

Agenda

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East Area Planning Committee

Date: **Wednesday 8 January 2014**

Time: **6.00 pm**

Place: **Assembly Room, Town Hall**

For any further information please contact:

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East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Helen O'Hara	Cowley;
	Councillor Michele Paule	Rose Hill and Iffley;

The quorum for this meeting is five members. Substitutes are permitted.

HOW TO OBTAIN AGENDA

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

3 OXFORD STADIUM, SANDY LANE : 13/00302/FUL

The Head of City Development has submitted a report which details a planning application to demolish the existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.

This report will be published separately.

4 HEADINGTON SCHOOL, HEADINGTON ROAD: 13/02697/FUL

1 - 14

The Head of City Development has submitted a report which details a planning application to remove the existing portacabin and temporary buildings. Extension to existing sports hall to provide dance studio and fitness suite. Provision of replacement car parking and external works.

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Landscape plan required
- 5 Landscape carried out after completion
- 6 No felling lopping cutting of any trees
- 7 Tree Protection Plan (TPP) 1
- 8 Arboricultural Method Statement (AMS) 1
- 9 Details of construction plant storage on site
- 10 Details of parking area – including method of construction
- 11 Archaeology - Implementation of programme of investigation
- 12 Construction Traffic Management Plan
- 13 Details of Biodiversity Enhancements
- 14 Details of Sustainability Measures
- 15 Ground resurfacing - SUDS compliant
- 16 Community use of facilities

**5 BMW UK MANUFACTURING LTD, GARSINGTON ROAD:
13/02607/FUL**

15 - 22

The Head of City Development has submitted a report which details a planning application to construct in two phases a single storey Test Track

weather resistant enclosure adjacent the existing railway lines

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Proposal to adopt Sustainable Urban Drainage techniques
- 5 Contaminated Land Watching Brief

6 9 KNIGHTS ROAD: 13/02946/CT3

23 - 26

The Head of City Development has submitted a report which details a planning application for a change of use from tattoo parlour (Sui Generis) to Use Class A1 (retail).

Officer recommendation: To APPROVE the planning application subject to the following condition:

- 1 Development begun within time limit

7 PLANNING APPEALS

27 - 32

To receive information on planning appeals received and determined during November 2013

The Committee is asked to note this information.

8 MINUTES

33 - 36

Minutes from 4 December 2013

Recommendation: That the minutes of the meeting held on 4 December 2013 be APPROVED as a true and accurate record.

9 FORTHCOMING APPLICATIONS

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

- 13/01553/CT3: Eastern House, Eastern Avenue
- 13/01555/CT3: Land East of Warren Crescent
- 13/02410/FUL: 7 Sheepway Court.
- 13/02638/FUL: BP Garage, 281 Abingdon Road
- 13/3192/CT3: Blackbird Leys Leisure Centre
- 13/03221/VAR: 35 Barton Road
- 13/03117/FUL: 291 Cowley Road
- 13/02866/VAR: Site of 21 and 23 Temple Road

13/02818/FUL: 11 Crescent Road

10 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Thursday 9 January if necessary

Wednesday 5 February and (Thursday 13 February if necessary)

Wednesday 5 March and (Thursday 13 March if necessary)

Wednesday 2 April and (Thursday 10 April if necessary)

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

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 wreed@oxford.gov.uk 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 of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair.
7. 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.

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Agenda Item 4

East Area Planning Committee

8th January 2014

Application Number: 13/02697/FUL

Decision Due by: 14th January 2014

Proposal: Removal of existing portacabin and temporary buildings. Extension to existing sports hall to provide dance studio and fitness suite. Provision of replacement car parking and external works.

Site Address: Headington School, Headington Road, Oxford (**site plan: appendix 1**)

Ward: Headington Hill And Northway

Agent: Mr Alan Divall

Applicant: Headington School

Recommendation:

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

Reasons for Approval

- 1 The proposed development would make an efficient and appropriate use of previously developed land in order to provide improved sports facilities for the school which meet modern day standards. The proposed extensions and alterations would be of a size and scale that would create an appropriate visual relationship with the built form of the original school grounds while also preserving and enhancing the significance of the Headington Hill Conservation Area. The extensions have been designed in a manner that would safeguard the residential amenities of the surrounding residential properties and would not create any adverse impacts upon the local highway, trees, biodiversity, sustainability, or drainage and any such impact could be successfully mitigated by appropriate conditions. The proposed development would therefore accord with the relevant national planning policy and policies of the current development plan. No third party objections have been received.
- 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.

Conditions

To include the following

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Landscape plan required
- 5 Landscape carried out after completion
- 6 No felling lopping cutting of any trees
- 7 Tree Protection Plan (TPP) 1
- 8 Arboricultural Method Statement (AMS) 1
- 9 Details of construction plant storage on site
- 10 Details of parking area – including method of construction
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- 15 Ground resurfacing - SUDS compliant
- 16 Community use of facilities

Principal Planning Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- HE3** - Listed Buildings and Their Setting
- HE7** - Conservation Areas
- HE10** - View Cones of Oxford
- NE15** - Loss of Trees and Hedgerows

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS13_** - Supporting access to new development
- CS16_** - Access to education
- CS18_** - Urban design, town character, historic environment
- CS21_** - Green spaces, leisure and sport

Other Planning Documents

National Planning Policy Framework
Headington Hill Conservation Area Appraisal

Public Consultation

Statutory Consultees

Oxfordshire County Council

- Transport & Planning Strategy: No objection
- Highways Authority: No objection as there are no additional traffic movements as

a result of this proposal

- Drainage Authority: No objection. The development is on an existing site and although there is a loss of some green space it would not present any surface water drainage issues. The extension should be drained using SuDS methods including porous surfaces to drain parking areas.

Environment Agency Thames Region

- No comments on the application

Thames Valley Police

- The development should be designed to Secured by Design standards

Thames Water Utilities Limited

- No objection

English Heritage

- No objection.

Third Parties

None

Community Consultation

A Statement of Community Involvement has accompanied the application. It sets out that pre-application discussions were held with the Council prior to submission and a public exhibition held for the local community along with pre-application discussions with officers.

