

Agenda

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West Area Planning Committee

Date: **Tuesday 13 August 2013**

Time: **6.30 pm**

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

For any further information please contact:

Sarah Claridge, Democratic Services Officer

Telephone: 01865 252402

Email: sclaridge@oxford.gov.uk

West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor Michael Gotch	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Anne-Marie Canning	Carfax;
	Councillor Bev Clack	St. Clement's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Graham Jones	St. Clement's;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

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

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

**3 GRANDPONT NATURE PARK, WHITE HOUSE ROAD:
13/01344/CT3**

1 - 12

The Head of City Development has submitted a report which details a planning application to erect a pavilion and clubroom

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 Sports Pavilion Management Plan
- 5 Details of Secure By Design Principles
- 6 Details of Cycle and Refuse Storage
- 7 Construction Traffic Management Plan
- 8 Landscape plan required including external lighting
- 9 Tree Protection Plan (TPP) 1
- 10 Arboricultural Method Statement (AMS) 1
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Flood Risk Assessment recommendations carried out
- 14 Details of Sustainable Design Principles
- 15 Ecological Appraisal recommendations carried out
- 16 Sustainable Urban Drainage Scheme
- 17 Contaminated Land Risk Assessment

4 CHESTER ARMS, CHESTER STREET: 13/01510/FUL

13 - 28

The Head of City Development has submitted a report which details a planning application for alterations to existing public house (use class A4) to include; demolition of existing single storey extension and erection of single storey rear extension, erection of 2 x 3 bed semi-detached dwellings houses (use class C3) and provision of parking and cycle storage.

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 material
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Landscape survey before site works
- 7 No felling lopping cutting
- 8 Landscape carried out by completion
- 9 Landscape hard surface design - tree roots
- 10 Landscape underground services - tree roots
- 11 Tree Protection Plan (TPP) 1
- 12 Arboricultural Method Statement (AMS) 1
- 13 Parking areas and access to be provided
- 14 Flood Risk Assessment Measures Implemented
- 15 Sustainable Urban Drainage Scheme
- 16 Details of Noise Insulation Measures
- 17 Air conditioning plant
- 18 Extraction equipment for restaurant
- 19 Amenity no additional windows
- 20 Design - no additions to dwelling
- 21 Contaminated Land Assessment

5 WORCESTER COLLEGE: 13/01424/FUL & 13/01425/LBD

29 - 38

The Head of City Development has submitted a report which details two planning applications to:

Demolish the existing store building and extension to Nuffield building.
Erection of single storey extension – 13/01424/FUL

Erection of building between Nuffield building and kitchen, to provide kitchen ancillary uses and plant room. Various demolitions including changing/store building, stores/extension to Nuffield building, fire escape, steps, platform, windows to form new openings, walls to kitchen; walls, floor, ceiling and finishes. Various alterations including infilling of window at Nuffield building. Removal and replacement of kitchen equipment and ventilation. Construction of reinforced concrete wall on college side to boundary wall at Worcester Street - 13/01425/LBC

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
- 4 Construction Traffic Management Plan
- 5 Arch - Implementation of programme and historic record
- 6 Tree Protection Plan (TPP) 1
- 7 Arboricultural Method Statement (AMS) 1
- 8 No felling lopping cutting
- 9 Construction method statement to avoid damage to listed boundary wall

6 30 PLANTATION ROAD:13/01354/FUL

39 - 50

The Head of City Development has submitted a report which details a planning application to demolish a two-storey side extension. Erection of two-storey side and rear extensions and extension to front at ground floor and lower ground level.

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 to be approved
- 4 Archaeology - Implementation of programme

7 PLANNING APPEALS

51 - 54

To receive information on planning appeals received and determined during June 2013.

The Committee is asked to note this information.

8 MINUTES

55 - 62

Minutes from 9 July 2013

Recommendation: That the minutes of the meeting held on 9 July 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.

- Former Ruskin College, Walton Street: 13/01075/LBD & 13/01074/FUL.
- Former Travis Perkins Builders' Yard, Collins Street: 13/01215/FUL.
- New Road / Tidmarsh Lane: 13/00843 & 13/000844/CAC
- 333 Banbury Road: 13/01319/FUL
- 40 Kirk Close: 13/01724/FUL
- Keble College: 13/01272/LBD
- Cornmarket Street: 13/01760/FUL
- Abbey Road: 13/01376/FUL.

10 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Tuesday 10 September 2013

Tuesday 8 October 2013 (and Thursday 10 October if necessary)

Tuesday 12 November 2013 (and Thursday 14 November 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 sclaridge@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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West Area Planning Committee

13th August 2013

Application Number: 13/01344/CT3

Decision Due by: 5th August 2013

Proposal: Erection of pavilion and clubroom

Site Address: Grandpont Nature Park, White House Road (**site plan: appendix 1**)

Ward: Hinksey Park

Agent: Mr Matthew Savoy

Applicant: Mr Phil Jones

Recommendation:

The West Area Planning Committee is recommended to APPROVE planning permission for the following reasons:

- 1 That the proposed sports pavilion would provide significant improvements to this existing open-air sport facility enabling the long term use of this open-air sports facility for the local community. The proposal would be sited in a manner that would not have a significant impact upon public views across the recreation ground, and would be of an appropriate size, scale, and design for its setting and to ensure that it does not have an adverse impact upon the amenities of surrounding properties. The proposal would not introduce any significant impacts in terms of highway safety, noise and disturbance for adjoining properties, trees, biodiversity, flood risk, or contaminated land. It would be consistent with the aims and objectives of the National Planning Policy Framework, and the relevant policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016.
- 2 In considering the application, officers have had specific regard to the comments of third parties and statutory bodies in relation to the application. However officers consider that these comments have not raised any material considerations that would warrant refusal of the applications, and any harm identified could be successfully mitigated by appropriately worded conditions.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Sports Pavilion Management Plan
- 5 Details of Secure By Design Principles
- 6 Details of Cycle and Refuse Storage
- 7 Construction Traffic Management Plan
- 8 Landscape plan required including external lighting
- 9 Tree Protection Plan (TPP) 1
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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
- CP11** - Landscape Design
- CP19** - Nuisance
- CP20** - Lighting
- CP21** - Noise
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- SR2** - Protection of Open Air Sports Facilities
- SR5** - Protection of Public Open Space
- NE15** - Loss of Trees and Hedgerows
- HE2** - Archaeology

Core Strategy

- CS11_** - Flooding
- CS13_** - Supporting access to new development
- CS18_** - Urban design, town character, historic environment
- CS19_** - Community safety
- CS21_** - Green spaces, leisure and sport

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None

Representations Received:

13 Letters of comment have been received from the following addresses, whose comments can be summarised as follows:

- 18 Monmouth Road, 4 Baltic Wharf, 107, 220 Marlborough Road; 3 Bedford Street; 38 Campbell Road; 55 Five Mile Drive; 62 Southfield Road; 18 Ambleside Drive; 27 Stanley Road; 3 Edith Road; 13 Salter Close; 90 Courtland Road.

Support (12 letters)

- The pavilion has been needed by the community in Grandpont / South Hinksey for many years and will provide a much needed facility allowing properly supported sports to occur at the recreation ground.
- The football club that uses this recreation ground and would use the proposed pavilion provides excellent services to the local community.
- Hinksey Park Football Club has over 200 boys, and there are no toilets or changing facilities
- The club provides the opportunity to local children to enjoy football, get exercise and learn useful life skills
- The club has grown since it was established more than 10 years ago but for the number of members and competitive matches played, a facility that provides changing rooms, toilets, and refreshments is now essential.
- It will allow the club to become a chartered standard football association club
- The proposal is accessible and fits in with other facilities in the area
- The refurbishment of the current cricket pitch along with the hard surface basketball pitch to include a sports fence would also be welcomed

Objection (1 letters)

- Grandpont Nature Park is in the flood plan and part of it regularly floods
- Any building it not at risk, but will remove valuable flood storage space and thereby increase volume of water elsewhere.
- As a close neighbour living downstream, this could cause flood risk to my property
- There should be a blanket ban on building within the floodplain
- This area has been encroached upon a number of times. When the nursery school was proposed, we were told it would not set a precedent for further building and now we have a day centre, expanded school and adventure playground all with a cumulative impact on the area.

Statutory and Internal Consultees:

Environment Agency Thames Region

- No objection to the application as submitted subject to a number of conditions
- A preliminary risk assessment associated with land contamination. A site investigation scheme for a detailed risk assessment to all receptors that may be affected. The results of the site investigation and detailed risk assessment shall include a remediation strategy
- No occupation of each phase of the development until a verification report for the works in the remediation strategy have been completed
- A remediation strategy for any contamination not previously identified

Natural England:

- No objection
- The proposal is unlikely to affect any statutorily protected sites or landscapes or any European Protected Species
- The application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment

Oxfordshire County Council Highways Authority:

- The Highway Authority has no objections to the proposal given the site's location adjacent to a residential area and close to a nursery and primary school subject to conditions.

Oxfordshire County Council Drainage Team:

- Development must use SuDs methods to drain the building.
- The drainage discharge from the pavilion to the ditch will be no greater than the green field runoff value and any additional flow should be stored and discharged at the set rate

Thames Valley Police

- No objection
- There are opportunities to design our crime and promote community safety in the design of the building.
- In order to achieve these, a condition is required to incorporate secure by design principles into the building.

Officers Assessment:

Site Location and Description:

1. The site is located on the western side of White House Road, and is bordered by the residential properties to the east, Grandpont Nursery School to the south, and the railway line to the west (**site plan: appendix 1**)
2. The site comprises the Grandpont Recreation Ground which is within Grandpont Nature Park. The recreation ground currently has hard-standing for basketball, fixed 5-a-side goals, a full sized football pitch with fixed goals (Autumn / Winter months) and a cricket pitch (Summer months). There are further cricket and football pitches on the opposite side of the railway line.

