

Agenda

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West Area Planning Committee

Date: **Wednesday 14 March 2012**

Time: **6.00 pm**

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

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If you would like help to understand this document please call Alec Dubberley, Democratic Services Officer on or email adubberley@oxford.gov.uk in advance of the meeting.

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 INNOVATION HOUSE, MILL STREET, OXFORD - 11/03005/FUL

1 - 16

Change of use from office (class B1a) to student accommodation, together with alterations to the building facade, changes to the car parking arrangements, landscaping and the provision of 100 covered cycle stands.

Officer recommendation: Refuse

4 SPORTS FIELD, ST EDWARD'S SCHOOL, WOODSTOCK ROAD, OXFORD - 12/00179/FUL

17 - 24

Erection of new three storey boarding house and associated external works including a new car park and landscaping.

Officer recommendation: Approve with conditions.

5 ST ALDATE'S CHAMBERS, 109 - 113 ST. ALDATE'S, OXFORD - 12/00248/CT3

25 - 30

Erection of external canopy to existing lightwell area; new cladding to walls; new door to replace existing gate and erection of new turnstile.

Officer recommendation: Approve

6 PLANNING APPEALS

31 - 34

To receive information on planning appeals received and determined during January 2012.

The Committee is asked to note this information.

7 FORTHCOMING APPLICATIONS

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

- (1) Summertown House, Banbury Road: 12/00239/FUL: Refurbishment of graduate flats etc
- (2) 7 Woodstock Road: 12/00435/FUL: Flat above garage
- (3) 10 Park End Street: 12/00302/VAR: Variation of restaurant hours
- (4) University Science Area: Masterplan (Not a planning application)
- (5) 376 Banbury Road: 11/03008/FUL: 9 flats

8 MINUTES

35 - 38

Minutes of the meeting held on 15 February 2012.

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

14 March 2012

Application Number: 11/03005/FUL

Decision Due by: 27 February 2012

Proposal: Change of use from office (class B1a) to student accommodation, together with alterations to the building facade, changes to the car parking arrangements, landscaping and the provision of 100 covered cycle stands. (Amended plans)

Site Address: Innovation House Mill Street, **Appendix 1.**

Ward: Jericho And Osney Ward

Agent: West Waddy : ADP

Applicant: HXRUK3(Pure Office) Ltd

Recommendation: Planning permission be refused.

Reasons for Refusal

1. The development would result in the loss of 2,655 sq m of business floorspace in the form of small start up units centrally located at a sustainable location and close to supporting facilities without sufficient detailed justification being made to depart from established development plan policies which seek to protect and safeguard employment sites. The development would therefore be contrary to policy DS55 of the adopted Oxford Local Plan 2001 to 2016, and policy CS28 of the adopted Oxford Core Strategy 2026.
2. The proposed alterations to Innovations House, which has a traditional, restrained neo classical composition and occupies a prominent position in this part of the conservation area, would result in a cluttered elevational treatment undermining the simple rhythm of the elevations as well as resulting in an inappropriately located entrance to the building. These are features are detrimental to the character and appearance of the building and its functioning, and to the Osney Town Conservation Area in which it is located, contrary to the principles embodied in policies CP.1, CP.8, CP.9, HE.6 and HE.7 of the adopted Oxford Local Plan 2001 to 2016, and policy CS.18 of the adopted Oxford Core Strategy 2026.
3. The development fails to provide adequate justification why a full contribution to affordable housing provision cannot be made to meet the local planning authority's objectives of delivering mixed and balanced communities as required

by policy HP6 of the emerging Sites and Housing Development Plan Document (Proposed Submission).

Planning Obligations.

Notwithstanding the recommendation to refuse planning permission, if members are nevertheless minded to support the proposals as submitted then the applicant has agreed to the following financial contributions:

- Affordable housing (City): £100,000.
- Cycling / transport measures in the locality (County): £13,938.
- Library facilities within the City (County): £6,363.
- Off site fire hydrants (County): £704 each.
- Indoor sports facilities (City): £6,000.

Principal Planning Policy Documents.

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
CP10 - Siting Development to Meet Functional Needs
CP13 - Accessibility
CP14 - Public Art
TR2 - Travel Plans
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
TR12 - Private Non-Residential Parking
TR13 - Controlled Parking Zones
TR14 - Servicing Arrangements
HE2 - Archaeology
HE6 - Buildings of Local Interest
HE7 - Conservation Areas
EC1 - Sustainable Employment
DS55 - Osney Mill and Adjacent Works Mix-Use

Oxford Core Strategy 2026

CS2 - Previously developed and greenfield land
CS9 - Energy and natural resources
CS10 - Waste and recycling
CS11 - Flooding
CS13 - Supporting access to new development
CS17 - Infrastructure and developer contributions
CS18 - Urban design, town character, historic environmental
CS19 - Community safety
CS25 - Student accommodation
CS27 - Sustainable economy
CS28 - Employment sites

Sites and Housing DPD: Proposed Submission

HP5 - Location of Student Accommodation

HP6 - Affordable Housing from Student Accommodation

HP9 - Design, Character and Context

HP15 - Residential cycle parking

HP16 - Residential car parking

Supplementary Planning Documents.

1. Planning Obligations (2007)

2. Parking Standards, Transport Assessment and Travel Plans (2006)

Other Policy Documents.

1. PPS1: Delivering Sustainable Communities.

2. PPS3: Transport.

3. PPS5: Planning for the Historic Environment

4. PPS9: Biodiversity and Geological Conservation.

5. PPS22: Renewable Energy.

6. PPS23: Planning and Pollution Control.

7. PPS24: Planning and Noise.

8. PPS25: Planning and Flood Risk.

Public Consultation.

Statutory and Other Agencies.

County Highway Authority: Holding objection pending submission of further details; located outside controlled parking Zone (CPZ); sustainable location; concerned at use of existing car park not forming part of current application; details of turning areas etc for service vehicles required; not clear why vehicle control barrier is required; parking spaces may not be of requisite size; clarification on cycle parking required; Travel Plan requested; details of sustainable drainage required; occupier not clarified; Construction traffic management plan required; Contribution of £13,938.00 required towards cycling / transport measures.

County Council: Developer Funding: Contributions of £6,363 required to library facilities in the City; off – site fire hydrants at £704 each required.

Thames Valley Police: Do not wish to formally object; opportunities to design out crime however; cycle parking not in a secure area; external fire escape not controlled; installation of quick release window restrictors to ground floor; should aim for Secured by Design accreditation.

Thames Water: No objection.

English Heritage: Application should be determined in line with national and local policy guidance.

Environment Agency: No objection subject to flood risk assessment being updated to include amended flood action and Business Continuity Plan.

City Council Emergency Planning Officer: Flood action plan seems reasonably comprehensive; suggest minor adjustments to Plan; with changes able to support the application.

Third Parties

Oxford Civic Society: Amount of common room and amenity space disappointing; insufficient information on cyclists accessing Mill Street etc; special measures need

to be put in place; affiliation with a named institution would be desirable; robust management regime should be conditioned.

Millbank Residents Company Limited: Object to proposals in current form; does not comply with Core strategy for use as student accommodation; increased movement of students including at unsocial hours; proposed management regime is weak; loss of employment site; increased traffic in form of taxis, deliveries, servicing etc; increased noise from additional traffic; prefer existing main entrance to be retained; development should have independent foul water system; object to alterations to building; very poor design; forecourt area would collect litter; amenities for students very poor; appears to maximize number of study bedrooms; no outdoor seating area for students; no screening between site and Millbank flats; recycling area too close to Millbank; concerned about rogue parking; would welcome use of solar panels; evidence submitted by developers falls far short of standard of objectivity on which decisions should be based; prefer site to be retained for start up businesses.

