrower, with buildings at its western end hard up to the footway. There is therefore a lesser sense of space. The houses are generally terraces and although there is variety in their style, the chief characteristic is the domestic scale of the buildings and the sense of enclosure that they create. Being three storeys in height the club house building appears rather imposing within the street which is uncharacteristic of its otherwise domestic scale.
15. In response to these characteristics the application proposes a two storey terrace comprising four houses, built hard up to the pavement on the Grove Street frontage. Whilst the buildings would be an obvious new addition to the street, their scale, mass and appearance are such that they would appear sympathetic to the character and appearance of the street and help to reinforce its distinctive qualities. Concerns have been raised through the consultation process about materials. These can be addressed in the more detail in response to the imposition of appropriate conditions. Materials must however be sympathetic to those already in use in the street.
16. In relation to the views along Middle Way, the proposed terrace does not extend westward as much as the existing building does, and as such maintains the openness at this corner and the important common yew trees are to be retained. In this regard there would be no adverse impact on views along Middle Way.

### **Proposed Residential Environment**

17. Policy HS21 of the OLP states that residential development should have access to private amenity space and that in the case of family dwellings of

2 or more bedrooms this should be exclusive to the residential property and generally in excess of 10m in length.

18. The proposed rear gardens measure 5m in length and between 6.6 and 7m in width. Whilst this is less than the prescribed 10m length as set out in policy HS21, as their width is greater than typical of terraced properties and each house possesses a roof terrace, then officers take the view that reduced sized gardens are reasonable and acceptable in the circumstances of this particular case. In coming to this conclusion officers have had regard to:

- The tightly constrained nature of the site, being only 12.5m front to back;
- That a communal garden also serves each house, in addition to its garden and roof terrace;
- That the proposal presents the opportunity to redevelop a brownfield site for new houses; and
- That a recent development nearby at Century Row has rear gardens measuring approximately 2.5m to 4.5m in length

19. Concern has been raised during the consultation process about the bin and cycle store. This is located to the northeast of the building, partly beneath the 1<sup>st</sup> floor overhang. The area measures approximately 3m in width and 10.4m in length. This would provide adequate space for the 8 bins and 4 cycle stands that would be required.

### **Impact on Neighbouring Properties**

20. Policy HS19 of the OLP states that planning permission will only be granted for developments that adequately provide for the protection of the privacy or amenity of the occupants of the proposed and existing neighbouring residential properties.

21. The proposal introduces new windows at ground, 1<sup>st</sup> and 2<sup>nd</sup> floor level facing out towards Dudley Court. The existing club house has residential accommodation on the 1<sup>st</sup> and 2<sup>nd</sup> floor levels which also has windows facing Dudley Court.

22. Dudley Court is an L-shaped building, with its main range running parallel to the new terrace, and its shorter arm to the northeast. The two arms and the application site to the north effectively create an open quad which forms part of the communal gardens of Dudley Court. The windows of main Dudley Court range are approximately 20m away from those of the new terrace. This separation distance is in itself considered to be acceptable. In any event the intervening vegetation provides an amount of screening and reduces any impact further still. The shorter arm of Dudley Court does not directly face the new terrace and is separated by a number of mature trees. As such the impact on the privacy windows in that elevation is considered to be acceptable.

23. The quad style garden would experience some overlooking, however this is presently the case from the windows of Dudley Court and in any event the trees provide a suitable buffer to ensure that the areas closest to the Dudley Court windows would retain an acceptable degree of privacy. Concern has been raised by the residents of Dudley Court that the 2<sup>nd</sup> floor terraces would result in overlooking. However officers believe that views from them would be greatly obscured by trees and would not therefore have an unacceptable impact.
24. Grove Street is relatively narrow, approximately 9.5m in width, and although the proposal would introduce new windows facing the Street, this is not considered to be unacceptable due to the existing relationship between facing buildings along the road. The return of No 19 Middle Way is also parallel to part of the site. However the new houses will not be directly opposite the rear garden of that property, and the closest window of the end house would serve a landing. Officers are therefore satisfied that the impact would not be unacceptable.
25. The new building does not project beyond the rear elevation of its adjoining Grove Street property and is a suitable distance away from Dudley Court and houses opposite in Grove Street to ensure that there would be no conflict with the 45° rule in the vertical or horizontal plane from the cill of neighbouring habitable room windows as advised by Appendix 6 of the Local Plan.