Proposal

3. The proposed development forms part of the Oxford City Councils Pavilion Modernisation Project and is seeking planning permission for the erection of a single-storey sports pavilion with clubroom for the recreation ground. The pavilion will include two 16 person changing rooms with WC's and showers; two official changing rooms with WC and shower; accessible WC; male & female WCs; external store; kitchen with server; plant room, community room with store.

4. The Oxford City Councils Pavilion Modernisation Project involves the investment of £2.7m over the next 3 years (supplemented by grant funding from sporting bodies such as Sport England and the Football Foundation making a total of £3.14m) to improve pavilions in the city's parks which provide central bases and facilities for many sports clubs in the city. The aim of the project is to provide outstanding facilities which meet modern day standards of the respective sporting bodies and to meet the Councils policies to encourage participation in sport.
5. Officers consider that the principle determining issues for this application are the principle of development; need for the sports pavilion; form and appearance; designing out crime; impact upon adjoining properties; highway matters; trees; flood risk; sustainability, biodiversity; contaminated land.

Principle of Development

6. The National Planning Policy Framework recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution towards sustainable communities. It states that existing open space and playing fields should be built on unless the development is for alternative sports and recreation provision.
7. The existing recreation ground is designated within the Oxford Local Plan as a protected open-air sports facility whereby Policy SR2 of the Oxford Local Plan has a general presumption against any development proposal that would result in the loss of such a facility. This is supported by Policy CS21 of the Oxford Core Strategy 2026.
8. The Local Plan does recognise that the loss of such a space is acceptable where it will result in significant improvements to the existing outdoor sports facility, such as the provision of changing facilities. Therefore although the pavilion would remove some of the existing open space within the recreation ground, it would broadly accord with the aims of the NPPF and Policy SR2 of the Oxford Local Plan 2001-2016 and Policy CS21 of the Oxford Core Strategy.

Need for the Sports Pavilion

9. The existing recreation ground is used by Hinksey Park Football Club which has over 200 members within the local community. There are currently no changing facilities or toilets within the recreation ground and so teams currently using the pitches have to arrive in full kit ready to play and leave the same way. This restricts the usage of the pitches, and the extent to which this community club can expand and develop.
10. The proposed development is therefore seeking to provide a sports pavilion within the site which will not only provide changing facilities for players and officials which are fully compliant with current Sport England and football Foundation requirements, and toilet facilities for spectators, but will also provide social facilities for the players, officials and spectators involved with the club and the wider community. The design will encourage participation by all groups, particularly women, children and disabled through the provision of privacy

screens to the changing rooms, ensuite changing rooms, accessible unisex toilets, and changing rooms (including hinged shower seats). Hinksey Park FC will operate and maintain the building, and intend to make the club room available for community use as much as possible (i.e. mother and toddler sessions, children's parties, exercise groups, adult learning etc).

11. The design and access statement has identified a clear need for the provision of a pavilion within this recreation ground in order to provide basic facilities for the local community football club. It is also clear that the provision of a sports pavilion would encourage participation in other sports throughout the year, such as for cricket, as well as other community uses. As such it is considered that this would be a wholly appropriate development that would improve the existing open-air sports facility.

Form and Appearance

12. The Oxford Core Strategy 2026, through Policy CS18 encourages development to demonstrate high-quality urban design by responding to the site and its surroundings; creating a strong sense of place; contributing to an attractive public realm and providing high quality architecture. The Local Plan supports these aims through Policy CP1 which requires new development to enhance the overall quality of the environment, and CP8 which states that the siting, size, scale, and massing of development should be integrated with the built form and grain of the area in which it is sited.
13. The pavilion would be sited in the south-eastern corner of the recreation ground alongside the existing vehicular access from Whitehouse Road. This would be considered an appropriate location in terms of minimising the amount of open space lost as a result of the development. It would also enable the pavilion to be sited in such a manner that is as unobtrusive as possible when viewed from within the recreation ground, while also maintaining suitable views from the entrance to the site and wider public realm. The pavilion would be a modest single storey building with pitched roof which would be considered of an appropriate size and scale for the context of the site. The design would be relatively contemporary in appearance using bricks and cedar cladding for the external walls and an aluminium roof.
14. The proposed pavilion would be of an appropriate size, scale and design for its setting within the existing recreation ground, and would be sited in a manner that would make it as unobtrusive within the space as possible while also maintaining the integrity of the open space and also providing suitable access for users in accordance with the overall aims of Policy CS18 of the Oxford Core Strategy 2026, and Policies CP1 and CP8 of the Oxford Local Plan 2001-2016.

Designing out Crime

15. Policy CS19 of the Oxford Core Strategy 2026 makes clear that new developments are expected to promote safe and attractive environments which reduce the opportunity for crime and the fear of crime. It goes on to state that permission will only be granted for development that meets the principles of

'Secured By Design' including providing for well-designed public spaces and access routes which are well integrated with their surroundings and respond to the needs of the community, maximise natural surveillance; provide for appropriate lighting of public spaces and access routes.

16. The pavilion has been located in the south-eastern corner of the site alongside the existing vehicular access from Whitehorse Road. This location allows the building to be viewable from the public realm and therefore maximising natural surveillance to the building. It also means that the access route from the main thoroughfare to the building is as short as possible allowing for direct access and minimising the amount of external lighting required by the scheme.
17. The Thames Valley Policy have raised no objection to the proposal, but have recommended a condition be attached requiring the building to obtain 'Secure by Design' accreditation to ensure that the design makes takes up all available opportunities to design out crime and promote community safety. In order to achieve this, they have recommended a number of measures that could be undertaken. These include locating the cycle stands in a location that can be seen from the public realm, and in a position that cannot be used as a climbing aid, and the removal of the aluminium cladding panels beneath the windows as these could be a target for graffiti. The replacement of the aluminium and cedar louvres above doors is also recommended as they could be a weak point in the building encouraging easy access. The provision of an alarm on the building, and 'secure by design' doors should also be included. These alterations would all be relatively minor and would not significantly alter the appearance of the building from that submitted. These could be secure by condition.

Impact upon adjoining properties

18. Policy CP10 of the Local Plan requires development proposals to be sited in a manner which meets functional need, but also in a manner that safeguards the amenities of other properties. This is supported by Policy HS19 which states that development proposals should not increase the potential for overlooking into habitable rooms, noise intrusion, overbearing impact, or loss of sunlight or daylight.
19. The recreation ground lies on the outskirts of a residential suburb, with residential properties located on the eastern side of Whitehouse Road. The pavilion would be located some 65m away from the nearest residential property in Whitehouse Road and is separated from these properties by the mature boundary screening to the recreation ground and the public highway. The pavilion would not have an adverse impact upon the adjoining properties in terms of loss of light or privacy but the potential for noise intrusion does need to be examined. The recreation ground is obviously intended for outdoor sports and these occur currently with or without the pavilion. Therefore although the pavilion is intended to encourage greater participation in sports on the recreation ground, this would not have any impact in terms of noise intrusion over that which is already associated with the recreation ground. The site also lies adjacent to the Grandpont Nursery School, Day Centre, and also an Adventure Playground, all of which would all add to the noise generation in the area. The intention is for the community room to be

opened up for other community uses such as mother and toddler sessions, children's parties, exercise groups, adult learning etc. It is expected that these may happen at different times of the day and potentially evening. The community room has been sited to the western side of the building and so is further away from residential properties. As a result of the location of the pavilion, the range of uses within the area, and the building's proximity to the nearest residential properties, officers do not consider that the proposal would create any additional noise that would have a particularly adverse impacts upon the surrounding residential properties. In order to mitigate any potential impact, a condition could be attached requiring a management plan for the building to be submitted which details what types of uses will be allowed to operate in the building and the hours of use.

Highway Matters

20. The existing recreation ground is in a sustainable location within the Transport Central Area which is highly accessible in terms of walking, cycling and public transport. The county council car park to the north of the recreation ground currently provides parking for the recreation ground with limited hours parking available on street in Whitehouse Road.. The site has no vehicular access other than for maintenance vehicles and emergency vehicles.
21. A Transport Statement has been prepared which states that there would be no change to the existing parking arrangements as part of the proposal as there will be no change to how the pitches currently operate through the provision of the pavilion and so vehicular activity associated with this use will continue as it does currently. The only potential change in traffic conditions would be through the use of the club room, and this would generally be associated with evening and weekend use of the room.
22. The Local Highways Authority has raised no objections to the proposal in terms of traffic generation or highway safety. The site is in a sustainable location, and the manner in which users of the recreation ground would not be altered by the provision of the pavilion. The club room is small and therefore the use of this room for the wider community would not generate significant amounts of traffic and is likely to primarily serve the local community who are within walking distance. Therefore officers would share the view of the Local Highways Authority that the proposal would not give rise to a material increase in traffic generation. Notwithstanding this, the site is close to the nursery and primary school and a residential area and therefore a construction traffic management plan should be secured by condition to ensure there are no highway issues during the construction phase of the development.
23. The proposal will provide cycle parking adjacent to the pavilion. This should be secured by condition, to ensure that appropriate level of cycle parking is provided and that this is sheltered to protect the cycles from adverse weather conditions.

Trees

24. A Tree Survey has been included with the application. It is proposed to remove a cherry tree and an elm, which are either damaged or dead and as such there would be no objection to their removal. The proposed building will not have an adverse impact in arboricultural terms, although conditions should be attached to ensure that a tree protection plan and arboricultural method statement is provided prior to commencement of development along with a plan of all underground services.

Flood Risk

25. The site would be located within Flood Zone 2 according to the Environment Agency Maps which is considered an area of medium risk of flooding. A Flood Risk Assessment [FRA] has been submitted with the application which recognises that the pavilion would be considered a 'less vulnerable' use with respect to flooding. The assessment states that in order to mitigate flood risk the finished floor levels of the development should be set at 300mm above the 1 in 100 year plus 20% climate change level, and it is of a size that would not give rise to significant levels of surface water.