Individual Comments: Principal comments made:-

- Prefer existing uses to remain.
- Contrary to policies on student accommodation.
- Inadequate management regime.
- Would produce an unbalanced community.
- Significant numbers of students already in Mill Street.
- Increased pedestrian movements in street.
- No named occupier.
- Noise and disturbance.
- Would students be present all year round?
- How would occupation be limited to graduates?
- No guarantee of full occupation.
- Absence of marketing details.
- Additional traffic.
- Inadequate parking.
- Unauthorised parking.
- Loss of parking.
- Inadequate public transport.
- Potential for increased litter.
- Increased pollution.
- Increased waste.
- No screening to Millbank flats.
- Overdevelopment.
- Poor design.
- Out of character with area.
- Poor internal arrangements.
- Poor access.
- Prefer main entrance in existing location.
- Capacity of foul sewer system.
- Luxury serviced accommodation preferred.
- Welcome greater engagement with local community.

Officers Assessment:

Background to Proposals.

1. Innovations House is a three storey red brick industrial building located to the southern end of Mill Street. **Appendix 1** refers. It has possessed a variety of occupiers over its lifetime including in recent times Research Machines and Oxford Innovations. It was acquired by the applicant, Pure Offices, in November 2010, though its current use in providing small business units was intended to cease at the end of February of this year when the building was due to be vacated.
2. The current application seeks to reconfigure the building internally with accompanying external alterations, and change its use to student accommodation. Some 100 student study rooms are intended to be created, each room possessing its own en suite shower room / toilet and kitchenette. Five of the study rooms are constructed to meet disabled needs, one on the ground floor and two each on the upper floors. A lift gives access to these levels. Near the entrance to the west side of the building a common room is also provided together with a reception area, laundry room and warden's accommodation to provide 24 hour supervision. It is not intended to include a bar within the development.
3. The accommodation is indicated to be aimed at postgraduate University students, though there is no indication of the intended occupier and the applicant would not wish the accommodation to be limited by condition to postgraduates only. Moreover to the frontage of the building is a car park with some 16 car parking spaces. Although within the ownership and control of the applicant this land is not indicated to form part of the current proposals but is described as a possible future development site. No information is provided as to what may be proposed for the land however.
4. Officers would assess the principle determining issues in the case to be:
 - the loss of employment land;
 - the proposed alterations to the building; and
 - planning obligations.

Loss of Employment Land.

5. The application site has provided business floorspace with Class B1 for many years. Since the application site was acquired by the present applicants in November 2010 it has provided serviced accommodation for small start up and other businesses with rentals charged on a monthly basis. Policies within the adopted Oxford Local Plan and Core Strategy aim to retain employment uses, whilst the site forms part of a larger identified site for mixed development within the former. The principle policies which apply are therefore the following.

Core Strategy Policy CS27: Sustainable Economy:

"The City will support oxford's key employment sectors and clusters, whilst

maintaining the necessary infrastructure and local services to ensure a sustainable economy. Planning permission will be granted for development that seeks to achieve managed economic growth. Proposals need to show how they maintain, strengthen, modernise or diversify Oxford's economy.

Managed growth will be delivered through the allocation of land at the Northern gateway and West End, and the protection and modernisation of key employment sites”

Core Strategy Policy CS28: Employment Sites:

“Planning permission will not be granted for development that results in the loss of key protected employment sites.

Planning permission will only be granted for the modernisation and regeneration if any employment site if it can be demonstrated that new development:

- secures or creates employment important to Oxford's local workforce; and*
- allows for higher density development that seeks to make the best and most efficient use of the land ; and*
- does not cause unacceptable environmental intrusion or nuisance.*

Planning permission will only be granted for the change of use or loss of other employment sites (ie those not key protected employment sites), subject to the following criteria:

- overriding evidence is produced to show the premises are presently causing and have consistently caused significant nuisance or environmental problems that could not have been mitigated;*
- or*
- no other future occupiers can be found despite substantial evidence to show the premises or site has been marketed both for its present use and for potential modernisation or regeneration for alternative employment - generating uses; and*
 - the loss of jobs would not reduce the diversity and availability of job opportunities; and it does not result in the loss of small and start up business premises, unless alternative provision is made in oxford.*

The key protected employment sites are shown on the Proposals Map.”

Local Plan Policy EC7: Small Businesses.

“Planning permission will be granted for small business units (up to 500 sq m) in the following locations:

- a. on existing employment – generating sites;*
- b. on mixed – use development sites;*
- c. at other locations, if there is no conflict with other policies in the Development Plan;*

Provided that the development complies with all of the following:

- d. the use is appropriate to the location and adds value to the local community and area;*

- e. *the development will not cause unacceptable nuisance or environmental problems to surrounding areas;*
- f. *there is satisfactory access, parking and servicing; and*
- g. *it does not result in unacceptable traffic generation or highway safety problems.”*

Local Plan Policy DS55: Osney Mill & Adjacent Works - Mixed Use Development.

“Planning permission will be granted at Osney Mill and adjacent works, Mill Street for a mixed - use development that includes any of the following uses:

- a. *residential;*
- b. *University of Oxford purpose – built student accommodation;*
- c. *Employment uses (Classes B1b and B1c);*
- d. *Live / work units and*
- e. *Art related uses.*

The development must provide a footpath link over the River Isis.

This site is low lying land, so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE8, NE9 and NE10).”

6. The thrust of these policies is to support local businesses including small and medium sized units at appropriate locations. In terms of the current application site it is fully acknowledged that Local Plan allocation DS55 had envisaged a mix of uses on the identified site when the Local Plan was adopted in 2005. Since that time there have been new developments at the allocated site however in the form of the full refurbishment and conversion of the business premises at the poor quality Trajan House to provide teaching accommodation for Bellerby’s College, and in the restoration after many years of the dilapidated mill buildings at Osney Mill to provide 12 residential flats. At the time of writing that development nears completion. As a consequence of these developments the mixed use allocation in the Local Plan has not been carried through to the emerging DPD as a good mix of uses has been achieved, including employment floorspace. Innovations House in isolation would be too small to justify an allocation in its own right in the emerging DPD.
7. Permission for these developments was granted in the knowledge that a mix of uses would still exist on the identified allocated site. If however the current proposals were to be granted permission, then the proper mix of uses envisaged in the policy would fail to be achieved as there would effectively be little or no employment remaining. In seeking to protect such sites, and in particular employment uses, policy CS28 of the adopted Core Strategy referred to above has been brought into effect. As the Core Strategy now constitutes the strategic planning policy document for Oxford and is more recently adopted than the Local Plan, then its policies must carry more weight than the 2005 adopted Local Plan and policy DS55.
8. Although the application site is not identified as a key employment site, the

second part of policy CS28 is clear on the circumstances under which employment land may be lost. Officers are not satisfied that the criteria listed have been met in this case. The applicant argues that the site is no longer viable for its existing use and that it made an operating loss in 2011. It also argues that the premises require refurbishment work to the value of £950,000 but that the value of the development subsequently would then still only be £2,400,000, or less than the value of the building when purchased. Moreover the applicants indicate that Innovations House has been unable to attract and retain occupiers, even though on its purchase in November 2010 about three quarters of its floorspace was indicated to be occupied. It is not clear what marketing of the site for its existing use has taken place though it is noted that only a very short period had elapsed between the decision to vacate in June 2011 and the receipt of the current planning application the following December. Before considering other uses for the building Officers would expect as a minimum that full evidence be produced that such marketing had taken place over a period of at least a year at a reasonable market rate, and that there had been no interest expressed in the property.