## **Trees**

26. Two large mature yew trees stand within the site at the western end of the site. Both trees are covered by a Tree Preservation Order and are considered important trees that should be retained and well protected. The proposal involves construction of four terrace units, largely within the footprint of the existing building. Additional potential root zone would be created for the trees as a result of the removal of the existing building, which projects much further to the west than the proposal. On this basis the impact on the trees is considered to be acceptable and conditions a recommended accordingly to deal with protection etc during construction.

## **Parking**

27. The application proposes one off street car parking space which will serve one of the houses. The development is otherwise proposed to be car free. The application site is within the Transport District Area. The Local Plan states that Transport District Areas are highly sustainable as they have good availability of shops, services and public transport. In such areas the Local Plan states that residential proposals that are car free will be treated favourably. In this regard officers consider the principle of a car free housing scheme to be acceptable. It is recommended however that the development be excluded entitlement to parking permits in order to prevent any undue pressure to on street parking. A condition is suggested accordingly.

28. The application proposes 18 cycle parking spaces. This level of provision exceeds the normal requirement of 8 for a development of this size, but in view of the limited parking provided Officers support this approach.

### **Other Matters**

29. Dudley Court has requested that the boundary between their site and the application site be replaced with a 2m high boundary wall or fence prior to the commencement of any approved development. Under normal circumstances this would be provided prior to occupation. However, officers are mindful of the concerns raised and have seen the current condition of the boundary following partial demolition of the existing building. In this regard officers can confirm that if the committee resolves to grant planning permission a condition can be put in place requiring the permanent fence or wall to be in place prior to commencement of the development.

**Conclusion:** The development would make a more efficient use of a brownfield site in a manner that would be sympathetic to visual and residential amenity. Whilst the gardens proposed do not fully meet the policy requirement, they are considered to be, on balance, suitable given the site constraints and particular circumstances of the case. Officers would therefore recommend that the Committee grant planning permission subject to conditions.