26. The Environment Agency has not raised any objection to the proposal, subject to conditions requiring details of flood resilience and proofing measures; a preliminary contaminated land risk assessment, and associated remedial works identified within the assessment; and a sustainable urban drainage scheme to be developed to deal with surface water drainage.

Sustainability

27. The design and access statement states that the proposal will adopt the following sustainable design principles in the building; a rainwater harvesting system; continuous roof light allowing daylight into most rooms thereby reducing usage of artificial light; occupancy sensors to lighting and mechanical ventilation systems; natural ventilation to community room; and a variable speed circulating pump heating system. The proposal would therefore accord with Policy CS9 of the Oxford Core Strategy.

Biodiversity

28. An Ecological Appraisal by Ecolocation has been included with the application which concludes that the proposal would impact upon areas of 'low ecological value' and recommends a number of mitigation measures to ensure that the development does not result in the loss of biodiversity. It suggests a buffer zone between the development and the boundary features (trees/woodland), tree protection measures for the trees closest to the development, nesting bird surveys for any trees, and monitoring during construction.

29. Officers would agree with the conclusions of the ecology report, and recommend a condition be attached requiring the recommendations of the report to be carried out. It is considered that there would be scope to provide biodiversity

enhancements on the building, and this should be recommended by way of an informative on the application. Natural England has raised no objection to the proposal as it is unlikely to affect any statutorily protected sites or landscapes or any European Protected Species.

Contaminated Land

30. This site is a landfill site with the land associated with the Oxford gas works in previous times. Therefore there is the potential for contamination and gas to be present at the site. A condition should be attached requiring a contaminated land risk assessment which as a minimum, a desk study, conceptual site model and documented site walkover to be carried out to ensure that the site is suitable for its proposed use. The requirement of such a condition has also been reiterated by the Environment Agency.

Conclusion:

31. 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.

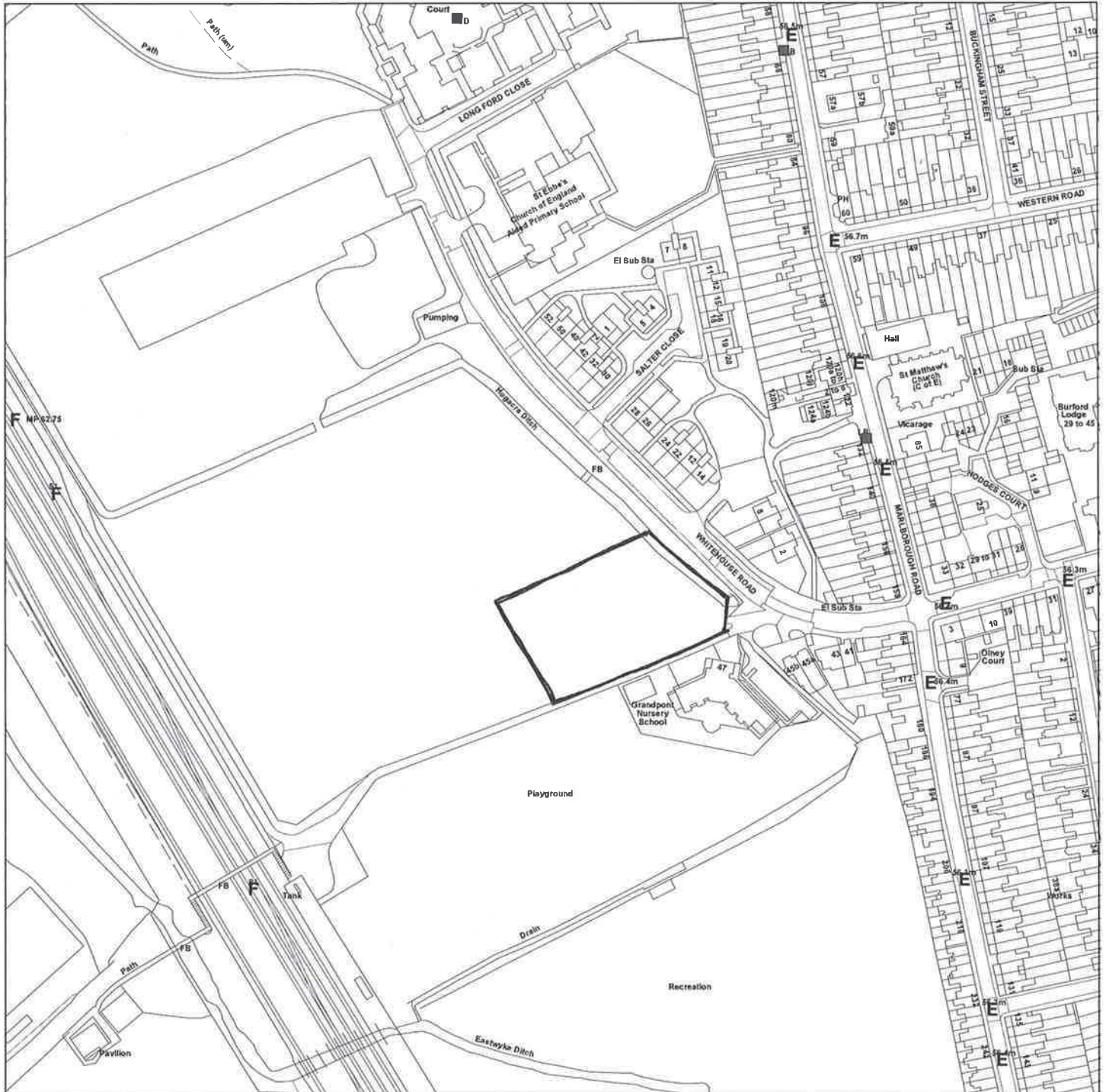
Contact Officer: Andrew Murdoch

Extension: 2228

Date: 26th July 2013

Appendix 1

Grandpont Nature Park (13/01344/CT3)



Scale : 1:2500

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	29 July 2013
SLA Number	Not Set

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West Area Planning Committee

13th August 2013

Application Number: 13/01510/FUL

Decision Due by: 12th August 2013

Proposal: Alterations to existing public house (Use class A4) to include; demolition of existing single storey extension and erection of single storey rear extension. Erection of 2 x 3 bed semi-detached dwellings houses (Use class C3). Provision of parking and cycle storage.

Site Address: Chester Arms, 19 Chester Street (**site plan: appendix 1**)

Ward: Iffley Fields

Agent: John Philips Planning
Consultancy

Applicant: Woodchester Estates
Limited

Application Called in by Councillors Van Nooijen, Kennedy, Tanner, and Canning on grounds that the future of this locally valued pub site, the previous application for which was refused by Members against officer advice, can be determined in public by committee.

Recommendation:

The West Area Planning Committee is recommended to APPROVE planning permission for the following reasons:

- 1 The proposed development would make an efficient and effective use of previously developed land in order to remodel the existing public house and provide two family dwellings with a good standard of internal and external environment within the East Oxford Neighbourhood Area which has been identified as an area where there is a need for family housing. The proposal would result in the pub being reopened and maintained as a focal point for the local community, and on the basis of the evidence put forward by both the applicant and prospective tenants, it is clear that they consider that the relocation of the kitchen, reduction in size of the garden, and pub car park will not have an adverse impact upon the long term future and viability of the public house. The overall size, scale, siting and design of the proposed dwellings and the extension to the pub will create an appropriate visual relationship with the built form of the street and surrounding area, and will safeguard the residential amenities of the proposed dwellings and those surrounding the site. The development will provide adequate access arrangements and off-street parking so as to maintain highway safety, and will not have an adverse impact upon the protected trees within the site, or on

flood risk within the site or the surrounding area. Therefore the proposal would accord with the National Planning Policy Framework and the relevant policies of the adopted Oxford Local Plan 2001-2016, Oxford Core Strategy 2026, and the Sites and Housing Plan.

- 2 In considering the application, officers have had specific regard to the comments of third parties and statutory bodies in relation to the application. However officers consider that these comments have not raised any material considerations that would warrant refusal of the applications, and any harm identified could be successfully mitigated by appropriately worded conditions.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of material
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Landscape survey before site works
- 7 No felling lopping cutting
- 8 Landscape carried out by completion
- 9 Landscape hard surface design - tree roots
- 10 Landscape underground services - tree roots
- 11 Tree Protection Plan (TPP) 1
- 12 Arboricultural Method Statement (AMS) 1
- 13 Parking areas and access to be provided
- 14 Flood Risk Assessment Measures Implemented
- 15 Sustainable Urban Drainage Scheme
- 16 Details of Noise Insulation Measures
- 17 Air conditioning plant
- 18 Extraction equipment for restaurant
- 19 Amenity no additional windows
- 20 Design - no additions to dwelling
- 21 Contaminated Land Assessment

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
- CP10** - Siting Development to Meet Functional Needs
- CP19** - Nuisance
- CP21** - Noise
- CP22** - Contaminated Land

NE16 - Protected Trees
HS20 - Local Residential Environment
HS21 - Private Open Space
RC18 - Public Houses

Core Strategy

CS2 - Previously developed and greenfield land
CS11 - Flooding
CS18 - Urban design, town character, historic environment
CS20 - Cultural and community development
CS23 - Mix of housing

Sites and Housing Plan

HP2 - Accessible and Adaptable Homes
HP9 - Design, Character and Context
HP11 - Low Carbon Homes
HP12 - Indoor Space
HP13 - Outdoor Space
HP14 - Privacy and Daylight
HP15 - Residential cycle parking
HP16 - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

The site has been subject to a number of applications those of most relevance to the application are as follows:

61/10487/A H - Extension to Public Bar for Chester Arms: Approved

65/16146/A H - Provision of car park on land adjacent to Chester Arms: Approved

69/21224/A H - Outline application for erecting one pair of semi-detached houses with garages (9 and 11 Argyle Street): Approved

86/01037/NF - Single storey rear extension to form cellar and conversion of existing cellar to kitchen for Chester Arms: Refused

98/00689/NF - Demolition of existing single storey extension, erection of new single storey extension for Chester Arms (Amended Plans): Approved

12/02310/FUL - Change of use and conversion from public house (class A4) to a single dwelling house (class C3)

The application was refused by the West Area Planning Committee in November 2012 as the proposal would result in the loss of the public house.