The school have held a number of public exhibitions in relation to the proposal. On the 22nd February 2013 an exhibition was held for parents and staff, of which 22 people attended. A further exhibition was then held on the 11th April 2013 for the general public and local councillors and 8 people attended including two members of the Oxford Civic Society and one Councillor. The statement suggests that the views regarding the proposal were generally positive, and people thought generally thought the design was sensitive to the local context. The other comments included what details of the sustainable design measures and features in the new building; would there be any flooding or drainage issues; and what scope there was for community benefits from the building.

Officers Assessment:

Background to Proposals

1. The site is located on the northern side of Headington Road and is bordered by Headley Way to the east, Cuckoo Lane to the North, and Pullens Lane to the West. The site is within the Headington Hill Conservation Area (**appendix 1**)
2. The site comprises the Headington School Campus, which can be viewed in three parts, with the main teaching facilities at the eastern end, and recreational, administrative and residential facilities to the west.

3. The application relates to existing sports hall which is set in the south-western sector of the campus, and is separated from the main school buildings by the all-weather pitch and sports halls. The sports hall is a large metal clad shed with shallow pitched roof, which is then linked to a brick built single storey changing room block and swimming pool building. There are a number of temporary buildings to the south which are used for temporary storage and teaching space, and are single-storey and timber clad.
4. In terms of planning history the site has been subject to a number of applications in recent years as the school has sought to develop its campus, however, these are not of particular relevance to this application. In July 2006 the school prepared a masterplan which outlined the school's vision and development areas over a 15 year period. The current proposal was identified within this masterplan.
5. The proposal is seeking permission for the erection of a two-storey extension at the western end of the existing sports hall with a floor area of approximately 1656m² to provide a dance studio, fitness suite, cardio room, changing facilities, ergo room, and ancillary storage. A single storey extension would also be added to the front of the sports hall to provide additional classrooms. The development would also include the removal of the existing portacabin and temporary buildings alongside the Sports Hall and Napier House and provision of replacement car parking, and ancillary external works.
6. Officers consider the principal determining issues to be:
 - Principle of development;
 - Need for Indoor Sports Provision
 - Site layout and built forms;
 - Impact upon Adjoining Properties
 - Transport;
 - Landscaping;
 - Archaeology
 - Biodiversity;
 - Sustainability
 - Drainage;
 - Other Matters

Principle of Development

7. The National Planning Policy Framework and Oxford Core Strategy Policy CS2 encourage the reuse of previously developed land, while Policy CP6 of the Oxford Local Plan 2001-2016 requires development proposals to make an efficient use of land in a manner where the built form suits the sites capacity.
8. The proposal development would be located within part of the site that would constitute previously developed land and therefore the principle of developing this part of the site would accord with the above-mentioned policies.

Need for Indoor Sports Provision

9. The Oxford Core Strategy recognises through Policy CS16 that there is a need to improve access to all levels of education, through new or improved facilities. The general aim of the school to improve the range of their accommodation would accord with these above-mentioned policies. In addition Policy CS21 encourages provision to indoor and outdoor sports facilities, and investigating opportunities to provide public access to private facilities.
10. The School Masterplan identified the need to improve the existing sports facilities within the site and identified the existing sports hall as the most suitable location to meet this aim. A statement of need has accompanied the application which explains that there is a requirement to provide their pupils with facilities that would enable them to pursue the sport or sports of their choice no matter their ability in order to encourage participation and well-being. The school has expanded the range of activities outside the curriculum time, and set up Dance and Yoga classes for the 6th form and other indoor clubs. The school also has an elite programme for sports such as rowing and so needs to provide facilities to encourage those aspiring to be elite athletes.
11. The existing sports hall was built in 1996 and it no longer meets the Department for Education guidance on sporting facilities for the number of pupils. The guidance stipulates that a minimum 1033.5m² is required for a school population of 810 pupils and this would be needed across 3 hall spaces (Assembly, Sports and Activity). The current provision would fall short of this provision. The school currently have year group PE lessons, which means there can be up to 120 pupils having PE at the same time. Although the school recognises that they have high quality outdoor sporting facilities, there is a lack of indoor space which limits the activities that can be offered, especially in poor weather. It results in the school having to use classrooms for activities. In addition the Preparatory School have limited PE facilities and need to use the Senior School during curriculum time. The school have a range of extra-curricular clubs and activities which need indoor space to train and for those fitness based activities the current fitness suite cannot accommodate these activities. In addition the school has the top rowing school in the country but operates from temporary accommodation on site and space rented in another schools boathouse. There is therefore a need to provide more permanent accommodation. The current changing facilities within the sports hall do not meet Sport England standards.
12. In terms of community use, the proposed development is primarily intended for the use by pupils with some additional use by school staff. There is currently no intention to operate this facility as a sports centre with individual personal access, because no additional car parking will be provided; the facility is close to the schools boarding houses which brings security issues; and opening the fitness suite during evenings and weekends would give rise to a need through the schools duty of care to segregate pupils from the public. The statement of need has identified that there may be scope to enable evening and weekend use of the Dance Studio and Ergo room form organised groups, but would be to groups who control their own memberships such as rowing clubs etc. This may

allow for community use in the evenings and weekends primarily away from school hours. A condition is suggested

13. The masterplan has identified the need to provide improved indoor sports facilities, primarily because the current provision does not meet the Department for Education and Sports England standards, and that the temporary accommodation which is currently used for sports such as rowing is in need of replacement and has led to a need for a more permanent solution. Officers would raise no objection to the proposal which would be consistent with the aims of Oxford Core Strategy Policy CS16 and CS21.

Site Layout and Built Forms

14. The school is located within the Headington Hill Conservation Area. The National Planning Policy Framework requires proposals to be based upon an informed analysis of the significance of any heritage asset affected and expects applicants to understand the impact of any proposal upon the asset with the objective being to preserve that significance.

15. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design responding appropriately to the site and surroundings; creating a strong sense of place; contributing to an attractive public realm; and providing high quality architecture. Oxford Local Plan Policies CP1, CP8 and HE7 require new development to enhance the quality of the environment in a manner that relates to its context and preserves the special character and appearance of the conservation area.