9. Following the decision to dispose of the site Pure Offices indicate that it has acquired 34,000 sq ft of accommodation at the Oxford Business Park, of which 7,000 sq ft is already available in small unit accommodation for the relocation of occupiers of Innovations House. Thus it is argued that there is no loss of employment floorspace. Whilst new premises for some of the existing businesses is welcomed, this argument is not accepted as the development of the Oxford Business Park is seen as a long term commitment to provide modern business accommodation in replacement for employment lost from the car industry in particular. It has never been seen, and is not currently seen, as replacement for Innovations House or other similar premises. In short the loss of employment floorspace at Innovations House represents a net loss to the city's available employment floorspace, contrary to the aims of CS28 of the Core Strategy.
10. In putting forward its case the applicant also makes reference to the Employment Land Review, a study commissioned by the City Council as local planning authority in 2006 as a precursor to the preparation of the Oxford Core Strategy referred to above. The applicants indicate that the Innovations House site was ranked poorly there in a sample of employment sites due to deficiencies relating to access and proximity to residential properties. However Innovations House had been acquired by the University as a site specifically for spin off businesses, and clearly for small start up units its access arrangements are less critical than for a large single occupier. Indeed for this type of accommodation proximity to the city centre and its services, to the University, to labour, and to public transport facilities for staff are doubtless much more significant considerations than for a single large established occupier. The Employment Land Review also emphasised the importance of "*incubator units*" in Oxford where start up businesses could exploit Oxford's strengths in innovation and in the "*knowledge economy*".
11. The City Council have produced a Business Register of vacant commercial premises in Oxford. The Employment Land Study has defined floorspace

thresholds for micro and small businesses. Micro business are under 200 sq m, whilst small businesses are between 200 and 1,000 sq m. The latest information available for December 2011 showed that for small businesses the office premises available to let were limited to a total floorspace of 1,860 sq m in the City centre comprising only 6 properties. In the other areas of Oxford outside the centre there was some 3,350 sq m which included 8 properties. Whilst circumstances do change over time, the market position in June 2011 was very similar. At that time there was even less floorspace available in the City centre at only 1,235 sq m, comprising 4 properties. There was slightly more in the other areas of Oxford totalling some 3,820 sq m comprising 13 properties. The floorspace available at Innovations House amounts to 2,655 sq m.

12. For a city the size and importance of Oxford the availability of premises suitable for small businesses remains limited. It is likely however that future economic growth will come from the innovation and enterprise of new businesses, but this cannot take place in suitable premises are not available. Officers are not persuaded on the evidence supplied that Innovations House could not continue to provide such accommodation in the future.

Proposed Alterations to the Building.

13. The application site falls within Osney Town Conservation Area and lies partly on the site of the Osney Abbey Schedule Ancient Monument which also extends to the east at what is now Osney Cemetery. Nearing completion to the west are restored buildings at Osney Mill providing 12 flats, including 2 key worker units. The mill site also includes the last remaining building of the Abbey complex. To the north - east is Trajan House, substantially restored and remodelled within the last few years as teaching accommodation for Bellerby's College, whilst to the south is a modern development of 2, 3 and 4 storey flats at Millbank. This enclave of buildings with its mix of building ages and styles contrasts markedly from the pattern of early twentieth century domestic terraced properties along Mill Street which gives access to it.
14. The northern range of the Innovations House building was probably constructed in the early 1950s and consists of a 3 storey red brick structure in English bond under a slated roof set behind a low parapet. It possesses a simple architectural style defined in particular by the regular rhythm of small paned windows at each level, and projecting pilasters. These elements and the proportion of "solid" to "void" bring a pleasing order and rhythm to the building. To the rear range of the building the elevations are simpler with the projecting pilasters absent and the brickwork set to stretcher bond. The distinctive symmetrical positioning of windows is maintained however with a single window at each level set centrally between painted vertical columns forming part of the structural frame of the building.
15. Overall Innovations House is a large and prominent building in this part of the conservation area, within the setting of Osney Abbey and seen in the context of the historic mill buildings. Whilst it has limited historic interest in itself it possesses a character and presence in the street and within its context that is derived from its appearance, being both traditional and familiar. The heritage

assessment supporting the submitted application recognises these features, stating that:

- Innovations House has a defined front façade that relates to the main approach from Mill Street, part of which is visible the full length of the street;
- the design is traditional and provides an effective degree of interest;
- it is a significant structure when seen from within the cemetery; and
- it forms an integral part of a former mixed use light industrial and office area.

16. In this context PPS5: *“Planning for the Historic Environment”* is an important consideration. In the guidance the government has re-affirmed its commitment to the historic environment by indicating that heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. It adds that there should be a presumption in favour of the preservation of designated assets such as listed buildings, conservation areas and scheduled monuments.

17. In these proposals the addition of new windows throughout the building marks a substantial change to the building’s external appearance. Although there are 2 or 3 windows blocked up or altered to the southern side of the building to create doorways and an external fire escape, elsewhere some 57 new windows are created in external elevations, increasing the total number of window openings inserted into the building from 83 to 140. The new windows are matching double glazed metal framed units with applied timber mullions and transoms required in order to provide light and ventilation to each of the student study rooms. Whilst a certain symmetry is maintained to the fenestration of the northern elevation of the building, by inserting these additional windows within the projecting pilasters and at the expense of the logical entrance point, the elevation now appears cluttered with its architectural integrity undermined. Similarly to the eastern and western elevations the studied calm of the facades is now broken by the additional window openings which are no longer centrally positioned between the vertical painted columns, but cling to them in groups. The result is in a more horizontally aligned building at odds with its intended character;’ and in the officers’ view detrimental to the conservation area in which it stands.

18. Moreover in public realm terms the logical entrance to the building would be from the northern side as now which is the direction from which it is, and would be, most usually approached. The entrance is indicated to be relocated to the western side however to make more efficient use of the available floorspace. An external ramp and steps are created accordingly at this new entrance, whilst internal to the building at this point are the shared facilities referred to previously plus stairs and lift to upper floors. The loss of the front entrance to the northern side is a further element that undermines the simple composition of the main elevation, as well as its positive contribution to the public realm. Again this is detrimental to the character and appearance of the building, and hence the conservation area.

19. In sum these changes do not enhance the character of the building, but undermine its relaxed but imposing presence within the conservation area. The disciplined architectural language of the elevations to the main frontage range would be compromised and the composition would lose the integrity it

had. To the rear range the impact would be similar as it too would lose its simple rhythm and bay division from which it derives its character. These alterations to the building are not supported by officers.

Planning Obligations.

20. A list of matters to be secured by planning obligation if planning permission is granted appears at the head of this report. The financial contributions are in line with the normal requirements of City and County Councils as set out in the Planning Obligations Supplementary Planning Document (SPD) in terms of library and sports facilities, and as required by the Highway Authority in terms of off - site cycling facilities and fire hydrants if required.