Representations Received:

Letters of comment have been received from 129 addresses, whose comments can be summarised as follows

Support (98)

- This is the sort of brownfield site that should be developed for housing
- There has been a tide of pub closures throughout Oxford, and so it is positive to see that the pub could be kept open
- The proposal is a pragmatic and positive compromise that allows Iffley Fields to keep the pub and the developers to get something back from their investment.
- The proposal will preserve a valuable community amenity
- The reformed Chester deserves to be a success as it has the potential to be a fantastic community pub and the plans put forward are exciting
- The facilities on offer – local shop, local place for mums groups, community pub in evening – will be of great benefit to area
- There are few pubs or cafes in the area with gardens for people with small children
- The proposal is an easy walking distance to the local community in Iffley Fields
- The people proposing to run the pub have a good track record and so should be aware that the pub could be run with the loss of the pub car park and smaller garden
- The proposal will provide good quality family housing that makes a contribution towards new housing targets
- The proposed houses make a good use of space
- The alternative to this proposal would be that the public house remains empty and become derelict
- The planning committee should reassert the importance of retaining this pub for the community
- Support if the buildings use sustainable building practices
- A condition should be attached which require the works to the pub to be carried out before the dwellings are erected
- The Iffley Fields Residents Association would have preferred to see the scheme amended to provide a single dwellinghouse, but above all wish to see the long term future of the pub with the proposed leaseholders secured.
- Supportive as long as the pub is let to Drew and Fraser the prospective tenants
- Sufficient off-street parking needs to be provided
- Supportive as long as the houses do not become HMOs
- Supportive as long as a tree survey is carried out on the beech tree

Objection (38)

- The proposal is not greatly changed from the previously refused scheme
- The provision of dwellings would be an irreversible step towards the loss of a beautiful and unique public house
- The kitchen was only built recently and so should not need much investment, this cannot be a valid reason for building two houses
- The pub would lose much of its main assets – the pub garden and car park
- The value of the garden should not be underestimated and should be retained

- The remaining pub garden will receive inadequate levels of natural light
- The pub garden would not be of a sufficient size for uses such as Aunt Sally
- The underlying premise is that the public house was bought for a sum of money that reflects the entire use of the site
- It is not clear whether the lease arrangements will allow a profitable pub to be run, and Woodchester's track record suggests this will not be the case
- The Chester has lost momentum in comparison to other pubs in the area
- In the previous application Woodchester argued that the pub could not be made viable, but have changed tack, suggesting that it could be viable despite losing its assets
- There is a need to think long term otherwise the pub could be lost forever
- The pub has still not been adequately marketed and was only remarketed on the basis of a smaller pub as proposed.
- The entire site should be retained as a pub, with the prospective tenants running the building, and the kitchen invested in. The community facilities will be maintained
- The pub is not proven as unviable, and there would be interest in buying the freehold as it stands
- The site is too narrow for two semi-detached houses to be built, and the amount is excessive.
- The crown spread for the Beech Tree will overhang the garden of the proposed houses
- The pub will cause noise disturbance to the dwellinghouses
- The houses will increase parking problems in the surrounding streets
- There is a concern that the second house will have an impact upon the birch tree
- The provision of housing / change of use should only be investigated if the proposed tenants cannot make a go of the pub
- The dwellings should follow the Argyle St building line and be built closer to the Argyle St properties, this allows better access arrangements to parking and also the pub garden
- The loss of the Leyland Cypress is put forward as a condition of the application but this could be replaced at anytime
- The extractor fan from the pubs kitchens has been the subject of noise complaints. The closer the housing is to the extraction will increase potential for disturbance
- The houses are too big in comparison to the public house
- This is a thinly veiled attempt to get student accommodation on the site
- The dwellings should be prevented from be turned into Houses in Multiple Occupation
- The IFRA does not support the application

Statutory Consultees:

Thames Water Utilities Limited:

- No objection

Oxfordshire County Council Drainage:

- The development should employ Sustainable Urban Drainage principles for all hard surfacing

Oxfordshire County Council Highways Authority:

- The Highways Authority has no objection to the proposal, subject to conditions

Officers Assessment:

Site Location and Description

1. The site is located at the junction of Chester Street and Argyle Street and is within the residential area of Iffley Fields (**site plan: appendix 1**)
2. The site comprises the Chester Arms Public House, which is a detached two-storey building situated on the north-western corner of the site. The existing building has the main commercial area of the public house on the ground floor, and residential accommodation at first floor.
3. The public house has a small single storey extension added to the side, a large pub garden to the rear of the site, and a car park with space for 10 vehicles accessed from Argyle Street. There is a Beech Tree and Silver Birch within the application site that is subject to a tree preservation order. A part of the site is located within Flood Zone 2

Proposal

4. Planning permission is sought for alterations to the existing public house (Class A4) comprising the demolition of the existing single storey extension and the erection of a single storey rear extension, and the erection of 2x3 bedroom semi-detached (Class C3) dwellinghouses, provision of off-street parking, cycle storage, and amenity space.
5. Officers consider that the principle determining issues with regards to the proposal are as follows; principle of development; alterations to the public house; balance of dwellings; form and appearance; impact upon adjoining properties; residential uses; trees; highway matters; flood risk; sustainability matters; and contaminated land.

Principle of Development

6. The National Planning Policy Framework [NPPF] encourages the effective use of previously developed land, provided it is not of high environmental value. This is supported by Policy CS2 of the Oxford Core Strategy 2026.
7. The site is within a residential area, and the proposal involves the reuse of the previously developed part of the site and therefore the general principle of redeveloping this part of the site for a residential use would accord with the aims of the above-mentioned policies.

Alterations to the Public House

8. The National Planning Policy Framework identifies public houses as community facilities which enhance the sustainability of communities. The Oxford Core Strategy seeks to protect existing community facilities through Policy CS20, however the Local Plan deals specifically with the loss of public houses through Policy RC18. This identifies public houses as having two distinct roles, firstly as a community facility in residential areas and secondly as part of the historic legacy of Oxford and only supports their loss where it can be demonstrated that no other potential occupiers can be found; or that evidence of non-viability is provided; or there are suitable alternatives in the local area.
9. The previous application sought the change of use of the public house (12/02310/FUL) to a single dwelling but was refused by the West Area Planning Committee on grounds that it would result in the loss of a community facility. The current proposal seeks to retain the public house albeit in a remodelled form, with a single storey extension added to enable the kitchen facility to be situated within the public house providing access to the restaurant area, bar and cellar, and a new toilet block to the rear. As part of these works the existing kitchen and pub car park is to be removed and the existing pub garden reduced in size.
10. The public house was marketed in this remodelled form by Christies & Co for a period of 6 months from December 2012. A total of 8 viewings were undertaken and an offer accepted by the applicant from a consortium of four businessmen who are local to Iffley Fields and have experience of operating a number of similar establishments within the area. The applicant and prospective tenants have consulted with the Iffley Fields Residents Association prior to submitting their plans. The plan is to rebrand the pub as 'The Chester' and combine a pub, café, and meeting place in order to better serve the local community. They would seek to generate revenue through lunch time trade, tea, coffee, and cake during the days and, as a freehouse, offer a unique pub experience in the evenings. They intend to also include a cornershop element to the café by stocking local eggs, milk, and other essentials. During the consultation process, concerns have been raised that the provision of the semi-detached dwellings would effectively 'asset' strip the public house by removing the pub car park and reducing the size of the existing pub garden which would harm the long term viability of the public house. These concerns are understandable and need to be addressed given Members reasons for refusing the previous scheme and despite the fact that the removal of these 'assets' would not require permission.
11. The prospective tenants have written in support of the application and stated that they would not have entered into a 15 year lease if they considered that the loss of these assets would make the pub unviable. They say that turning the premises into a freehouse improves the viability of the pub, as it allows them to have a fixed rent and serve local ales, and locally sourced food, which caters for community needs. They consider this will better serve people in the daytime such as those that work from home, and in the evenings provide a more relaxed and informal pub. The remodelling works to the pub are seen as a benefit as the kitchen will be moved into the heart of the pub allowing a more efficient relationship between the kitchen, bar, restaurant and garden. They recognise

that the garden will be reduced in size, but that it meets their needs for outdoor space and the beech tree can be used as a feature for the external area to create atmosphere. They also consider the loss of the pub car park as a positive, and that none of their previous establishments had car parks. The pub is intended to draw from the local area which is in walking distance, and at times when the car park is full it may place pressure on visitors to park in the surrounding streets. They also recognise the importance of engaging with the local community in terms of providing community events and hosting local groups (such as the residents associations) and to turn the pub into a community hub.

12. Having reviewed the submitted application, officers would sympathise with the concerns raised by local residents about the potential impact upon the long term future of the public house. That said it is recognised that the applicant could open this at any time without planning permission. Following the refusal of the previous scheme, the applicant has remarketed the pub as proposed in this application and found prospective tenants who have experience in running these types of facilities and have given consideration to the loss of these 'assets' and do not see these factors as a negative in terms of viability. Furthermore in terms of the ability for such 'asset stripping' to be used as a reason to demonstrate non-viability in the future, it would be more difficult for the applicant to make such a case given the level of interest shown from the recent remarketing of the public house. Therefore officers would see no reason to object to the proposed remodelling of the public house or the provision of the residential accommodation on the basis that it would harm the long term viability of the public house.