16. Impact on the Heritage Asset: The 'Headington Hill Conservation Area Appraisal' identifies that its significance is derived from its role in providing a green landscape background to the historic city centre; the retention of trees and green landscape; its characteristic buildings; public paths; and the protection of viewpoints across the city. Headington School is recognised as one of the important institutional uses within the southern part of the area. It was established in 1920 with the acquisition of Davenport House and its large park which provides spacious grounds and the attractive green setting to the school. The main school building was constructed to the east in 1928 and has considerable architectural interest in spite its later alterations and has a frontage to Headington Road that emphasises the roads importance. The high boundary walls that enclose the site from the surrounding roads provide privacy are a key feature of this establishment as they hint at the tranquil open setting that lies beyond. The appraisal acknowledges that the more recent school buildings to the west are set closer to the Headington Road boundary and generally turn their back on the road, rather than addressing the frontage. As such they are considered less successful in reflecting the significance of the institution, the status of the road, or the attractive features of the historic gardens and parkland. There are also attractive views of this open space and mature planting from Cuckoo Lane.

17. A Heritage Assessment has been submitted with the application. The assessment acknowledges the conclusions within the conservation area

appraisal. It recognises that the School or its grounds does not play any part in the green landscape background to the City Centre or the view cones associated with the Conservation Area. It goes on to state that the proposed extension to the sports centre would have the potential to enhance the school grounds. The greater use of brick would assist in integrating the building with the more recent additions to the rear of the main school building, and would provide more active frontage towards the playing fields while also reducing the prominence of the existing sports hall. Furthermore the replacement of the various temporary buildings and piecemeal access arrangements with more permanent facilities will also have a beneficial impact on the conservation area.

18. Officers consider that the existing sports hall is of little architectural merit designed for function rather than form and therefore could be viewed as having a neutral impact upon the significance of the conservation area. The proposed extension represents an opportunity to improve this part of the site and contribution of the sports hall to the school grounds and wider area. The extension would be sited in a manner that would address Headington Road and therefore addressing one of the Conservation Area Appraisals issues with buildings in this part of the site and having a positive impact on any views into this part of the site from the Headington Road. The rear elevation has been designed to relate the building to the open sports field with the use of glazing and a balcony, and this would also preserve the views across the space from Cuckoo Lane. As such it is considered that the proposed extension would help enhance the visual appearance of this part of the site and thereby preserving the significance of the designated heritage asset.
19. Layout: The building has been sited to the western end of the existing sports hall as there was sufficient space at this end of the building and it would also enable the building to have a clear relationship with the existing access road that leads from Headington Hill Hall. The internal layout has been designed to enable two entrances, with the main entrance facing towards Headington Hill Hall and the other to the rear onto the main thoroughfare for pupils moving between the residential accommodation to the west and academic buildings to the east. The changing rooms are located to the front in order to enable direct external access to the ground floor changing rooms. At first floor level the building is orientated to look out across the sports fields and tennis courts in order to provide a direct visual link to this aspect of the campus. The Thames Valley Police have recommended that the development be designed to Secured by Design principles, and this could be secured by condition.
20. Size and Scale: The proposed extensions could be divided into three parts, the main two-storey extension which would have shallow pitched hipped roof with a ridge height of approximately 11m. A link structure between the existing sports hall and proposed extension which would provide the main entrance to the facility and would have a flat roof with a height of approximately 6.5m. Then storage building to the south of the extension, which would have a lean-to roof of approximately 6.5m. While the extensions would be fairly substantial structures in terms of size and scale, they would not look out of place when viewed against the existing sports hall or the surrounding residential accommodation.

21. Appearance: The main two-storey extension to the sports hall has been designed as pavilion building with a shallow hipped roof with large overhanging eaves. The building will be brick built to match the main academic buildings and would have horizontal recesses in the first floor brickwork to match the transoms in the first floor glazing to the rear in order to reduce the sense of scale of the building. The roof will be an aluminium material powder coated in a grey or brown colour. The brickwork will use an English bond in order to reflect the detailing in the main school building and help integrate the building into the historic grain of the school grounds. The link element will also be constructed from brick to match the other main buildings. The lean to structure will also be brick built with grey/brown roof to match the existing clay tiles of the surrounding buildings.
22. Overall officers consider that the proposed alterations would be of a size and scale that would create an appropriate visual relationship with the built form of the existing sports hall and is sited in a manner that would preserve the local significance of this heritage asset. This would accord with the aims and objectives of the NPPF and the above-mentioned development plan policies.

Impact upon Adjoining Properties

23. The proposed extension would be sited a significant distance from the nearest residential properties in Valentia Road, Franklin Road, Woodlands Road and Headley Way. As such the proposed extension would not create any adverse residential amenity issues for these properties that would conflict with the aims of Oxford Local Plan Policies CP1 and CP10.

Transport

24. The proposed extension would provide improved sports facilities for the school and would not lead to any increase in numbers at the school. The Local Highways Authority has raised no objection to the proposal on the basis that it will not create any additional traffic movements to and from the site.
25. The proposal will retain the current vehicular and pedestrian accesses from Headington Road. The proposed extension would result in the loss of some parking spaces and so these will be relocated to a new parking area to the south of the site in the area where the current temporary classrooms are sited. The layout would be appropriate and enables disabled parking to be provided directly outside the sports hall. In terms of pedestrian access the sports hall has two main entrances, once from the main school and playing fields which is the most used by pupils moving between the residential accommodation to the west and the academic accommodation to the east. The other entrance faces towards the new parking area and onto Headington Road.
26. Officers would recommend that details of the parking areas are provided showing the means of construction, demarcation, and method for the disposal of surface water. In addition a construction traffic management plan is also recommended to set out the likely vehicles and pedestrian routes into the site in order to

separate pupils from construction traffic. This should be secured by condition.

Landscaping

27. There are no significant arboricultural implications associated with this development, three mature horse chestnut trees used to be within the current development area but the Council accepted that they could be removed on grounds that they were in a poor physiological and structural condition. They have subsequently been removed. At that time it was agreed in principle that replacement planting on either side of the access road into the school grounds would provide adequate landscape mitigation. There is scope for replacement planting to be undertaken on site, and this is indicatively proposed in the proposed site plan drawings but further details are required, which could be secured through a landscaping condition.
28. The Tree Survey accompanying the planning application shows that a good quality silver birch (T.9) is to be retained on site. However this would be adjacent to a new proposed area of car parking. Therefore this and the other tree to be retained (T.1) apple should be protected and therefore a Tree Protection Plan should be required under any consent. In addition, officers would also recommend that a condition be attached requiring details of the locations for plant and material storage areas during construction to ensure that this does not have an impact on any protected trees on site.