21. Following the consideration of the emerging Sites and Housing Development Plan Document (DPD) at Council on 19th December 2011 however, additional financial contributions towards affordable housing as outlined in draft policy HP.6 of that document may be appropriate in certain circumstances. This arises as the emerging DPD now constitutes a material consideration in determining planning applications. The policies in the DPD build upon those of the adopted Core Strategy which seek to increase the supply of affordable accommodation and are based upon detailed evidence following earlier rounds of consultation. Unlike when drawing up the current Local Plan the production of DPDs is “front loaded” whereby policies are shaped by a greater amount of early evidence gathering and consultation. At the time of writing the DPD has reached the stage where formal consultation is under way with a view to an Examination in Public late this year and formal adoption early in 2013.

22. The relevant policy within the emerging Sites and Housing DPD is HP.6 which states:

“Planning policy will only be granted for new student accommodation that includes 8 or more bedrooms if a financial contribution is secured towards delivering affordable housing elsewhere in Oxford. The contribution will be calculated using the formula in Appendix 4.

An exception to this requirement will be made for any proposal that is within an existing academic campus or college site that includes regular teaching activities and facilities.

Developers may not circumvent this policy by artificially subdividing sites. For mixed – use developments of student accommodation with general housing or commercial floorspace, a pro rata approach will be used to determine whether a contribution is required, and how much this should be”.

23. In addition the supporting text to the emerging policy HP.6 indicates that:
“A key objective of the Core Strategy is to ensure that new residential development contributes to a balance of housing types and tenures, which in turn contribute to mixed and balanced communities. New student accommodation is often proposed on sites that could otherwise be developed for housing, which would include affordable homes of a wider tenure mix”.

24. Whilst the DPD has not yet reached the stage of adoption, the applicant nevertheless recognizes the direction of travel of policy HP.6 and is prepared to make a financial contribution to affordable housing which recognises its emerging status. A contribution of £1,000 per student study room is offered, totaling £100,000. This would be secured as part of the S.106 agreement referred to at the head of this report. The applicant has offered that the sum be payable on commencement of the development in the event of planning permission being granted. However no information has been provided that a full contribution based on the formula within the DPD would make the development of the site unviable. The full sum required would be in excess of £300,000. In the absence of such evidence the application is opposed on these grounds.

Other Matters.

25. Highways and Traffic. The site is accessed directly from Mill Street and provides 34 car parking spaces arranged to the frontage and to the west of the building. This number is reduced to 5 operational spaces in these proposals. Of these two are provided for disabled needs, one for service requirements, one for the warden and one for visitors to the site. Cycle parking is provided in a covered store located adjacent to the new residential development opposite the main entrance at a rate of 1 space per room, in excess of Local Plan requirements. The applicant is also agreeable to the provision of off site cycle safety measures, and to students not being permitted to bring vehicles to Oxford. The site falls outside the Controlled Parking Zone in operation in the locality and students would not therefore be eligible for residents permits within the zone. The Highway Authority would also request a travel plan if the development were to be permitted, in particular to relate to arrangements at the beginning and end of each term.

26. Flood Risk. Although the application does not involve any extensions to the building, it lies within an "island" within Flood Zone 3a as defined by the Environment Agency. Flood Zone 3 has a high possibility of flooding and although the building itself would not be flooded, evacuation would be difficult. However following further discussions involving the Council's Emergency Planning Officer and the production of a Flood Action Plan accompanying the submitted Flood Risk Assessment, the Environment Agency's objection has been withdrawn.

27. Sustainability. As a conversion of an existing building, a full Natural Resource Impact Analysis (NRIA) is not provided, though a short sustainability statement accompanies the planning application. The site is a highly sustainable one in terms of its location close to the railway station, bus routes and access to the city centre, and a number of measures are introduced to the building itself to make it more energy efficient. These measures include better insulation, double glazing, and the introduction of efficient lighting systems. An individual metering system is also proposed for each student study room. An allowance is made within rentals for each student's electricity costs. If these are exceeded then additional payments are required. If less

than the allowance is used, then a refund is made.

28. Archaeology. The application site is of archaeological interest as it falls within the precinct of Osney Abbey, an Augustinian abbey founded as a priory in 1129. The full abbey layout is not known though its late medieval extent has been hypothesised, based on literature, documents, cartographic sources, small scale excavations and observations. If planning permission is granted a condition should be imposed requiring a programme of archaeological work in accordance with a written scheme of investigation.
29. Bat Survey. A bat survey was undertaken in September 2011 but no evidence of roosting bats inside or outside the building was found.

Conclusion.

30. Whilst policies within the adopted Local Plan, adopted Core Strategy and emerging Sites and Housing DPD support the provision of purpose built student accommodation, such support is within the context of other policies within these documents and the particular material considerations relating to each case. On this occasion the proposals result in the loss of much needed employment floorspace in the form of small start up units, whilst modifying the building in a manner which is detrimental to its character and the conservation area in which it is located. In addition no convincing evidence has been provided that the building could not continue to provide small employment units, nor that the intended use would be unviable if the full contribution towards affordable housing required by policy HP6 of the emerging Sites and Housing DPD were made.
31. For the reasons indicated at the head of this report the planning application is recommended for refusal.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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 planning permission officers consider

that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/03005/FUL; 09/02304/FUL.