Balance of Dwellings

13. Policy CS23 of the Oxford Core Strategy 2026 requires residential development to deliver a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole. The mix of housing relates to the size, type and tenure of dwellings to provide for a range of households.
14. The Balance of Dwellings Supplementary Planning Document (BoDSPD) sets out the appropriate housing mixes for each Neighbourhood Area within the City. The site is located within the East Oxford Neighbourhood Area, where there is a need to achieve a higher proportion of new family dwellings as part of the mix for new developments. The proposed development would provide 2x3 bedroom dwellings, which would be considered an appropriate mix of housing type for this area in accordance with Policy CS23 of the Oxford Core Strategy 2026 and the BoDSPD.

Form and Appearance

15. Sites and Housing Plan Policy HP9 states that planning permission will only be granted for residential developments that responds to the overall character of the area, including its built and natural features; the form, layout and density of the scheme make and efficient use of land whilst respecting the site context; the development exploits opportunities to sustain and enhance the significance of heritage assets and makes a positive contribution to local character and

distinctiveness; landscaping, and boundary treatments are provided that integrate the development, in a way that defines public and private space and maintains natural surveillance of the public realm. This is supported by Oxford Core Strategy Policy CS18, and Policies CP1, CP6, CP8, CP9, and CP10 of the Oxford Local Plan.

16. The site is located within the residential suburb of Iffley Fields which is a high density suburb characterised by terraced rows of two-storey properties interspersed with semi-detached properties that all follow a linear development pattern with small front gardens and larger private gardens to the rear. The properties are from the Victorian and Edwardian era and are generally brick built of either red or yellow brick and have natural slate roofs. This gives the streets a clear vernacular pattern.
17. The proposal would remove the existing single storey kitchen extension to the building and provide a pair of semi-detached properties which would have main ranges that measure approximately 8.3m (l) x 5.2m (w) x 7.2m (h) with projecting elements to the rear measuring 3.3m (l) x 4.6m (w) x 6.3m (h) alongside the existing public house. The dwellings would be sited to follow the same linear street pattern as all the other properties within Argyle Street but would be set back further behind the building line. The dwellings would be two-storey and would sit comfortably alongside the existing public house, and also the infill development at 9 and 11 Argyle Street. The materials and architectural detailing would also be consistent with the prevailing character of Argyle Street. Officers consider that the overall size, scale, siting and design of the pair of semi-detached properties would suit the site's capacity and create an appropriate visual relationship with the built form and grain of Argyle Street and the surrounding residential area.
18. The removal of the existing single storey kitchen extension to the public house would not have an adverse impact upon the street scene, and the proposed single storey extension to the pub would also create an appropriate visual relationship with the existing building.

Impact upon Adjoining Properties

19. Policy HP14 of the Sites and Housing Plan states that residential development should provide reasonable privacy and daylight for the occupants of both existing and new homes. This is supported by Policy CP10 of the Oxford Local Plan 2001-2016.
20. The provision of the dwellings would not have a material impact upon any of the adjoining properties in Argyle Street or Chester Street in terms of loss of light, outlook, overbearing impact, or privacy that would conflict with the aims of the above-mentioned policies.
21. During the consultation process concerns have been raised with regards to the potential impact of the public house upon the residential amenities of the proposed dwellings. There would be numerous examples of properties that have similar arrangements throughout Oxford and the existing pub sits alongside the

residential properties in Chester Street. The layout of the public house is such that the main public areas of the building are located away from the building. A small gap will be provided between the single storey element of the public house and the proposed dwellings in order to assist with noise insulation. The pub garden would share a boundary with the rear garden of plot 1 but it is intended for this to be separated by a suitable means of enclosure. The pub garden would be used by patrons but the relationship between this part of the pub and residential properties already occurs given its proximity to other properties in Chester Street and it is not proposed to play amplified music in the garden. While noise and disturbance matters could be successfully managed through Environmental Health and the Licensing Authority, it is considered that a condition could be attached requiring details of a noise insulation scheme for the proposed buildings; details of any mechanical plant / ventilation for the new kitchen; and the prevention of amplified music being played in the garden.

Residential Amenities

22. The National Planning Policy Framework requires development proposals to deliver a wide choice of quality homes in order to create sustainable, inclusive and mixed communities.
23. The proposed dwellings would have a good standard of internal environment that would accord with Policy HS20 of the Oxford Local Plan 2001-2016, and Policy HP12 of the Sites and Housing Plan. The planning statement indicates that the dwellinghouse would be designed to meet lifetime Homes Standards in accordance with Sites and Housing Plan Policy HP2.
24. Policy HP13 of the Sites and Housing Plan states that new dwellings should have direct and convenient access to an area of private open space. It recognises that family homes will require additional space, and this means that they should be provided with a private garden of adequate size and proportions for the size of house proposed, for exclusive use by occupants of that house. The preamble to the policy suggest that the council will expect an area of private garden for each family house which is at least equivalent to the original building footprint.
25. The proposed dwellings would each have access to private gardens which would be of an equivalent size to other properties in Argyle Street and would accord with the aims of Policy HP13. Both gardens would be accessed from the rear so as to provide suitable arrangements for refuse and cycle storage.

Trees

26. The site is covered by a Tree Preservation Order that relates specifically to two trees a Beech Tree (T1) in the rear garden of the public house and a Silver Birch (T2) on the Argyle Street frontage. There is also a Leyland Cypress (TG1) to the rear of the pub garden not covered by the order.
27. The Tree Survey states that the Beech and Silver Birch are to be retained as part of the scheme, but that the Leyland Cypress is to be removed. Officers would raise no objection to the loss of the cypress trees to the rear, and are satisfied

that the proposed dwellings and extension to the pub would not have an adverse impact upon either of the two protected trees, subject to conditions requiring adequate tree protection measures.

28. The crown spread of the Beech Tree would cover the majority of the reduced pub garden and as a result has the potential to have some bearing on the quality of this space. As the tree is subject to a preservation order, any works required to the tree will need consent. Officers have received assurances from the applicant and the prospective tenants that they place significant value on this tree and are satisfied with the size of the tree and the degree of shade that it places on the garden. It is recognised that some small scale health and maintenance works for the tree and that these will be discussed directly with tree officers. As such officers are satisfied that the layout of the garden would not have an impact upon this protected tree and that the applicant understands the need to seek approval for any such works.

Highway Matters

29. The site is in a sustainable location with good access to shops, services and public transport which would normally support a reduction in off-street parking. However the site is not within a controlled parking zone and there are on-street parking pressures in the area.
30. The proposal would use the existing vehicular access to the site to provide access to 7 off-street parking spaces. The spaces would be allocated to two spaces per dwelling, and three spaces for the public house. The access would also be maintained for the parking spaces and garages to the Argyle Street properties. A condition should be attached preventing parking spaces being created on the frontage of the properties.
31. The Local Highways Authority has raised no objection to the parking provision which would accord with the parking standards as set out in Policy HP16 of the Sites and Housing Plan. The provision of suitable off-street parking for the development would prevent any adverse impact upon existing on-street parking pressures. The Local Highways Authority is also satisfied that the access arrangements will have suitable visibility splays at the entrance/exit to the access road.
32. Therefore there are no objections raised to the proposal in highway terms subject to conditions requiring the access, parking and vision splays to be provided as shown on the proposed site plan and any walls and fencing to be kept to a minimum height of 0.6m. In addition an informative added which advised that construction traffic movements should take account of on-street parking in the vicinity of the development site and the narrow nature of these residential streets; and

Flood Risk

33. The site is located within Flood Zone 2 according to the Oxford City Council Strategic Flood Risk Assessment. A Flood Risk Assessment [FRA] has

accompanied the application to assess how the development will affect flood risk and also to provide a drainage strategy for the development.

34. In accordance with the Environment Agency's Standing Advice, the FRA states that the finished floor levels in the dwellings will be set at 0.3m above the 1 in 100 years plus climate change level. This will help mitigate the flood risk in the most extreme of flood events. Having regards to the nature of the proposed development and the contents of the Flood Risk Assessment, officers consider that the proposed development would not increase flood risk, subject to a condition being attached requiring the measures set out within the Flood Risk Assessment being carried out and details of the flood resilience and safe access measures provided. A condition should also be attached requiring the provision of a sustainable urban drainage system to be provided for approval by the Oxfordshire County Council Drainage Authority.

Sustainability

35. Sites and Housing Plan Policy HP11 encourages energy efficient developments and is supported by Policy CS9 of the Oxford Core Strategy. The Planning Statement states that the building will be built high efficiency standards in terms of insulation, double glazing and heating systems. A condition should be attached requesting further details of sustainability measures.

Contaminated Land

36. Oxford City Council Environmental Health has recommended that due to the sensitive nature of the proposed development, a condition should be attached requiring a contaminated land risk assessment. Whilst the site is not known to be contaminated, it is important that the developer demonstrates that the site is suitable for use. As a minimum a desk study and a documented site walkover are required to ensure that there are no sources of contamination on or near to the site and the site is suitable for its proposed use.