Archaeology

29. This site is of interest because it is located on natural terrace at the top of Headington Hill, in a location that has the potential for Iron Age, Roman and Early Saxon activity. Previously early Saxon finds have been found to the west on the crest of the hill (County HER No 3629) and Iron Age and Roman rural settlement activity has been identified to the east, near the school Music Room (County HER No 26157).
30. Therefore having regards to the scale and nature of the proposed development, officers would recommend that a condition requiring a written scheme of archaeological investigation to be carried out before development commences.

Biodiversity

31. Having regards to the location and scale of the proposed development there would be scope to provide biodiversity enhancements as required by Policy CS12 of the Oxford Core Strategy 2026. Therefore a condition should be attached which requires the provision of bat and bird boxes in the design of the building. The south facing roof of the extension would provide an opportunity for a maternity roost to be provided, which the school could build in cameras as an educational opportunity for its pupils. This should be secured by condition.
32. Officers are also aware that the ecological survey for the whole site submitted with the masterplan indicated that bats were likely to use the line of trees adjacent to the site. Therefore it would be beneficial to attach a condition to

require a lighting plan for the extension and its external areas to ensure that there is no light spillage onto the trees which are used as bat flyaways.

Sustainability

33. The proposed development would not be considered a qualifying site for a Natural Resource Impact Assessment to be required under Oxford Core Strategy Policy CS9. However, this policy does still require development proposals to demonstrate how sustainable design and construction methods will be incorporated into the building.
34. A Sustainability Statement has been included within the design and access statement. This states that the proposal intends to achieve a high degree of sustainability by exceeding the current Building Regulation requirements. It intends to achieve this through high levels of thermal insulation; combined heat and power boiler technology; appropriate layout of the building; ensuring air tightness; and the use of mechanical heat recovery system. The orientation of the building and the lack of south facing roofs have led to solar technologies being discounted. The development will use locally sourced materials from the Green Specification Guide. Furthermore in terms of water resources, all hard surfacing will use sustainable urban drainage techniques. The extension will limit the consumption of water within the building, by using flow restrictors & aeration taps; low flow, aerated showers, and dual-flush WCs. The aims set out in the statement are welcomed, but do not include a set of commitments to what will be provided in the scheme. Therefore officers recommend imposing a condition to require details of the sustainability measures to be provided before development commences, when the scheme has evolved to its detailed design stage.

Drainage

35. In addition to the proposed extension a number of external works such as the provision of a new parking area to the south of the sports hall will also be required. The Oxfordshire County Council Drainage Authority have stated that as the development is on an existing site and would result in the loss of some green space it would not present any surface water drainage issues. The extension and all hard surfacing should employ sustainable urban drainage techniques such as including porous surfaces to drain parking areas. This should be secured by condition.

Other Matters

36. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities.
37. The proposal would be liable for a CIL payment, which has been calculated at approximately £26,700. However this will only apply if planning permission is

granted and the scheme is implemented.

Conclusion

38. The proposal is considered to be acceptable in terms of the relevant policies of the adopted Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the development.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Contact Officer: Andrew Murdoch

Extension: 2228

Date: 17th December 2013

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Appendix 1

Headington School, Headington Road (13/02697/FUL)



GIS by ESRI (UK)



Scale : 1:2500

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	20 December 2013
SLA Number	Not Set

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East Area Planning Committee

8th January 2014

Application Number: 13/02607/FUL

Decision Due by: 6th January 2014

Proposal: To construct in two phases a single storey Test Track weather resistant enclosure adjacent the existing railway lines.

Site Address: BMW UK Manufacturing Ltd, Garsington Road, Oxford (**site plan: appendix 1**)

Ward: Lye Valley

Agent: Mr Darren Whittle

Applicant: BMW Manufacturing Ltd

Recommendation:

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

Reasons for Approval

- 1 The proposal would seek to make an efficient use of land in order to improve the quality of the test track at Plant Oxford as part of the aim to add value to the long-term viability of the plant through improving facilities throughout all levels of the plant. The proposal would be acceptable in design terms and would not create any adverse highway, biodiversity, drainage, or contamination impacts and any possible impact could be successfully mitigated by conditions. The development would accord with the aims of the National Planning Policy Framework, and the relevant policies of the development plan. No third part comments have been received.
- 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.

Conditions

To include the following

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Proposal to adopt Sustainable Urban Drainage techniques
- 5 Contaminated Land Watching Brief

Principal Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18_ - Urban design, town character, historic environment

CS28_ - Employment sites

Other Planning Documents

National Planning Policy Framework

Relevant Planning History

The site has been the subject of a number of planning applications, none of which are of particular relevance to this application.

Public Consultation

Statutory Consultee

- Network Rail: No objection in principle to the proposal, subject to the necessary licence agreements from Network Rail being in place prior to any works taking place on site.
- Environment Agency Thames Region
No objection subject to a condition requiring a watching brief for unexpected contamination
- Thames Valley Police
No objection. Development should use secured by design principles
- Thames Water Utilities Limited
No objection

Oxfordshire County Council

- Highway Authority: No objection. The site is within the confines of the plant, and therefore there will be no transport or traffic implications
- Transport: No objection

- Economy: No objection
- Minerals & Waste: No objection
- Drainage Authority: No objection. The development should use SUDS principles.

Third Parties

No third party comments have been received.

Officers Assessment:

Background to Proposals

1. The site lies within the confines of the BMW MINI Plant Oxford which is located between Horspath Road to the north, Eastern Bypass to the west, and Garsington Road to the south (**appendix 1**)
2. The site comprises the existing plant test track which is situated in the southern sector of the plant and runs alongside the railway line that serves the plant and is at the southern end of Roman Way.
3. There have been a series of planning applications submitted in the past few years for Plant Oxford as BMW (UK) Manufacturing Ltd has undertaken an overhaul of its existing building stock in order to create more flexible structures and improve its infrastructure as part of the aspiration to support long term future manufacturing at the plant.
4. The application is seeking to construct a single storey weather resistant enclosure to the existing test track. The enclosure would be a lightweight steel frame construction of portable, modular components which would enable the canopy to be dismantled. The project will be undertaken in two phases with phase 1 providing a canopy over the existing test track which would then be relocated in phase 2 over the new test track which is to be constructed alongside the railway line.
5. The purpose of the canopy is to enable cars to be tested in an enclosed environment over long distances to establish any production faults and this cannot be achieved effectively if the external environment is raining, hailing or snowed in as the test track becomes redundant.
6. Officers consider that the principal determining issues to be:
 - Principle of development
 - Site Layout and Built Form
 - Transport
 - Drainage
 - Biodiversity
 - Contamination

Principle of Development

7. The National Planning Policy Framework [NPPF] seeks to promote sustainable development and identifies three roles which the planning system needs to

achieve this; economic, social, and environmental. The economic role is defined as 'contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation'.