Contact Officer: Murray Hancock

Extension: 2153

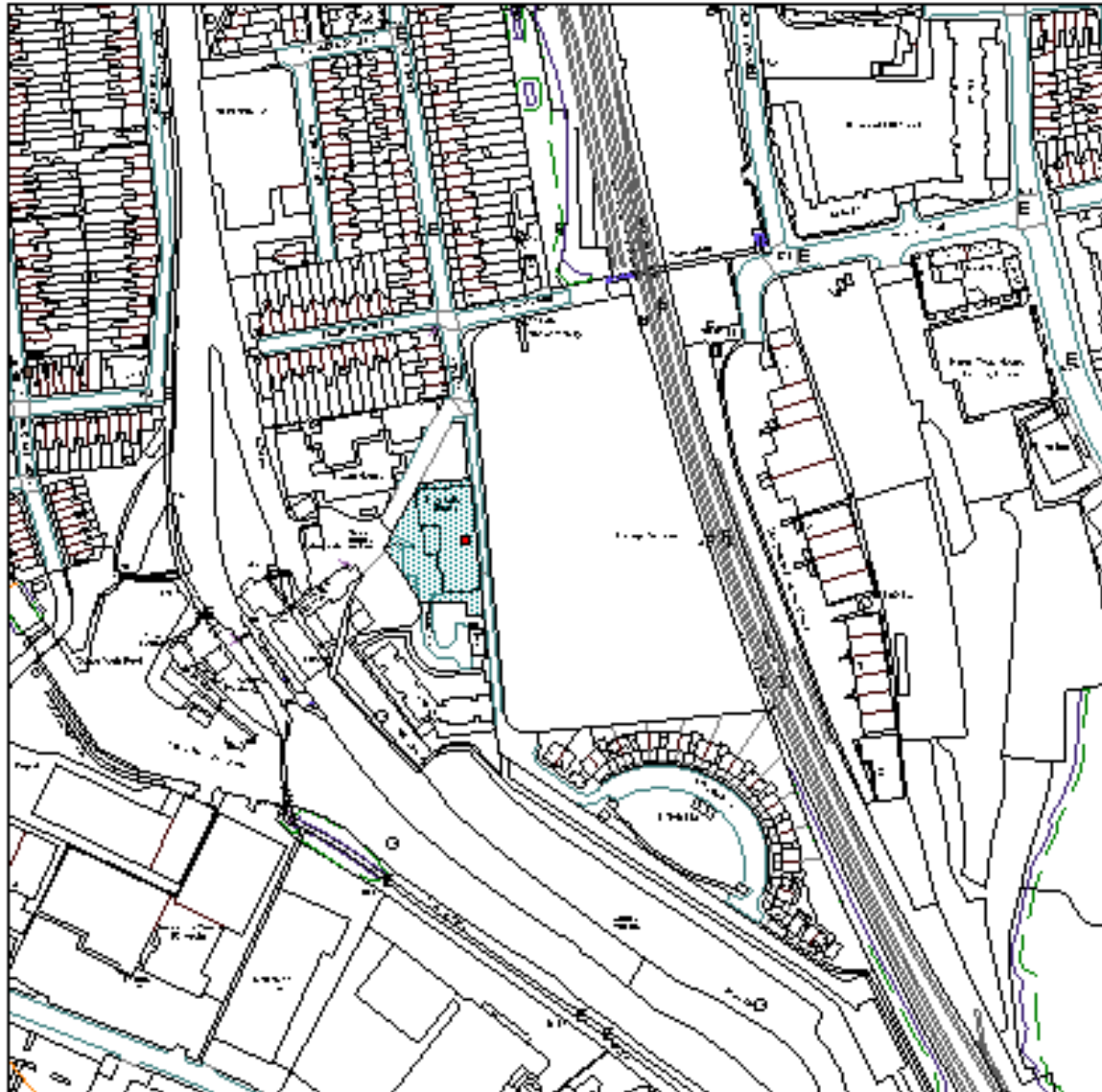
Date: 1 March 2012

11/03005/FUL

Innovations House, Mill Street



OS REF: 11/03005



Scale : 1:2500

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Organization	11/03005/FUL
Department	Innovations House, Mill Street
Comments	
Date	01 March 2012
SLA Number	Bot. Set

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West Area Planning Committee

14 March 2012

Application Number: 12/00179/FUL

Decision Due by: 26 April 2012

Proposal: Erection of new three storey boarding house and associated external works including a new car park and landscaping.

Site Address: Sports Field St Edward's School Woodstock Road Oxford.
Site plan at **Appendix 1**.

Ward: Summertown Ward

Agent: TSH Architects

Applicant:

Recommendation: West Area Planning Committee is recommended to grant planning permission for the above application.

For the following reasons:

- 1 The proposed boarding house is considered to form an appropriate visual relationship with the existing building on the site and its surroundings. The proposal involves the loss of one significant mature lime tree, one mature yew tree and other shrub and hedging vegetation. The impacts are considered to be acceptable in scale and can be adequately mitigated through replacement tree planting under landscape conditions. The major landscape trees standing along the Woodstock Road boundary are unaffected by the proposal.
- 2 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.
- 3 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:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns

- 3 Materials as specified
- 4 Updated Travel Plan
- 5 New Access Construction
- 6 Landscape Hard Surface Design - Tree Roots
- 7 Landscape Underground Services - Tree Roots
- 8 Tree Protection Plan (TPP)
- 9 Arboricultural Method Statement (AMS)
- 10 No Felling, Lopping, Cutting
- 11 Landscape Plan Required
- 12 Landscape Carry Out By Completion
- 13 Contamination - phased risk assessment
- 14 Solar panel details

Local Development Framework Documents:

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
- CP11 - Landscape Design
- CP13 - Accessibility
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- NE15 - Loss of Trees and Hedgerows
- NE16 - Protected Trees
- SR2 - Protection of Open Air Sports Facilities

Core Strategy (OCS)

- CS9 - Energy and natural resources
- CS16 - Access to education
- CS18 - Urban design, town character, historic environment

Housing DPD – Proposed Submission (SHDPD)

- HP5 - Location of Student Accommodation
- HP6 - Affordable Housing from Student Accommodation

NB: The City Council has recently approved the Site and Housing Development Plan Document (SHDPD) which will now go out to consultation before examination by an Inspector. It forms part of Oxford's Development Framework and although not adopted it does carry weight as a material consideration in determining planning applications.

Other Material Considerations:

- PPS1 Delivering Sustainable Development
- PPS5 Planning for the Historic Environment

Relevant Site History:

08/00045/FUL - Erection of single storey building to provide a new sports pavilion. PER 26th February 2008.

08/01759/FUL - Erection of single storey detached sports pavilion. Creation of a grassed mount, erection of new store board, ramped access to rear of pavilion and stepped access to the front. PER 10th October 2008.

09/02543/FUL - Erection of replacement fence along Woodstock Road. PER 19th January 2010.

10/02393/FUL - Single storey rear extension and new roof to existing cricket pavilion. PER 29th October 2010.

11/00200/FUL - Erection of a purpose made cricket score board. (Amended plans). PER 16th March 2011.

Representations Received:

None

Statutory and Internal Consultees:

Thames Water: no objections

Highway Authority: no objections subject to a condition requiring an updated travel plan and new access being constructed prior to construction associated with the new building.

Environment Agency Thames Region: the application is deemed to have a low environmental risk

The Victorian Group Oxfordshire Architectural and Historic Society: overdevelopment of the site, Woodstock Road elevation is not satisfactory it is clumsy and would not contribute to the amenity of the street.

Thames Valley Police: there are opportunities to design out crime and promote community safety and an informative is requested.

Officers Assessment:

Site Description

1. St Edwards School is a co-educational boarding and day school for pupils aged 13-18. It was founded in 1863 at New Inn Hall Street in Oxford. However in 1873 the school moved to its present site on the Woodstock Road. In 1982 the first girl joined the School in the Lower Sixth and the School became fully co-educational in 1997. Currently there are about 660 pupils in the School, of whom two thirds are boys and about 80% boarders.
2. The application site comprises an area of St Edwards School to the front of Corfe House on the western side of Woodstock Road. The site is currently occupied by a tennis court. **Appendix 1** refers.

Proposal

3. The application seeks permission for the erection of a boarding house providing 24 en-suite rooms, a house mistress house, house tutors flat,

matrons flat and graduate teachers accommodation and other ancillary accommodation. The proposal will mainly occupy what is currently a tennis court which is rarely used since the school has artificial turf courts within the grounds.

Issues:

4. Officers consider the principal determining issues in this case to be:
 - Protected open air sports facilities
 - Design
 - Highways
 - Trees
 - Archaeology
 - Sustainability

Assessment

Protected Open Air Sports Facilities

5. The scheme sits slightly on an area of Protected Open Air Sports Facilities as identified within the OLP. In this respect policy SR2 applies. This states planning permission will not be granted for development that would result in the loss of open air sports facilities, including school playing fields, where there is a need for the facility to be retained in its current location.
6. The actual school playing field will not be affected by the development and given the narrow strip that has to be given over to facilitate the proposal officers would raise no objection to the loss of the small strip of land protected by policy SR2. The loss of the tennis court can be accepted on this occasion as they are little used as the school has a good supply of other tennis facilities elsewhere on the site.