Conclusion:

37. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2011-2026 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 permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Contact Officer: Andrew Murdoch

Extension: 2228

Date: 31st July 2013

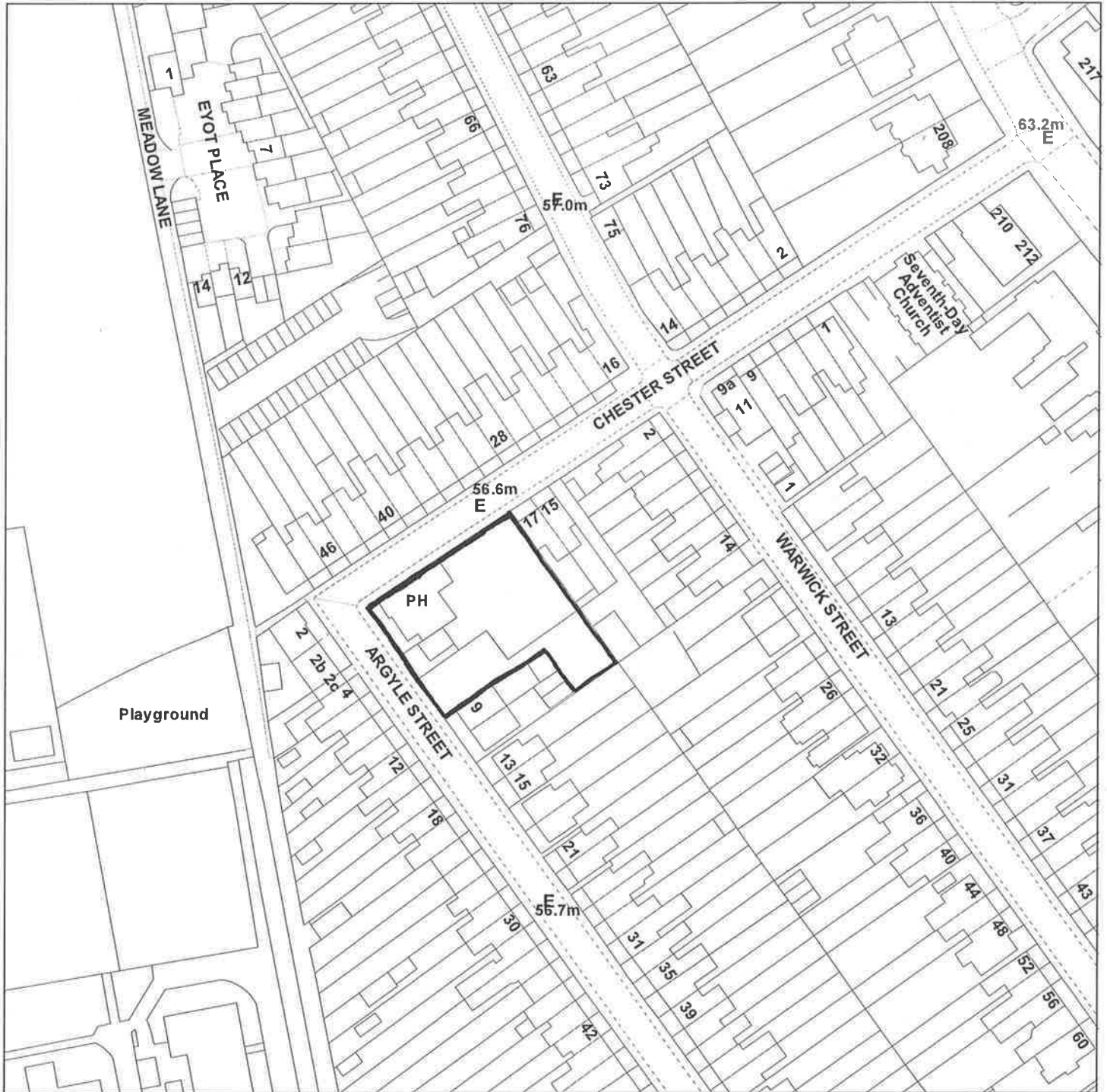
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Appendix 1

Chester Arms (13/01510/FUL)



GIS by ESRI (UK)



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	01 August 2013
SLA Number	Not Set

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Application Number: 13/01424/FUL & 13/01425/LBD

Decision Due by: 8th August 2013

Proposal: Demolition of existing store building and extension to Nuffield building. Erection of single storey extension – 13/01424/FUL

Erection of building between Nuffield building and kitchen, to provide kitchen ancillary uses and plant room. Various demolitions including changing/store building, stores/extension to Nuffield building, fire escape, steps, platform, windows to form new openings, walls to kitchen; walls, floor, ceiling and finishes. Various alterations including infilling of window at Nuffield building. Removal and replacement of kitchen equipment and ventilation. Construction of reinforced concrete wall on college side to boundary wall at Worcester Street - 13/01425/LBC

Site Address: Worcester College, Walton Street – **Appendix 1**

Ward: Jericho And Osney Ward

Agent: Freeland Rees Roberts Architects

Applicant: The Provost & Fellows Of Worcester College

Applications called in by Councillors van Nooijen, Fry, Sinclair and Canning as the site of the proposed development is highly sensitive and the proposed interventions are substantial.

Recommendation:

13/01424/FUL

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposals provide improved and modernised catering facilities for the College whilst preserving important street views and the special character and appearance of the Central Conservation Area. Tree making an important contribution to public amenity and the Conservation Area will be retained and protected and views from the within the listed Nuffield lawn will be reinforced. No material harm to the architectural or historic integrity of listed buildings or

their settings will result. Consequently the proposals are considered to accord with policies CP1, CP6, CP8, CP9, CP10, CP11, HE2, HE3 and HE7 of the Oxford Local Plan 2001-2016 as well as policy CS18 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.
- 3 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.
- 4 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, and features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Construction Traffic Management Plan
- 5 Arch - Implementation of programme and historic record
- 6 Tree Protection Plan (TPP) 1
- 7 Arboricultural Method Statement (AMS) 1
- 8 No felling lopping cutting
- 9 Construction method statement to avoid damage to listed boundary wall

13/01425/LBD

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal, subject to the conditions imposed,

would accord with the special character, setting and features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

- 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 Commencement of works LB/CAC consent – 3 years
- 2 LB/CAC consent - approved plans

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Developmt to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Developmnt to Meet Functional Needs
CP11 - Landscape Design
HE7 - Conservation Areas
HE3 - Listed Buildings and Their Setting
NE15 - Loss of Trees and Hedgerows
NE16 - Protected Trees
HE2 - Archaeology

Core Strategy

CS18_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework.

This application is in or affecting the Central Conservation Area. The development is affecting Grade I and II Listed Buildings and structures.

The gardens are registered grade II* within the Register of Historic Parks and Gardens by English Heritage.

Relevant Site History:

12/01809/FUL - Erection of new lecture theatre and College kitchen. WDN 29th April 2013.

12/01810/LBD - Alterations and extensions involving demolition to hall, including new lift, stairs, 2 storey block to Pump Quad. Alterations involving demolitions to Nuffield and Buttery Building and to kitchen/bedroom block. WDN 29th April 2013.

Representations Received:

None.

Statutory and Internal Consultees:

English Heritage – No objection. The scheme is a result of significant negotiation but the smaller and simpler scheme now proposed is a ‘good result’.

Drainage Team Manager – Development to be SuDS compliant.

Local Highway Authority – Construction traffic management plan is required with deliveries to site acceptable only after 9.30am and before 4pm to avoid harm to traffic through flow.

Officers’ Assessment:

Site Description

1. The application site relates to part of the college which is located alongside its frontage with Worcester Street. The site consists of the 1840s kitchen building, the adjacent 1950s infill building and the Kitchen Quad extending southwards to include the single storey former lavatory block to the Nuffield Building.

2. Worcester College was founded in 1714 and the college lies to the west of Oxford city centre. It is bounded to the north by the nineteenth century residential area of Jericho and to the south-west by the Oxford Canal. Although now close to the city centre, the 18th century College would have been at the time on the edge of the city. In 1720 the Main Block of the college which faces Beaumont Street (and which includes the chapel, hall and library) was constructed and later in the 18th century the north range of the Main Quad was built, providing the Provost’s Lodge at its west end. The main block is listed grade I. In the 1820s the medieval buildings overlooking the Pump Quad were heightened and twenty years later the old kitchen was converted into rooms and the present kitchen built.

3. Several buildings have been erected during the 20th century, including the Nuffield Building, erected in 1939, and in the 1950s an infill building between the Nuffield Building and the 1840s kitchen.

The college gardens are to the west of the application site; the 26 acre grounds include the gardens, the lake and the sports field. The gardens are registered grade II* within the Register of Historic Parks and Gardens by English Heritage.

On the garden side is a Western Catalpa tree which is considered to be a ‘champion tree’, of high significance, being the largest of its kind in the UK.

Description of Proposed Development

4. The applications seek consent for the demolition of the existing store building and the majority of the 1950s kitchen between the Nuffield Building and main block and the erection of a ground floor extension to the Nuffield building as well as well as a single storey rear extension to the existing main building to provide enlarged and improved catering facilities.

5. The listed building consent also seeks permission for a number of internal wall demolitions to improve access flows for users of the building as well as existing external steps to the boundary wall and part of the existing fire escape to the Nuffield building.

6. Officers' consider the principal determining issues in the case of these applications to be:

- Impact on significance of listed buildings/structures and their setting;
- Effect on the Central Conservation Area and street scene;
- Impact on Grade II* registered garden;
- Trees; and
- Archaeology.

Impact on Significance of Listed Buildings/Structures and their Setting

7. The current proposals are the result of several months' discussions between conservation officers and the previous and current architects. The previous proposal by Rick Mather Architects included a substantial lecture theatre adjoining the boundary wall and very close to the western catalpa tree. A wide variety of other interventions were also proposed some that officers concluded would amount to substantial harm. Officers considered that the design, massing and location of the theatre would harm the setting of the listed buildings, the conservation area and there would be risks to the tree. This application was withdrawn and the current architects were given a revised brief by the College, excluding the lecture theatre.

8. The purpose of the rebuilding of the kitchen ancillary buildings (built and altered in piecemeal fashion from 1844 to the 1950s) is to bring together functions that are housed in other areas and to place the kitchen stores along a service passage. This would improve the functionality of the catering process, flow and access as currently the staff and Environmental Health have raised concerns.

9. The kitchen dates from 1844 and abuts the Glastonbury chambers to the north (the chamber would not be affected by the works). The kitchen originally extended to the roof but a first floor was added in 1966 with student rooms above, with the ceiling sitting below the heads of the windows to the west wall. The internal appearance is mostly with modern finishes and plain openings. The proposals include removal of internal walls to widen the prep areas, altering one window in the east wall to form a doorway, blocking up a doorway in the south wall, altering two windows in the east wall for extract ductwork, a new opening in the south wall for a duct, relining the walls, new mechanical and extract ventilation, replacement of kitchen equipment and services and a new external door to Kitchen Quad (required by Environmental Health to create separate access for waste removal). The 1966 ceiling would be replaced with a new suspended ceiling that would be set back further away from the windows.