8. The NPPF has a core principle to proactively drive and support sustainable economic development, and make every effort to identify business needs for an area and respond positively to wider opportunities for growth. It also encourages the efficient use of previously developed land.
9. The Oxford Core Strategy identifies Plant Oxford as a Key Protected Employment site. Policy CS28 makes clear that permission will be granted for the modernisation of any employment site if it can be demonstrated that new development secures or creates employment to Oxford's local workforce; and allows for high density development that makes an efficient use of land; and does not cause unacceptable environmental intrusion or nuisance.
10. The application forms part of a series of works which are underway within Plant Oxford so that BMW can maintain its status as a world leader in car manufacturing. The planning statement makes clear that although a relatively small scheme within the context of the plot, it would add value to the long-term viability of the plant while contributing to the aim to make the most efficient use of the site by improving facilities throughout all levels. The general principle of development would therefore accord with the aims of national advice to support economic development.

Site Layout and Built Forms

11. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; attractive public realm; and high quality architecture. The Oxford Local Plan 2001-2016 requires development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP6 emphasises the need to make an efficient use of land, in a manner where the built form and site layout suits the site's capacity and surrounding area. Policy CP8 states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area.
12. The enclosure would be formed from a lightweight steel frame of portable, modular components. In section the frame would be approximately 3.85m wide and 3.6m high and have a flat roof. The frame would be enclosed by galvanised steel mesh fencing, while the roof would have a single ply membrane with cladding forming the eaves. The enclosure would run the length of the test track in both phase 1 and phase 2.
13. In visual terms the enclosure would be set within part of the plant which is not viewed from the public realm and would be set against the backdrop of an industrial context which is set by significant sized buildings of Plant Oxford and also Unipart to the south. While the enclosure would follow the length of the test

track it would be entirely appropriate within its local context and so there would be no reason to object to the proposal on design grounds.

Transport

14. The development is within the confines of Plant Oxford and is only seeking to enclose the existing test track. As such there would be not traffic or transport implications as a result of the proposal.
15. There is a section of the existing test track on Network Rail land. Network Rail has raised no objection to the proposal, and are in the process of agreeing a licence with the applicant to enable the works on their land.

Drainage

16. The Oxfordshire County Council Drainage Authority have raised no objection to the proposal, but suggested that sustainable urban drainage techniques in dealing with any increase in surface water.

Biodiversity

17. The proposal would not have any adverse impact upon the flow of water to the Northfield Brook, which is designated as a Site of Local Natural Importance for Nature Conservation.

Contamination

18. The Environment Agency have recognised that the scale of the development is unlikely to have an impact in terms of land contamination, but have recommended that a condition be attached to any permission requiring a watching brief on the construction to deal with any unsuspected contamination that is identified through this process.

Conclusion:

19. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, and the Oxford Local Plan 2001-2016, and therefore officer's recommendation is to approve the development.