### **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

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



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

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

**Background Papers:** 11/01165/FUL

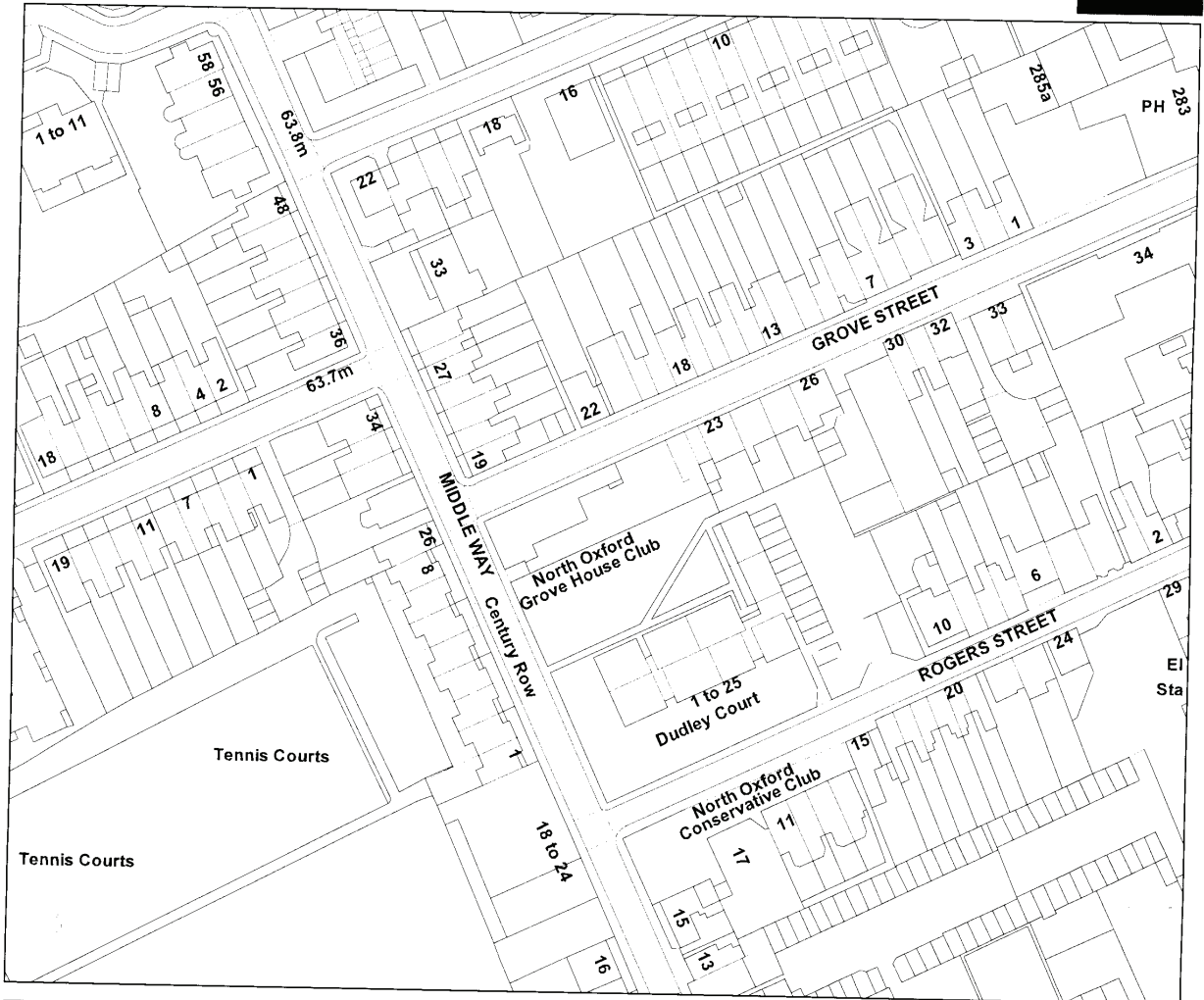
**Contact Officer:** Steven Roberts

**Extension:** 2221

**Date:** 31<sup>st</sup> August 2011

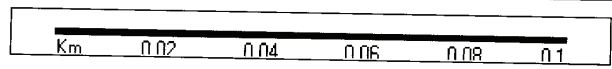
# 11/01165/FUL

## Grove House Club, Grove Street - APPENDIX 1



**Legend**

Scale: 1:1250



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Organisation	Not Set
Department	Not Set
Comments	
Date	31 August 2011
SLA Number	Not Set

## PLANNING REVIEW COMMITTEE

**Wednesday 31 August 2011**

**COUNCILLORS PRESENT:** Councillors Brett (Chair), Bance (Vice-Chair), Armitage, Baxter, Lygo, Rowley, Young, Coulter and Wilkinson.

**OFFICERS PRESENT:** Lois Stock (Democratic Services Officer), Murray Hancock (City Development), Felicity Byrne (Planning Officer) and Daniel Smith (Law and Governance)

### **12. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Altaf-Khan (Councillor Wilkinson substituted) and Councillor Turner (Councillor Coulter substituted).