The 1966 kitchen floor would be replaced with a new structure and the level excavated by 150mm to accommodate a damp-proof structure required by Environmental Health.

10. The kitchen ancillary accommodation was built in 1844, south of the kitchen block and has been altered many times since, resulting in low heritage significance. The 1950s block is proposed to be demolished and replaced with a new extended building, to include accommodation presently in the Nuffield Building and locate kitchen stores along a service passage.

11. The boiler room is partly located in the Nuffield Building and would be extended with a window to be blocked up in the north wall. The risk to heritage fabric would be from damage caused during the works, thus a protection condition has been imposed. The 1939 staff changing rooms and the north-south passage located east of the Nuffield Building are of low heritage significance and would be partly demolished to the west side as the east side abuts the historic boundary wall to the street. A passageway would be created in place of the building. The Pump Quad would have a new level path linking staircase 13 to the pantry.

Impact on Central Conservation Area

12. Policy HE7 of the Local Plan states that planning permission will only be granted where the special character and appearance of a conservation is preserved or enhanced.

13. The impact on the conservation area, the setting of the listed buildings, the registered park and garden and on the catalpa tree would be minimal, due to the ridge height of the proposed kitchen block being kept as low as possible and the roof being clad with natural slate.

14. The boundary between Worcester Street and that part of the college is formed by a rubble stone wall, the lower part being a retaining wall. The pavement of the street is some distance above the kitchen quad. The date of this wall varies as it is in three sections, but some sections were in place by 1578. A section of 1.7m is leaning into the college side and requires stabilising and this project will be included as part of the main works.

15. The kitchen quad is a service yard bounded by the Worcester Street wall to the east and is only viewable internally. It is a neglected space with a wood store, bin store, coal bunker and steps adjacent to the existing gate in the boundary wall, all of low heritage significance. The quad would be reconfigured and kept as a service yard and repaved, thus being an improvement.

Impact on Grade II* Registered Garden

16. The development would be visible from the grade II* registered college garden where views through the existing gap between the Nuffield building and main building allow sights of more modern development at Gloucester Green. Such a view detracts slightly from the more historic built development that surrounds part of the garden.

17. The scale of the proposed kitchen extensions is however similar in height to existing development though will create a better articulated bridge between the Nuffield building and the 1840s extension to the main building thus creating a better

enclosed space. Views through to Gloucester Green will still be possible though, as set out below, this is essential to retain views from the public realm through to the Catalpa tree within the garden.

Trees

18. An existing large Catalpa tree planted approximately one hundred years ago lies within the grade II* listed College garden. It is a Champion specimen having been confirmed to be the largest of its kind anywhere in the UK or Ireland. As a result of its size, vigour, excellent form and visibility from the public realm, it makes a substantial contribution towards public amenity such that great weight should be afforded to its preservation.

19. Whilst having immediate and obvious public amenity benefits the tree also creates a pleasant and important verdant juxtaposition between the traditional stone buildings found elsewhere along the Worcester Street frontage of the College site. Whilst this view was unplanned, officers consider it to be nonetheless a particularly visually pleasant and important one that should not be materially harmed.

20. As a result of the foundations of the existing single storey structure linking the main building and the Nuffield building, the roots of the Catalpa tree have been found, through trial trenching, not to extend through into the kitchen quad. As such development within this quad will not give rise to harm to the roots of the tree despite being within its notional root protection area as set out in BS 5837:2005.

21. As a result of the single storey height of the development proposed, no lopping or pruning of the canopy of the tree will be required to facilitate the development and no views through to the tree from the public realm will be lost. However, to ensure that construction work and associated storage/operation of equipment does not result in compaction of tree roots or accidental damage to the tree itself, conditions requiring a tree protection plan and construction method statement are recommended to be imposed.

Archaeology

22. Prior to the submission of the application, an archaeological evaluation was undertaken which revealed at least two distinct phases of negative features truncating the natural terrace gravels. The earliest of these was not securely dated, but was similar in character to prehistoric and earlier medieval features excavated elsewhere in the city. The later phase of features appeared to comprise 15th-16th century pits. These features were overlain by garden soils. In addition, to these features, a number of structural remains were also revealed. One of these was an east-west aligned wall which may correspond to a garden wall depicted on a 17th century engraving and be of medieval origin. The remaining structures are likely to correlate to outbuildings in the kitchen courtyard.

23. In order to better understand the heritage value of any remains found at the site an archaeological investigation should be carried out which consists of historic building recording, a watching brief during demolition/stabilisation works and an appropriate level of archaeological recording prior to or during foundation and service works. This approach is supported by the City archaeologist.

Other Matters

24. The Local Highway Authority (LHA) has identified that the access to the site will be from Worcester Street which is subject to particularly heavy traffic congestion during early mornings and evenings where it is one of the main routes into the city centre. To avoid significant harm to the through-flow of traffic in this location it is recommended that a condition requiring a construction traffic management plan is imposed which should, as part of the approved plan, prevent deliveries to the site before 9:30am.

Conclusion:

25. The proposals are considered to preserve important heritage assets whilst modernising the College to allow it to meet modern student and conferencing requirements. The design of the new building and interventions are considered to be respectful of their setting. The proposals are considered to accord with all relevant policies of the development plan. Committee is recommended to approve both the full planning application and the listed building consent subject to the conditions set out at the start of this report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission and listed building consent, 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: 12/01809/FUL, 12/01810/LBD, 13/01424/FUL & 13/01425/LBD.

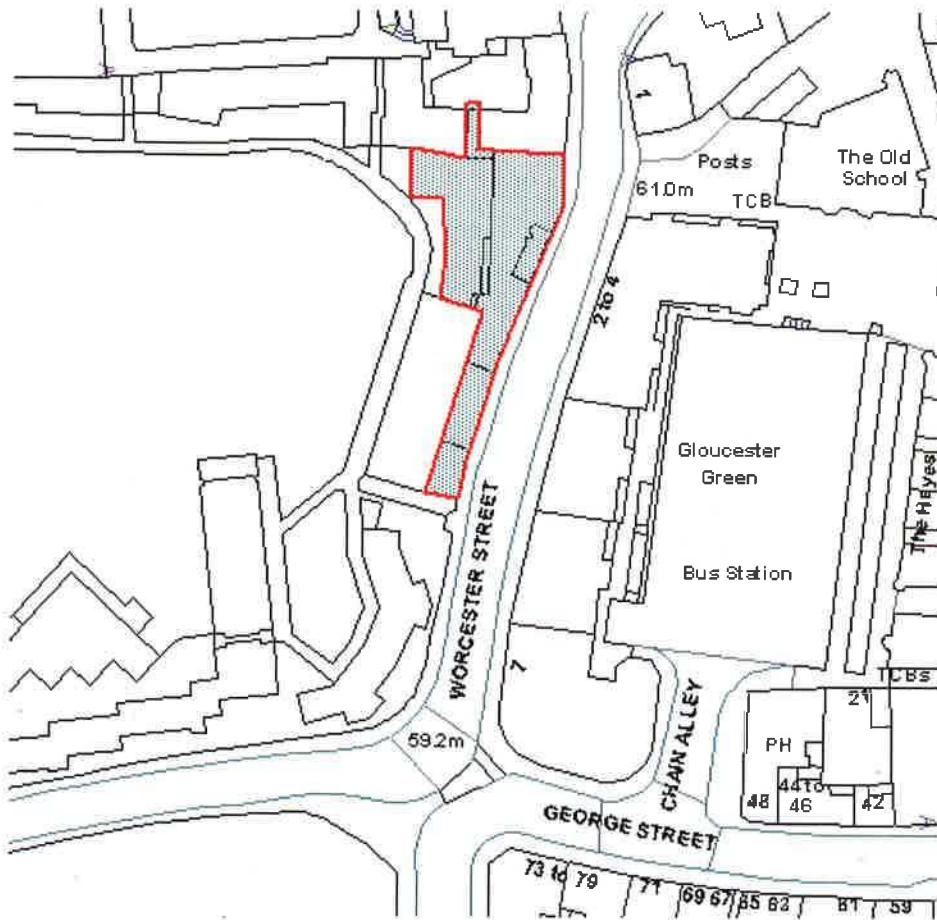
Contact Officers: Matthew Parry & Katharine Owen

Extension: 2160

Date: 2nd August 2013

Appendix 1

13/01424/FUL & 13/01425/LBD - Worcester College



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Ordnance Survey 100019348

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West Area Planning Committee

13th August 2013

Application Number: 13/01354/FUL

Decision Due by: 29th July 2013

Proposal: Demolition of two-storey side extension. Erection of two-storey side and rear extensions and extension to front at ground floor and lower ground level

Site Address: 30 Plantation Road, **Appendix 1.**

Ward: North

Agent: Mr Nik Lyzba

Applicant: Mr & Mrs B Pickup

Application Called in – by Councillors – Fry, Clarkson, Tanner and Canning. For the following reasons -The previous application was withdrawn after objections from neighbours on grounds of over-development and the latest application has attracted similar complaints from some neighbours.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension would be read as a contemporary addition that would not overbear the original building, would allow the main building to remain as the dominant feature and would preserve the character and appearance of the Walton Manor Conservation Area. The proposal would not result in unacceptable levels of harm to the amenities of neighbouring properties. The development complies with policies CP1, CP6, CP8, CP10, CP11, NE15 and HE7 of the Oxford Local Plan 2001-2016, CS18 of the Core Strategy 2026, and HP9 and HP14 of the Sites and Housing Plan.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give

rise to can be offset by the conditions imposed.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials to be approved
- 4 Archaeology - Implementation of programme

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

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

HE7 - Conservation Areas

NE15 - Loss of Trees and Hedgerows

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

HP9 - Design, Character and Context

HP14 - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

The application site lies within the Walton Manor Conservation Area.