Design

7. Policy CS18 of the Core Strategy (CS) states that planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 and CP8 of the Oxford Local Plan (OLP). Policy CP1 states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings.
8. Policy CP8 of the Oxford Local Plan 2001-2016 suggests the siting, massing and design of the proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area. It also stated building design is specific to the site and its context and should respect, without necessarily replicating, local characteristics, and should not rule out innovative design.
9. The proposed building is over three floors with a rear wing which creates an

“L” shaped building and forms a courtyard with Corfe House. The main wing has a glazed atrium in the middle. The south elevation has a row of glazing at ground floor which serves communal areas which face onto the sports field. Whilst the building is three storeys in height the third storey rooms are in the roof space served dormer windows.

10. Materials proposed are a combination of brick and ashlar stone. Stone is proposed for the field elevation and the house mistress house. The brickwork will consist of a buff brick instead of the more commonly used red brick at the school in order to blend with the adjacent building, Kendal House. Zinc has been chosen for the roof to match Kendal House.
11. Whilst the proposal is contemporary in design it does have some traditional elements for example the gable end that is the house mistress's house, which is the most prominent view when traveling up the Woodstock Road. The use of materials reflects the main existing buildings on the site and the proposal is not dissimilar to the adjacent Kendal House building in its style and use of materials. The proposed building is set apart from the more tradition red brick building of Corfe House by the courtyard which contains the car parking area. Given the separation from Corfe House the proposal will not have a negative impact on it.
12. It is therefore the officers' opinion that the proposed boarding house respects the character and appearance of the area and uses materials of an appropriate nature to the development, the site and its surroundings. It respects the local characteristics in a modern form.

Highways

13. 8 car parking spaces will be provided which it is claimed formalis the existing informal parking layout. The existing vehicular access (between brick piers) from the Woodstock Road will be widened to 4.5m and the gates set back about 7.0m from the boundary. This is required for construction traffic but in the long term will also allow visiting vehicles to wait off the highway for the gates to open. Widening of the access will also provide better inter- visibility especially between exiting vehicles and cycles.
14. The design and access statement suggests that traffic generation will be minimal with the students being boarders and home visits taking place every 3 weeks. The traffic generated from this is likely to be off peak e.g. Sunday evening. The design and access statement suggests that the travel plan will be updated to take account of the current proposal and a condition is suggested by the Highway Authority for an updated travel plan accordingly.

Trees

15. The site is outside of any conservation areas and there are currently no Tree Preservation Orders on any trees in the area involved in the application site. However, trees on the site are important where they contribute to the canopy cover adorning the Woodstock Road, which is one of the main arterial routes

into the city. The generally contiguous tree cover along the road is particularly significant in terms of the appearance and character of Woodstock Road and the wider city.

16. The proposed footprint of the boarding house would occupy a space south of Corfe House. This requires the removal of small trees and shrubs making up a line of boundary vegetation along the edge of the sports fields. The loss of this vegetation is not considered a significant impact and may be adequately mitigated by appropriate replacement planting.
17. More significantly, a mature yew is also lost but this is not visible from public views outside of the site. A mature lime tree is also proposed to be removed. The individual value of the lime is moderately high, being an attractive tree that makes a positive contribution to the landscape quality of this part of the school campus. It is also visible to a limited degree from the Woodstock Road but its significance to wider public visual amenity is much less.
18. Other trees of importance intended for retention are close to the proposed development, especially trees along the western side of the building. It should be possible to retain them however without serious risk of damage or injury providing that appropriate tree protection measures are employed throughout the construction process. These could be secured through conditions.
19. The application includes an Arboricultural Method Statement (AMS) which contains site specific measures to avoid physical injury to trees including protection of the retained trees Root Protection Areas. This document is considered to provide an adequate technical information base for site tree protection and again this can be given weight by condition.

Archaeology

20. This site is of interest because it is located adjacent to parch marks identified by aerial survey which suggest the presence of either Late Neolithic-Early Bronze Age monuments and/or later prehistoric or Roman enclosures on the St Edward's School sports field. Previous investigations 180m to the south of the application site have produced evidence for later Roman occupation in this area.
21. Based on the available evidence and the scale of the proposed development, an archaeological field evaluation report was submitted as part of the application. Officers considered archaeological evaluation report for this site to be satisfactory and based on the results of the evaluation officers would not request any further archaeological work in relation be required.

Sustainability

22. An environmental statement has been submitted with the application and describes how the proposed development aims to conserve energy. In summary the statement confirms that passive design features, such as the provision of high levels of thermal insulation and air-tightness shall be

incorporated to reduce the energy baseline of the development, energy efficient systems such as low energy lighting will be provided and solar thermal heating will be provided to meet a proportion of the hot water load. The proposed use of solar thermal has been calculated to reduce the overall annual energy use of the site by 10%. Officers consider these measure acceptable and in accordance with policy CS9 of the OCS.

Conclusion:

For the reasons given above and taking into account all other matters raised Officers conclude that the proposal accords with all the relevant polices within the development framework and therefore recommends approval as the proposed boarding house is considered to form an appropriate visual relationship with the existing building on the site and its surroundings. The proposal involves the loss of one significant mature lime tree, one mature yew tree and other shrub and hedging vegetation. The impacts are considered to be acceptable in scale and can be adequately mitigated through replacement tree planting under landscape conditions. The major landscape trees standing along the Woodstock Road boundary are unaffected by the proposal.

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:

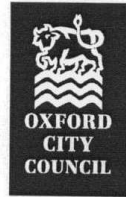
Contact Officer: Lisa Green

Extension: 2614

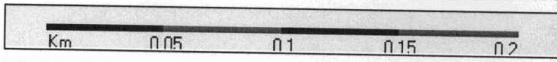
Date: 29 February 2012

Appendix 1

Sports Field St Edwards School



Scale : 1:2500



Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	29 February 2012
SLA Number	Not Set

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Ordnance Survey 100019348.

West Area Planning Committee

14 March 2012

Application Number: 12/00248/CT3

Decision Due by: 29 March 2012

Proposal: Erection of external canopy to existing lightwell area; new cladding to walls; new door to replace existing gate and erection of new turnstile

Site Address: St Aldate's Chambers 109 - 113 St Aldate's Oxford
Oxfordshire – Appendix 1

Ward: Carfax Ward

Agent: Nicole Nevin

Applicant: Oxford City Council

This application is required to be determined by Committee as the applicant is Oxford City Council.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extensions/alterations to the building are insignificant in scale and of very limited visibility from the public realm such that they would preserve the character and appearance of the existing building and surrounding Central Conservation Area whilst providing an improved commercial office building within the City. The proposals therefore accord with policies CP1, CP8, CP9, CP10 and HE7 as well as policies CS1, CS18 and CS28 of the Oxford Core Strategy 2026.
- 2 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.

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

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
- HE7 - Conservation Areas

Core Strategy

- CS1_ - Hierarchy of centres
- CS18_ - Urb design, town character, historic env
- CS28_ - Employment sites

Other Material Considerations:

This application is in or affecting the Central Conservation Area.

- PPS1 – Delivering Sustainable Development
- PPS4 – Planning for Sustainable Economic Growth
- PPS5 – Planning for the Historic Environment

Relevant Site History:

10/02599/CT3 - External alterations to building to include new windows, doors and boiler flue. External ductwork and covered cycle store to courtyard. Provision of heat recovery plant air conditioning units and safety railings to roof.(amended plans) – Permitted 21.12.2010

Representations Received:

None received as of the date of writing the report. Committee will be updated verbally if any late comments are received.

Statutory and Internal Consultees:

No comments received as of the date of writing the report. Committee will be updated verbally if any late comments are received.