### **13. DECLARATIONS OF INTEREST**

The following declarations were made:-

- (1) Councillor Tony Brett – personal interest in the planning application for Roosevelt Drive (minute 14 refers) on the grounds that he was employed in the IT department of the University; however this was completely separate from the part of the University making the application;
- (2) Councillor Alan Armitage - personal interest in the planning application for Roosevelt Drive (minute 14 refers) on the grounds that his wife worked on the Old Road campus site;
- (3) Councillor Ruth Wilkinson – testament in relation to the planning application for Roosevelt Drive (minute 14 refers). Comments of hers had been reported in Cherwell magazine, but she had not declared a position and she had retained an open mind on the matter.

### **14. UNIVERSITY OF OXFORD, ROOSEVELT DRIVE, OXFORD - 11/01054/FUL**

The Head of City Development submitted a report (previously circulated, now appended) concerning the following application:-

*Demolition of 4 existing buildings (including Richards, Waco and Badenoch Buildings). Erection of 2 medical research buildings on 3 floors plus basement to accommodate Nuffield Department of Medicine and Kennedy Institute, to include laboratories, offices, stores, workshops and ancillary spaces. Provision of hard and soft landscaping, cycle parking and rearrangement of car parking. (Amended Plans) - University of Oxford, Roosevelt Drive.*

East Area Planning Committee had resolved to support the application at its meeting on 3<sup>rd</sup> August 2011, subject to various requirements; but that decision had subsequently been called in to the Planning Review Committee.

Felicity Byrne (Planning Officer) presented the report to the Committee and explained the background. In answer to a question about trees, she confirmed that the advice from the Tree Officer was that long term management (replacing dead or dying trees/hedges) was the best way to deal with the existing screening of the site.

Martin Kraftl (Oxfordshire County Council Highways) explained the County Council's view with special reference to issues of traffic, parking and Controlled Parking Zones (CPZ). The County Council had not objected to the planning application. However, mindful of the East area Planning Committee's concern, it had re-examined the calculation of the financial contribution towards highways measures required in mitigation for the development in the light of additional information. It had concluded that a case could be made for an additional contribution totalling £257,000. In the long term, the Highways Authority intended to create 3 new CPZs, in Divinity Road/Magdalen Road, Lye Valley and Wood Farm. Of these, the first was most advanced and expected to be created first, but the other two were expected to be simpler to deal with.

#### Speaking against the application

Patrick Coulter, Hilary Rollin, James Styring, Councillor Bob Timbs, Councillor David Rundle and County Councillor Liz Brighthouse spoke against the application and made the following points:-

- The infrastructure to manage a development of this type had not been provided in Headington yet;
- The application should be refused until there had been an assessment of it as part of an overall strategic plan for Headington. The Planning Inspector, speaking about the Core Strategy, had suggested that such a strategic plan was needed;
- Residents were concerned about the nature and impact of the buildings and movements to and from the site (both during the construction phase and when the site was staffed and in use). There was concern too about the height of the buildings and their proximity to neighbouring houses;
- There was concern too about the impact on traffic and parking in the area, which was already very congested at times. The Travel Plan submitted by the University was not thought by local people to be accurate or credible. As traffic and car parking was already an issue, would it be possible to ask for a CPZ to be implemented before the buildings were occupied?
- More funding for a cycle route on Old Road was desirable;
- There was a danger that the Committee could "sleepwalk" into a radical transformation of the Old Road area if it agreed to this application, as it was clear that this was only part of a wider plan for the site. It was important to be informed what the masterplan for the site was;
- The proposed building was large so good screening was needed. The university had submitted a note on the landscaping of the site, and the Committee was urged to reconsider Option 3 in this note (reduction of car parking bays and planting of new hedge);
- There was a feeling that the S106 contribution from the University could be more generous;

- It was not sustainable to put all the medical research facilities on this site. Over 4,000 people were already employed at various locations within the area, and issues with parking, congestion and traffic had already been mentioned as concerns.