Human Rights Act 1998

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

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms

of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

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

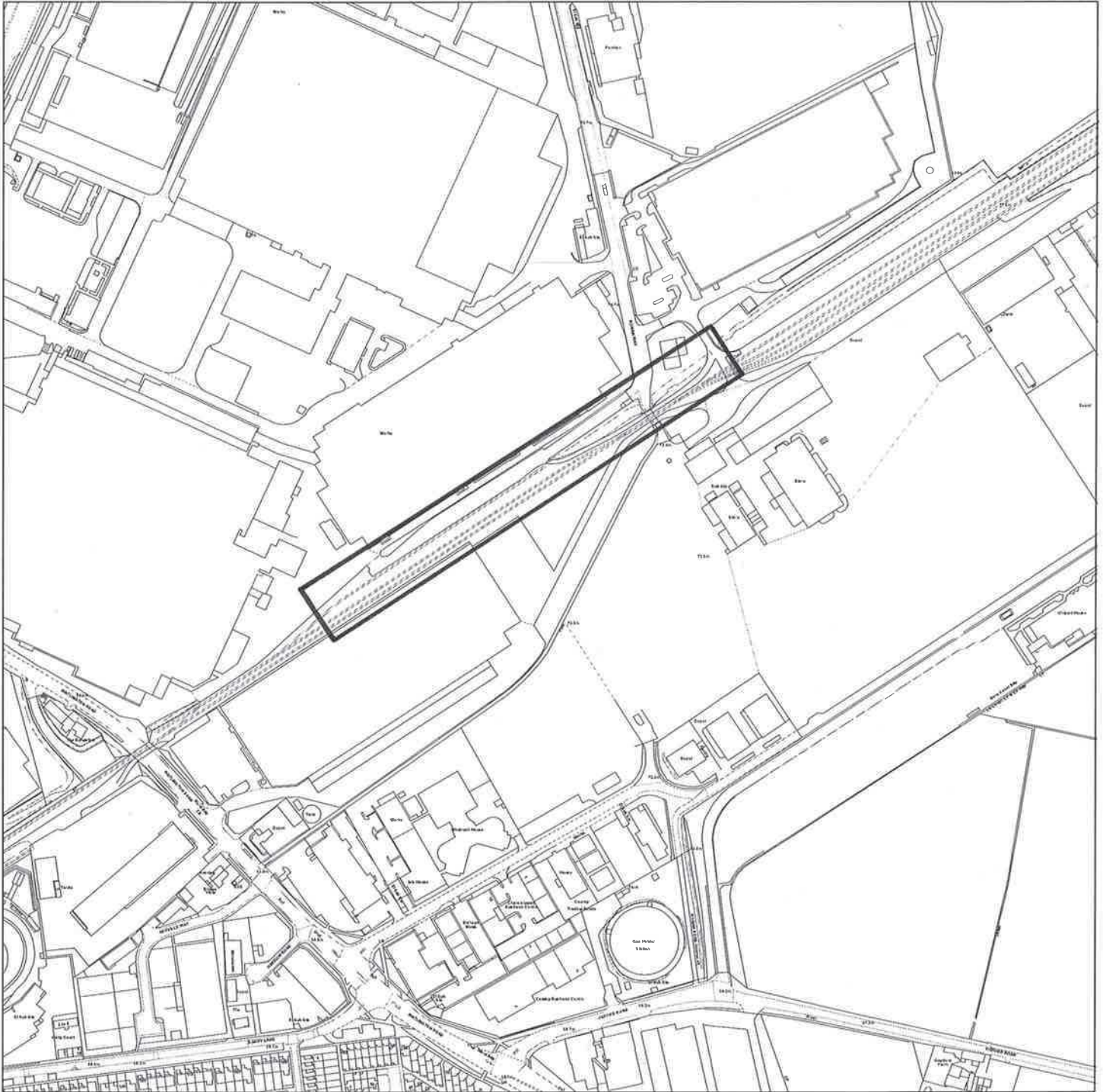
Contact Officer: Andrew Murdoch

Extension: 2228

Date: 30th December 2013

Appendix 1

BMW Test Track, Plant Oxford (13/02607/FUL)



Scale : 1:5000

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	23 December 2013
SLA Number	Not Set

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East Area Planning Committee

8th January 2014

Application Number: 13/02946/CT3

Decision Due by: 27th December 2013

Proposal: Change of use from tattoo parlour (Sui Generis) to Use Class A1 (retail).

Site Address: 9 Knights Road, Oxford (site plan: Appendix 1)

Ward: Northfield Brook

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal would introduce an A1 unit into a neighbourhood shopping centre, where A1 units are protected and fulfil a valuable retailing function. Furthermore, the proposal would bring an empty unit back into use, which would enhance the vitality of the neighbourhood shopping centre. The application accords with policies CP1, CP10 and RC8 of the Oxford Local Plan 2001 - 2016 and CS1 of the Core Strategy.
- 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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP10 - Siting Development to Meet Functional Needs
RC8 - Neighbourhood Shopping Centres
DS10 - Blackbird Leys Road - Regeneration Zone

Core Strategy

CS1_ - Hierarchy of centres

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

11/00267/FUL - Change of use from A2 (betting office) to tattoo and body piercing studio. PER 19th April 2011.

Representations Received:

None received

Statutory and Internal Consultees:

Blackbird Leys Parish Council – no objection

Issues:

Principle

Sustainability:

The proposal would introduce a retail use in an established shopping area.

Officers Assessment:

Site Description and Proposal

1. The application site comprises the middle unit of a row of three retail units fronting Knights Road in Blackbird Leys. The row of shops form part of the Blackbird Leys Road Neighbourhood Shopping Centre, although the site is located round the corner from the main parade. Above the shops are residential properties.
2. The unit is presently empty but its last use was as a tattoo parlour (Class sui generis) and prior to that it was a betting office (Class A2). The application proposes a change the use from sui generis to an A1 retail unit.

Principle

3. Local Plan policy RC8 seeks to protect Neighbourhood Shopping centres, where A1 retail uses fulfil a valuable retailing function in the residential areas

they serve. Policy RC8 resists the loss of A1 units so the introduction of a new A1 use is welcomed and would be of benefit to the shopping frontage. In addition, the unit is currently vacant so bringing it back into use would add to the vitality of the area.

4. The site also falls with the Blackbird Leys Regeneration Zone. Local Plan policy DC10 sets out the Councils planning objectives for this area. The proposed application would not conflict with this policy.

Conclusion: Officers recommend that planning permission be granted

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.