Officers' Assessment:

Site Description

1. The application site relates to 109-113 St Aldate's (Appendix 1) which is used

by Oxford City Council as one of the main city centre offices. The ground floor features a customer drop-in centre as well as staff offices to the rear and the upper floors are used solely as offices for staff. The St Aldate's Chambers offices are currently undergoing significant refurbishment works and the proposals contained within this application constitute part of the wider refurbishment/upgrade works planned for the building.

Description of Proposal

2. The application seeks planning permission for a small side extension in the form of a canopy type structure in the existing gap separating the St Aldate's Chambers building from the neighbouring 114-116 St Aldate's building. The proposed extension is to provide an improved and covered entry point for staff into the building.

Issues

3. The principle determining issues in this application are considered to be the following:

- Design
- Sustainability

Design

4. The proposed side extension is in the form of a predominantly mono-pitched glazed external canopy in an existing gap between the St Aldate's Chambers building and the neighbouring 114-116 St Aldate's building. The two buildings directly adjoin each other at the front of the site where adjacent to the street however there is a gap between the frontage and the main office building to the rear of just over 9m in length which is currently an outdoor walkway of somewhat tired appearance.

5. The proposed 'canopy' structure would be barely visible from the street, if it all, as it would be separated from it by the existing building frontage in which the staff entrance doors are located. At a maximum height of approximately 4.5m it would also mean that it would not be visible above the walls of the existing multiple storey buildings of St Aldate's Chambers and 114-116 St Aldate's that are on either side. Consequently the proposals are considered to have no impact, either positive or adverse, on the St Aldate's streetscene as well as the wider Central Conservation Area and as such would sufficiently preserve their character and appearance in accordance with policies CP1, CP8 and HE7 of the Local Plan.

Sustainability

6. The proposals seek to provide an improved commercial/office space on an existing employment site within a highly sustainable location. It would also help reinforce the city centre as the primary location for new higher density development such that it reduces the need to use more unsustainable modes of transport.

Conclusion:

7. The proposed extensions and alterations to the existing office building are considered to be minor and set back from the street frontage such that they

would have little impact on the St Aldate's streetscene. The extensions would help to provide an improved office premises within a sustainable location such that the building would be better suited to modern business needs. The proposals are therefore considered to comply with all relevant policies of the development plan and Committee is consequently recommended to approve the application.

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: 12/00248/CT3 & 10/02599/CT3

Contact Officer: Matthew Parry

Extension: 2160

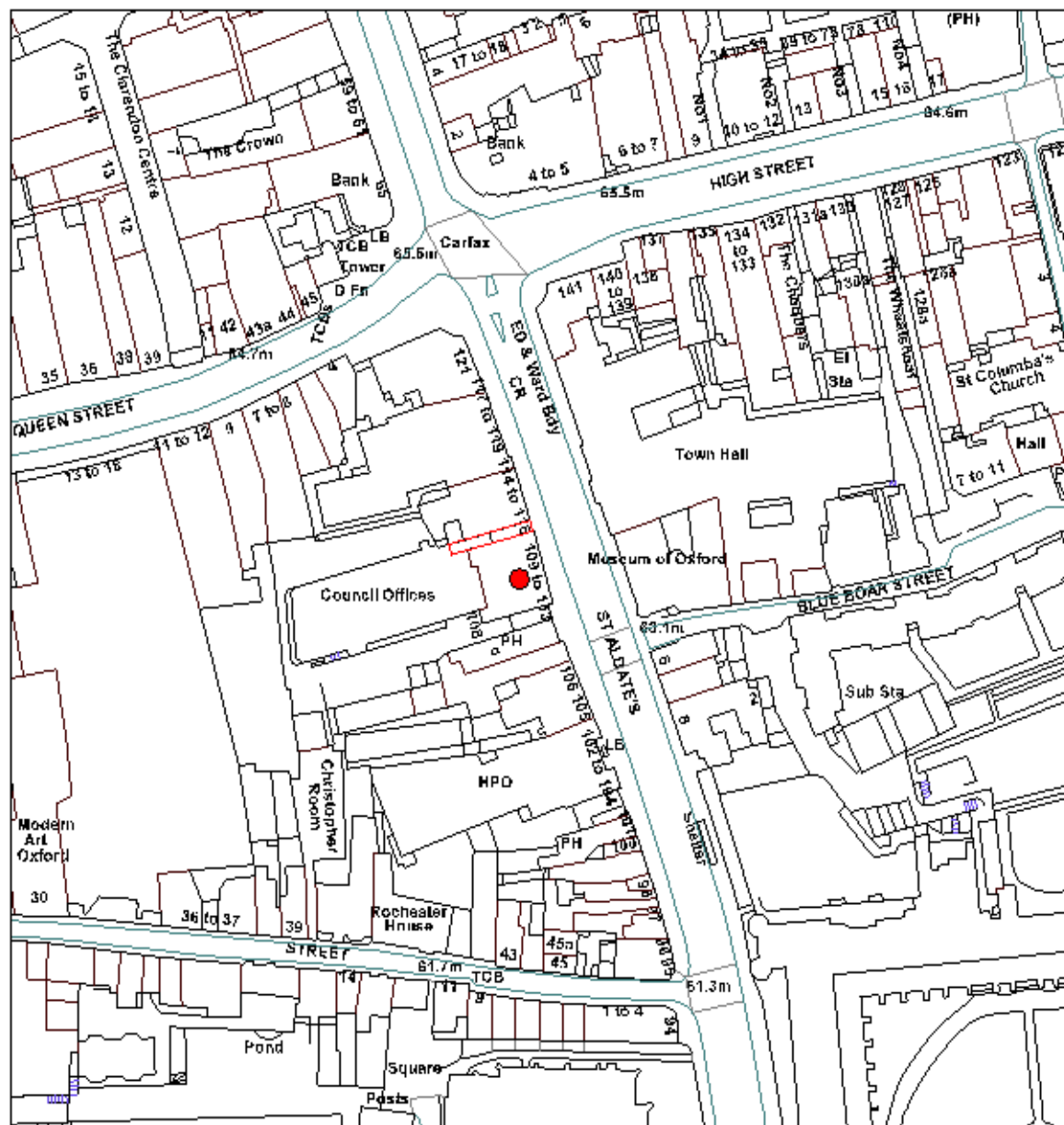
Date: 2 March 2012

Appendix 1

109 - 113 St Aldates



GIS by ESRI (UK)



Scale: 1:1250

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Organisation	Oxford City Council
Department	CityDevelopment
Comments	1200248/CT3
Date	28 February 2012
SLA Number	Not Set

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Agenda Item 6

Monthly Planning Appeals Performance Update – January 2012

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 January 2012, while Table B does the same for the current business plan year, ie. 1 April 2011 to 31 January 2012.