#### Speaking in favour of the application

Mike Wigg (Acting Director of Estates and Head of Capital Projects, University of Oxford) spoke in favour of the application and made the following points:-

- The need for two new buildings for the purpose of medical research had already been explained by Professor Sir William James at the meeting of the East Planning Committee on 3<sup>rd</sup> August;
- Surface water drainage would be managed by a planned attenuation scheme approved by the Environment Agency. A reasonable amount of rainwater would be allowed to soak away and plans for this have been approved by Natural England;
- Traffic in the City is a long-standing problem. The University wished to do all it could to help and was working with the Headington Forward Group. The University had been pro-active in producing its travel plan, and actively encourages staff to use forms of transport other than the car. This would be furthered by the proposed travel plan, and as there would be only 150 extra staff on site it was envisaged that the impact of traffic on the local area would be very modest;
- The University had already agreed a substantial financial contribution to mitigate any impact on the local area arising from the development;
- It was observed that Oxfordshire County Council would implement improvements to cycle access in the area;
- The NDM Building would be more than 50m from the nearest house. It was correct to say that the outlook would change for some local residents, but there would be no overshadowing or overbearing buildings. If anything, the view would be improved;
- Tree screening was important. The University would invest in the management of the landscape of this site;
- The University had emphasised the importance of medical research. It understands the need for consultation, and asks for the agreement of the Committee for its proposals, which are in line with the Council's Core Strategy.

The following issues were then clarified in response to questions from members of the Committee:-

- The buildings would be used for research into therapeutic approaches to arthritis and degenerative diseases;
- The buildings proposed by the application were the first phase of a redevelopment of the site, but the application had to be determined on its merits as it stood before the Committee;
- The traffic survey conducted in December 2010 was carried out by the University for its transport assessment. OCC had permanent traffic counters in locations around the City which it used to assess long term traffic trends;

- The use of ground heat had been identified as an option and this was currently undergoing analysis. Photovoltaic cells were being considered, but it was felt that would have a limited impact on the development's carbon footprint;
- The "Arboricultural Method Statement" was a long condition that gave comprehensive guidance on the prevention of damage to existing trees. Conditions 4 to 7 in the officer's report were concerned with topographical proposals;
- The University promoted some disincentives to car use, foremost amongst them being the cost of a parking permit. It was about to review its travel plan;
- It was not felt that the height of the buildings was overbearing. It was consistent with other buildings on the site. The buildings contained basements, but the type of work that could be carried out there was limited;
- The width of any shared cycle and pedestrian paths depended on the number of users. The cycle path on Old Road was part of Oxfordshire County Council's proposed cycling improvements;
- When the Planning Inspector spoke about the need for a strategy for Headington, as part of his examination of the Core Strategy, he was making a general observation, and in any case this would not superseded the Local Plan which designated this area for medical research.
- The total estimated cost of the 3 proposed CPZs was £720,000. Such schemes could only be implemented once funding was available;
- Part of Headington Quarry was in a CPZ, but would in any case be reviewed when examining CPZs in the area.

The Committee considered all submissions, both written and oral. Members of the Committee debated the issue and RESOLVED;-

- (1) To support the application subject to conditions laid out in the planning officer's report, and to delegate to officers the authority to issue the notice of permission upon completion of the legal agreement, details of which are set out in the report; requiring a financial contribution to highways mitigation measures of £257,718;
- (2) To add to the listed conditions the following additional requirements:
  - That the landscaping to the tree belt on Old Road includes new hedge and tree planting to the western edge, and mixed evergreens to the eastern end;
  - That the hours for deliveries during the construction of the development be controlled to avoid peak hours and the beginning of the school day;
  - That the external lighting to the campus be designed to avoid Light spillage, in order to prevent nuisance being caused to nearby residential properties;
  - That details of the maintenance regime for the attenuation tanks to be used in the drainage systems be submitted for approval by officers.

**15. MINUTES**

Resolved to confirm as a correct record the minutes of the meeting held on 27<sup>th</sup> July 2011.

**16. DATES OF FUTURE MEETINGS**

Resolved to note the dates of future meetings as listed.

**The meeting started at 6.00 pm and ended at 8.00 pm**

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