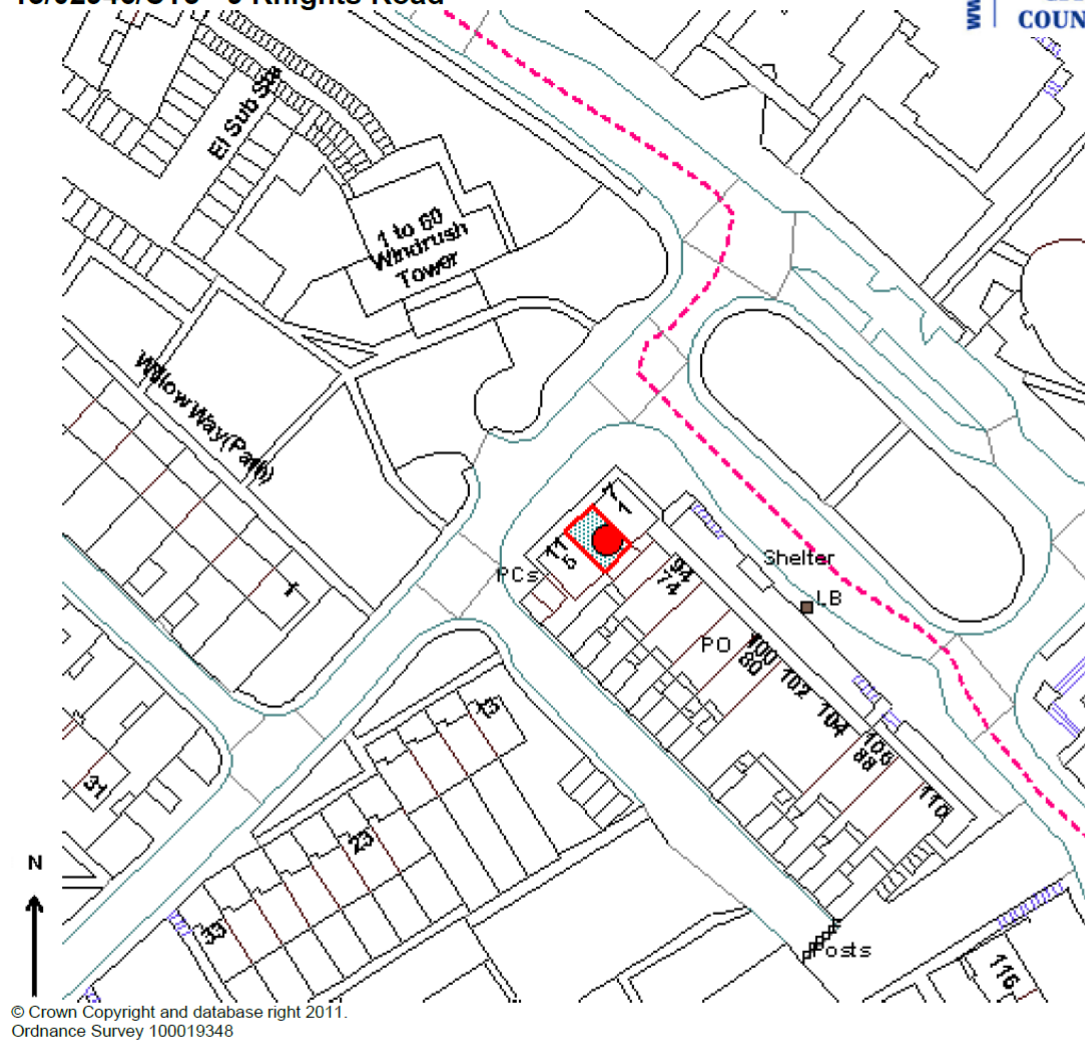
Contact Officer: Rona Knott

Extension: 2157

Date: 17th December 2013

Appendix 1

13/02946/CT3 - 9 Knights Road



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Ordnance Survey 100019348

Agenda Item 7

Monthly Planning Appeals Performance Update – November 2013

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 30 November 2013, while Table B does the same for the current business plan year, ie. 1 April 2013 to 30 November 2013.

Table A. BV204 Rolling annual performance (to 30 November 2013)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	(33%)	6 (60%)	9 (25%)
Dismissed	31	67%	4(40%)	27 (75%)
<i>Total BV204 appeals</i>	46		10	36

Table B. BV204: Current Business plan year performance (1 April to 30 November 2013)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	6	(24%)	3 (50%)	3 (16%)
Dismissed	19	76%	3 (50%)	16 (84%)
<i>Total BV204 appeals</i>	25		6	19

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 30 November 2013

	Appeals	Percentage performance
Allowed	18	(33%)
Dismissed	36	67%
All appeals decided	54	
Withdrawn	3	

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 November 2013.
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 November 2013. 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 1/11/13 And 30/11/13

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, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
13/00706/FUL	13/00025/REFUSE	DEL	REF	DIS	13/11/2013	HEAD	62 Kennett Road Oxford Oxfordshire	Erection of single storey side and rear extension to existing subdivided building to create 1 x 1 bed flat (Class C3) with access from Bateman Street. Alterations to vehicle parking, cycle parking, bin storage and amenity space.
12/02376/FUL	13/00008/REFUSE	DEL	REF	ASP	15/11/2013	WOLVER	Cedar House 2B Bladon Close Oxford Oxfordshire OX2 8AD	Erection of 2 storey 4-bed detached dwellinghouse (use class C3) (retrospective) (amendment to planning permission 11/01398/FUL) and garden outbuilding.
12/02967/FUL	13/00037/REFUSE	COMM	REF	AWD	21/11/2013	COWLYM	Parking Area And Part Sports Field William Morris Close Oxford Oxfordshire OX4 2SF	Construction of two all weather playing pitches, plus a new residential development consisting of 6 x 1 bed flats, 15 x 2 bed flats, 6 x 3 bed flats, 13 x 3 bed houses and 3 x 4 bed houses, together with access road, parking, landscaping etc accessed off Barracks Lane. (Amended plans)
13/00953/FUL	13/00035/REFUSE	DEL	REF	DIS	22/11/2013	STMARY	Land Rear Of 187 Iffley Road Oxford Oxfordshire OX4 1ER	Erection of single storey building to form 1 x 1-bed dwelling (use class C3). Provision of private amenity space, bin and bicycle stores.
13/01131/FUL	13/00040/REFUSE	DEL	REF	DIS	27/11/2013	LYEVAL	110 Oliver Road Oxford Oxfordshire OX4 2JG	Erection of 2 x 2 bedroom dwellings (Class C3) to the rear of the existing property with associated parking for the existing and proposed dwellings.
13/00386/FUL	13/00041/REFUSE	COMM	REF	DIS	27/11/2013	BBLEYS	166 Sandy Lane Oxford Oxfordshire OX4 6LQ	Erection of a two storey side extension and alterations to existing 4 bedroom dwelling to create 1x1 bedroom dwelling and 1x2 bedroom dwelling

Total Decided: 6

Enforcement Appeals Decided Between 1/11/13 And 30/11/13

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS - Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
12//0054/4/ENF	13/00023/ENFORC	DISMIS	15/11/2013	Cedar House 2B Bladon Close Oxford	WOLVER	Alleged new dwelling not built in accordance with approved plans (planning permission reference: 11/01398/FUL)

Total Decided: 1

TABLE E

Appeals Received Between 1/11/13 And 30/11/13

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
12/03122/EXT	13/00069/REFUSE	COMM	PER	W	190 Iffley Road Oxford Oxfordshire OX4 1SD	IFFLDS	Application to extend time limit for implementation of conservation area consent 09/01035/CAC (Demolition of 190A Iffley Road, service wing attached to 190 Iffley Road and garden building).
12/03279/FUL	13/00072/REFUSE		REF	I	UK Bathroom Warehouse Abingdon Road Oxford Oxfordshire OX1 4XJ	HINKPK	Demolition of existing building on site. Erection of 83 bedroom hotel on 3 floors accessed from Abingdon Road. Provision of 45 car parking spaces and bin and cycle storage (Amended and additional plans)(Amended Plan)
13/01205/FUL	13/00067/REFUSE	DEL	REF	W	23 Bernwood Road Oxford Oxfordshire OX3 9LG	BARTSD	Erection of 2 x 2 bed dwelling houses (class C3). Provision of cycle parking, bin storage and amenity space.
13/01428/FUL	13/00070/REFUSE	DEL	REF	H	8 Mill Lane Iffley Oxford OX4 4EJ	RHIFF	Erection of two storey extension to side and addition of new first floor and room in the roof and changes to the fenestration
13/01660/FUL	13/00068/REFUSE	DEL	REF	H	5 Lockheart Crescent Oxford OX4 3RN	COWLE	Single storey rear extension.
13/02219/FUL	13/00073/REFUSE	DEL	REF	W	279 London Road Headington Oxford Oxfordshire OX3 9EH	BARTSD	Erection single storey building to form 1-bed bungalow (use class C3) with associated car parking, bin and cycle storage and private amenity space.
13/02220/FUL	13/00071/REFUSE	DEL	REF	W	154 Oxford Road Cowley Oxford Oxfordshire OX4 2EB	COWLYM	Installation of storage container on roof.