Table A. BV204 Rolling annual performance (to 31 January 2012)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	11	(35%)	5 (50%)	6 (29%)
Dismissed	20	64%	5 (50%)	15 (71%)
<i>Total BV204 appeals</i>	31		10	21

Table B. BV204: Current Business plan year performance (1 April 2011 to 31 January 2012)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	10	(37%)	4 (50%)	6 (32%)
Dismissed	17	63%	4 (50%)	13 (68%)
<i>Total BV204 appeals</i>	27			

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 January 2012

	Appeals	Percentage performance
Allowed	13	(32.5%)
Dismissed	27	67.5%
All appeals decided	40	
Withdrawn	5	

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 January 2012.
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 January 2012. 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 1/1/12 And 31/1/12

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	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
11/01867/FUL	11/00042/REFUSE	DEL	REF	DIS	10/01/2012	COWLYM	82 Cricket Road Oxford Oxfordshire OX4 3DH	Proposed two storey side extension. Part single and part two storey rear extension.
11/01214/FUL	11/00034/REFUSE	COMM	PER	ALWCST	24/01/2012	JEROSN	Oxonian Rewley Press Ltd Lamarsh Road Oxford Oxfordshire OX2 0HY	Demolition of former Oxonian Press premises. Erection of 8 flats (2 x 1-bed, 4 x 2-bed and 2 x 3-bed) in a 3 storey block with 10 car parking spaces, cycle and bin storage. (Amended Plans)

Total Decided: 2

TABLE E

Appeals Received Between 1/1/12 And 31/1/12

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	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
10/03074/FUL	12/00003/REFUSE	COMM	PER	W	184 Woodstock Road Oxford Oxfordshire OX2 7NQ	STMARG	Demolition of existing house. Erection of 2x3 bed, 2x2 bed and 1x1 bedroom flats. Provision of 2 car parking spaces, cycle and bin store. (Amended description) (Amended plans)
11/00641/VAR	12/00001/COND	DEL	PER	W	Land To The Rear Of 19 Islip Road Oxford Oxfordshire OX2 7SN	SUMMT	Removal of condition no. 18 of planning permission 08/00885/FUL to allow clear glazing to windows at upper level.
11/02154/FUL	12/00002/REFUSE	DEL	REF	H	5 Boults Lane Oxford Oxfordshire OX3 0PW	MARST	Two storey side extension following demolition of existing side extension.

Total Received: 3

WEST AREA PLANNING COMMITTEE

Wednesday 15 February 2012

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

OFFICERS PRESENT: Alec Dubberley (Democratic and Electoral Services Officer), Murray Hancock (City Development) and Nick Worledge (City Development)

88. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Khan with Councillor Lloyd-Shogbesan attending as substitute.

89. DECLARATIONS OF INTEREST

Castle Mill, Roger Dudman Way, Oxford - 11/02881/FUL -
Councillor Colin Cook - Personal - an employee of Oxford University (agenda item 3 refers)

66 And 68 Woodstock Road St Antony's College (Middle Eastern Centre) -
11/03043/EXT -
Councillor Elise Benjamin - Personal - had received correspondence from interested parties (agenda item 7 refers)

66 And 68 Woodstock Road St Antony's College (Middle Eastern Centre) -
11/03043/EXT -
Councillor Graham Jones - Personal - had received correspondence from interested parties (agenda item 7 refers)

66 And 68 Woodstock Road St Antony's College (Middle Eastern Centre) -
11/03043/EXT -
Councillor Oscar Van Nooijen - Personal - had received correspondence from interested parties (agenda item 7 refers)

143 Kingston Road Oxford - 11/03109/FUL -
Councillor Oscar Van Nooijen - Personal - had received correspondence from interested parties (agenda item 8 refers)

Ferry Sports Centre, Ferry Pool Road, Oxford - 12/00196/CT3 -
Councillor John Tanner - Personal - Executive Board Member for Cleaner Greener Oxford (agenda item 9 refers)

90. CASTLE MILL, ROGER DUDMAN WAY, OXFORD - 11/02881/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application for an extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units

consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces.

The Case Officer Murray Hancock introduced the application and confirmed that the sum negotiated as a financial contribution towards affordable housing was £100,000.

Terry Gashe, on behalf of Oxford University's planning agent, spoke in favour of the development. Wendy Skinner Smith of the Cripsey Meadows Allotment Association spoke to confirm that concerns which the association had had about the proposal had been addressed by the report.

The Committee considered all submission both written and oral and it was:

Resolved to support the application but defer to officers the drawing up of an accompanying legal agreement and to delegate to them the issuing of the Notice of Permission. subject to the conditions in the officer's report on its completion.

91. 220 AND 222 COWLEY ROAD, OXFORD - 11/03035/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for the demolition of existing buildings, erection of a 3 storey building comprising retail shop and Class B1 Business use on ground floor and 18 student study rooms on upper floors. Provision of cycle parking and bin stores.

In accordance with the criteria for public speaking Nik Lyzba, on behalf of the applicant, spoke in support of the development.

The Committee considered all submission both written and oral and it was:

Resolved to refuse planning permission for the reasons outlined in the officer's report.

92. 229 COWLEY ROAD, OXFORD - 12/00046/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for retention of use as student accommodation.

In accordance with the criteria for public speaking Huw Mellor, on behalf of the applicant spoke in favour of the proposal.

The Committee considered all submission both written and oral and it was:

Resolved to refuse planning permission for the reason outlined in the officer's report.

93. PART MANZIL WAY GARDENS AND 205 COWLEY ROAD - 12/00028/VAR

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for a variation of condition 3 of planning permission 09/00731/FUL to allow student accommodation to be occupied by students in full time education of one academic year or more.

Resolved to grant planning permission for the reasons outlined in the officer's report.

94. 66 AND 68 WOODSTOCK ROAD ST ANTONY'S COLLEGE (MIDDLE EASTERN CENTRE) - 11/03043/EXT

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application to extend time limit on application 07/02818/FUL (Two and three storey extension with basement to Middle Eastern Centre to provide new library facilities, common area, lecture room, storage areas and including external landscaping).

The Committee considered all written representations and it was:

Resolved to grant planning permission for the reasons outlined in the officer's report.

95. 143 KINGSTON ROAD OXFORD - 11/03109/FUL

The Head of City Development submitted a report (previously circulated, now appended) detailing an application for Demolition of existing two storey rear extension. Erection of part single storey, part two storey and part three storey extension to rear. Extension of existing basement.

In accordance with the criteria for public speaking Stephen Rayner and Kerry Mills, both neighbouring residents, spoke in objection to aspects of the development. Peter Pritchard, on behalf of the applicant, spoke in support of the scheme.

The Committee considered all submission both written and oral and it was:

Resolved to approve the application subject to the conditions in the officer's report and the following new conditions:

- 1) That there should be no additional widows on the side elevation
- 2) There should be no separate occupation of the basement area.

96. FERRY SPORTS CENTRE, FERRY POOL ROAD, OXFORD - 12/00196/CT3

The Head of City Development submitted a report (previously circulated, now appended) detailing a planning application from Oxford City Council to install photovoltaic panel on the Ferry Leisure Centre.

The Principal Planning Officer explained that the report sought delegated authority for the Head of City Development to determine the application once the consultation period had closed. This would allow the Council to receive a Central Government subsidy towards the cost of the work and as time was limited this was considered the best course of action.

Resolved to support the scheme in principle but grant delegated authority to officers to determine the application once the consultation period had closed.

97. PLANNING APPEALS

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

Resolved to note the report.

98. FORTHCOMING APPLICATIONS

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

- (1) Grantham House, Cranham Street: 11/03273/FUL: Conversion of flats etc.
- (2) 376 Banbury Road: 11/03008/FUL: 9 flats.
- (3) Former Innovations House, Mill Street: 11/03005/FUL: Conversion to student accommodation.

University Science Area: 11/00940/FUL: Masterplan (Not a planning application)

99. MINUTES

Resolved to approve as a correct record the minutes of the meeting held on 11 January 2012.

The meeting started at 6.00 pm and ended at 7.35 pm