Total Received: 7

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EAST AREA PLANNING COMMITTEE

Wednesday 4 December 2013

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Coulter, Hollick, Lloyd-Shogbesan, O'Hara, Paule and Wilkinson.

OFFICERS PRESENT: Fiona Bartholomew (City Development), Andrew Murdoch (City Development), Huw Jones (Oxfordshire County Council), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

101. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Rundle (substitute Councillor Wilkinson)

102. DECLARATIONS OF INTEREST

There were no declarations of interest made.

103. SPORTS FIELD, WILLIAM MORRIS CLOSE: 13/02500/OUT

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application which details an outline application (seeking access, appearance, layout and scale) for residential development consisting of 6 x 1-bed, 15 x 2-bed, 15 x 3-bed and 4 x 4-bed residential units, together with 70 car parking spaces, access road and informal recreation area.

In accordance with the criteria for public speaking, the Committee noted that Cllr Malik and Judith Harley spoke against the application and Nik Lyzba spoke in favour of it.

The Committee resolved to REFUSE the planning application because:

- 1 The residential element of this proposal is contrary to Policy CS2 of the Core Strategy in that it is a green field site which is not allocated for development nor is it needed to meet the NPPF 5 or 10 year housing land availability requirements. It is not essential that the proposed housing development should take place on this particular site which it is preferable to retain as open space for the well-being of the community it serves. There are no other balancing reasons or mitigating circumstances why housing should be allowed on this site.
- 2 The application site has been in use for formal and informal sport and recreation until recently. Although the site is now fenced off, it has not been clearly shown that the site is surplus to requirements for sport or recreation. The site retains the potential to provide for types of open air sport and recreation for which there is a need in the City. The proposed

replacement recreation facilities and financial contribution are not equal to, or better than, retaining the potential of the site to provide for open air sport and recreation. For these reasons the proposal does not accord with the NPPF, Policy CS21 of the Core Strategy, or Policy SR2 of the Oxford Local Plan.

104. LAND NORTH OF LITTLEMORE HEALTHCARE TRUST, SANDFORD ROAD: 12/02848/OUT

The Head of City Development submitted a report (previously circulated now appended) which detailed an outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space.

In accordance with the criteria for public speaking, the Committee noted that Nicky Brock spoke in favour of the application.

The Committee resolved to GRANT outline planning permission, subject to the satisfactory completion of an accompanying legal agreement and to delegate to the Head of City Development the issuing of the Notice of Permission upon its completion. Subject to the following conditions, legal agreement and informatives:

Conditions

- 1 Reserved Matters within time limit
- 2 Commencement 5/2 years detailed approval
- 4 Approved Plans and Documents
- 5 Reserved Matters Applications
- 6 Scheme of enabling infrastructure works
- 7 Phasing of development
- 8 Materials
- 9 Landscaping and Public Realm Plan
- 10 Landscape Implementation
- 11 Tree Protection Plan
- 12 Landscape Management Plan
- 13 The provision of rail crossing area
- 14 Lifetime Homes Standards
- 15 Car Parking Standards
- 16 Cycle Parking Standards
- 17 Sustainability and Energy Strategy
- 18 Site Wide Surface Water Drainage
- 19 Foul Water Drainage Scheme
- 20 Archaeology - Preservation of Banjo enclosure
- 21 Biodiversity enhancements - Habitat creation / Grassland mitigation
- 22 Ground Contamination and Remediation
- 23 Details of all external lighting
- 24 Noise attenuation
- 25 Protection of the SSSI and SLINC through construction phase
- 26 Secure by Design Principles
- 27 Construction Environment Management Plan
- 28 Highways: Travel Plan
- 29 Details of access roads

30 Removal of PD Rights

31 Public Art

Legal Agreement:

A legal agreement will be required with the outline planning permission to secure the following:

Affordable housing

- A minimum of 0.5 hectares (or approximately 25 dwellings) should be developed for key worker housing which could be provided as market housing or affordable housing. If the key worker housing is provided as affordable housing, as defined in the glossary, it will contribute towards the general provision of 50% affordable housing on the site.
- A minimum of 50% affordable units (80% social rent / 20% intermediate housing) as defined by the Sites and Housing Plan and AHPOSPD
- The mix of dwelling sizes within those tenures to be Social Rent – 1 bed (0-10%), 2 bed (15-25%), 3 Bed (35-45%), 4 bed (10-20%) and Intermediate Housing - 1 bed (0-10%), 2 bed (15-15%), 3 Bed (0-10%), 4 bed (0%) in accordance with the Sites and Housing Plan and AHPOSPD
- The minimum floor space for the on-site affordable homes within the proposed development to accord with the Sites and Housing Plan and the AHPOSPD
- The phasing and distribution of the affordable housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)]

Highway Mitigation Measures

- The development is not commenced until the S278 agreement for highway works has been secured

Informatives:

1. That the developer continues discussions with the hospital trust to secure a pedestrian and cycle access way through the Littlemore hospital site.
2. That officers discuss with the bus companies/ Oxfordshire County Council options to improve the weekend bus service to the site.
3. That any future noise assessment reports include reading during peak traffic times.

105. 69 ST NICHOLAS ROAD: 13/02898/VAR

The Head of City Development submitted a report (previously circulated now appended) which detailed an application to vary condition 3 (non-residential education only) of planning permission 11/01906/FUL (Change of use from office (Class A2) to non-residential institution) to allow all D1 uses.

The Committee resolved to APPROVE the planning application subject to the following condition:

- 1 Development begun within time limit

106. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during October 2013

107. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 24 September as a true and accurate record.

The Committee resolved to APPROVE the minutes of the meeting held on 6 November 2013 as a true and accurate record.

108. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

109. DATES OF FUTURE MEETINGS

The Committee noted the next meeting would be held on 8 January 2014.

The meeting started at 6.00 pm and ended at 7.20 pm