Relevant Site History:

70/22814/A H - Extension at rear and erection of double garage for private car and internal alterations. PER 26th May 1970.

12/00888/FUL - Demolition of existing extension and separate double garage. Erection of two storey front and side extension at lower-ground and ground floor levels with integral garage.. Withdrawn 13th June 2012.

12/00902/CAC - Demolition of existing extension and separate double garage.. Withdrawn 14th June 2012.

12/03264/FUL - Demolition of 2 storey hipped roof side extension and detached pitched roof double garage. Erection of two storey side and rear and single storey front extension at lower-ground and ground floor levels with integral garage. Erection of low level stone wall, piers and sliding gates to front garden / driveway.. Refused 25th March 2013.

12/03265/CAC - Demolition of 2 storey hipped roof side extension and detached pitched roof double garage.. PER 15th April 2013.

Representations Received:

45 Plantation Road – treatment of frontage; no details of stone; new windows inappropriate; scale and materials of rear extension; no details of new porch inaccurate character assessment; phased development?

61 Plantation Road – lack of information on materials; porch and windows should be painted white

4 Arthur Gerrard Close – overbearing impact, loss of light and outlook

Statutory and Internal Consultees:

Oxford Architectural And Historic Society Victorian Group – object to use of materials, new porch and windows

Officers Assessment:

Background to Case

1. No. 30 Plantation Road is a detached stone-built dwelling located on the southern side of Plantation Road in north Oxford. The orientation of the building differs from others in the road as it sits at a right angle with its gable end addressing the street. The property has a large garden that is enclosed by a stone wall along the Plantation Road boundary. The building is the remnant of what was a more extensive range of buildings. (A range existed on the west side extending the length of the plot and fronting onto Plantation Road and extensions to the south and east). The house at the application site also predates the development of the suburb. Part of it was in use as a bakery. The orientation of the building and its plot shape and size provide evidence of the buildings original form and context.
2. Plantation Road is a narrow road, bounded by residential properties and is one-way in a westerly direction, from its junction with Woodstock Road.
3. The property was extended in the 1970s with a two-storey extension to the side of the building. On the property frontage there is a double garage, also built in the 1970s and room for parking on a driveway. The frontage is enclosed by a timber picket style fence.

4. This latest application has been submitted following a refusal at Committee in March 2013. The reasons for refusal were as follows:

1). The extension to the property would overwhelm the existing building and the neighbouring properties due to its scale, form and the use of materials which fail to respect the character and appearance of the North Oxford Victorian Suburb Conservation Area, contrary to policies CP1, CP8, CP10 and HE7 of the Oxford Local Plan 2001-2016, CS18 of the Core Strategy 2026 and HP9 of the Sites and Housing Plan.

2). The siting and scale of the extension would be harmful to the amenity of properties on Arthur Garrard Close in terms of outlook and would constitute development of an overbearing nature, contrary to policies CP10 of the Oxford Local Plan 2001-2016 and HP14 of the Sites and Housing Plan.

3). The existing forecourt area provides an important gap in the street and adds to the character and appearance of the area. Its loss by enclosing the frontage with railings and gates would be harmful to the streetscene, and would add to the overbearing impact of the development as a whole, contrary to policies CP1, CP8, CP10 and HE7 of the Oxford Local Plan 2001-2016, policy CS18 of the Core Strategy 2026 and policy HP9 of the Sites and Housing Plan.

5. This submission seeks to address the reasons for refusal and the changes made are:

- Omission of garage extension, railings and gates
- Reduction in depth of rear element by 1.6 metres
- Omission of stairwell extension (near boundary with Arthur Garrard Close)
- Reduction in number of windows facing Arthur Garrard Close

6. The proposal has therefore been reduced in size considerably, and excludes the changes which were proposed to the forecourt, in order to overcome the concerns related to scale, impact on the conservation area, and impact on properties in Arthur Garrard Close.

7. Conservation Area Consent has been granted for the removal of the existing 1970's extension (ref. 12/03265/CAC).

8. The determining issues in this case are:

- Heritage and Conservation
- Design and Visual impact
- Impact on neighbouring properties
- Trees
- Archeology
- Other matters

Heritage and Conservation

9. Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. The National Planning Policy Framework (NPPF) explains the government's aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
10. In relation to development affecting a designated heritage asset (e.g. a conservation area) the NPPF explains that (heritage) significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
11. The NPPF explains that this does not preclude development but that the objective should be to secure good quality design in a manner that demonstrates understanding of a site's context and that will sustain what is important about an area's character and appearance.

Design and Visual Impact

12. No. 30 Plantation Road occupies a prominent position in the street and is visible in views looking west down Plantation Road from Woodstock Road. This view of the building would be preserved as the extension would be set well back from the street, and no changes are proposed to the forecourt area.
13. Historically the plot has been occupied by several buildings so there is a precedent for having a larger footprint on the plot. Furthermore, the building sits in a large plot that can accommodate the extension without appearing cramped and would still leave a large garden that positively contributes to the character of the area.
14. The replacement side extension would measure 1 metre higher than the existing extension but would have a hipped roof so as to reduce its bulk. The ridge and eaves height of this element would be set well below those of the original building so as to appear subservient and to allow the host building to remain the dominant feature.
15. The rear element is set lower still and would not compete with the host building and due to its position in the plot would not obstruct any views of the existing building.
16. The front extension would be at lower ground floor level only, would project approx. 850mm above adjacent ground level with a green roof and would be set back at least 7 metres in the plot. Due to its height and position it would have a very limited impact on the streetscene and would be largely screened by a hedge and the existing garage building.

17. The choice of materials and the contemporary design contrast with the original building allowing the extension to be read as a modern addition and enabling the age of the building to be identified through the pallet of different materials. A condition is suggested requiring samples of materials (stone, stone coloured render and timber boarding) to be approved to ensure high quality materials are used appropriate for the site and its surroundings.
18. Officers are of the view that extension is of an appropriate scale and design and that due to the eaves heights and reduction in depth would not overwhelm the existing house.

Impact on Neighbouring Properties

19. Policy HP14 of SHP states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes and that does not have an overbearing effect on existing homes. In respect of access to sunlight and daylight, the 45°/25° guidelines will be used, as illustrated in Appendix 7 of the SHP.
20. The properties of Arthur Garrard Close border the southern boundary of the site and their gardens back on to the site. The gardens have a length of approximately 10 metres. An objection has been received from a resident of Arthur Garrard Close concerned that the proposal would result in a loss of light as well as affecting outlook and views.
21. The proposed side element would be set 500mm metre closer to the southern boundary than the existing extension and the rear element would extend for 3.6 metres beyond the existing rear building line (a reduction of 1.6 metres from the previous application). This amended scheme has therefore reduced the amount of development that would be viewed from properties on Arthur Garrard Close.
22. The replacement side extension would have a hipped roof rather than the existing gable end so the eaves level on the southern elevation would be approximately 1.3 metres lower than the existing ridge and would be set in from the boundary. The rear element although 2-storey would have an eaves height of 4.5 metres measured from adjacent ground level due to the drop in ground level.
23. Officers are of the view that the extensions would be sited a sufficient distance away from the rear facing windows of properties on Arthur Garrard Close to prevent any significant harm to light and outlook. The proposal comfortably complies with the 45° guidance in respect of all rear facing windows and whilst officers recognise that the extensions will be visible from these properties, and will have an impact on outlook, the impact has been reduced and is not so significant as to warrant refusal of planning permission. Furthermore, there are trees along the southern

boundary which would help to screen the extension.

24. The proposed scheme further reduces the number of south facing windows to 2. The first floor one would be obscure glazed, serving a bathroom, and the second serving a utility room. Furthermore the plans show louvres to be installed over the nearest west facing bedroom window in order to prevent any overlooking into the gardens of the properties along Arthur Gerrard Close.
25. Officers are satisfied that the height, depth and positioning of the extension would not result in an unduly overbearing form of development.

Archaeology

26. This application is of interest because it lies within an area of the Summertown Radley 2nd gravel terrace which is known to encompass an extensive landscape of Middle Neolithic to Early Bronze Age funerary monuments and subsequent landscape of dispersed Iron Age and Roman rural settlements with associated field systems and burials. This site is located 70m away from undated burials recorded in the 19th century (UAD No 677) and within a 100 radius of miscellaneous stray finds of Roman and Post-medieval date including a quern stone (UAD 676) and a possible clay pipe factory (UAD No 1441).
27. It is also noted that the Historic Environment Records (HER No 6667) notes that fragments of perpendicular tracery are set into re-built frontage wall of this property, in three niches. They are similar to the larger parts of window tracery thought to have come from the Royal Beaumont Palace. The architect has confirmed that these remain in place and will not be impacted by this development.
28. The National Planning Policy Framework states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where appropriate local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
29. In this case, bearing in mind the small scale of the proposed basement development and in line with the advice in the NPPF a condition is recommended requiring a programme of archaeological work to be undertaken.

Trees

30. The Council has no objection to the proposal which will have limited arboricultural implications and involve the removal of some fruit trees in the rear garden only. A eucalyptus tree stands in an adjacent rear garden but this is not likely to be affected by the proposals.

Other Matters

- The existing timber porch which is in a state of poor repair is to be replaced, like for like, in painted metal. This does not require planning permission.
- The existing 1970's windows and the new windows to be installed are to be high performance hardwood frames to be painted in an off white heritage colour. This element of the proposal does not require planning permission.

Sustainability

The thermal efficiency of the building would be improved with new windows and internal insulation. The new extensions would be heavily insulated and would minimise heat loss. Large expanses of glazing would allow for high levels of solar heat gain and natural lighting.

Conclusion: For the reasons given above, the proposals are considered to have overcome the previous reasons for refusal and the application is recommended for approval.

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 Gregory

Extension: 2157

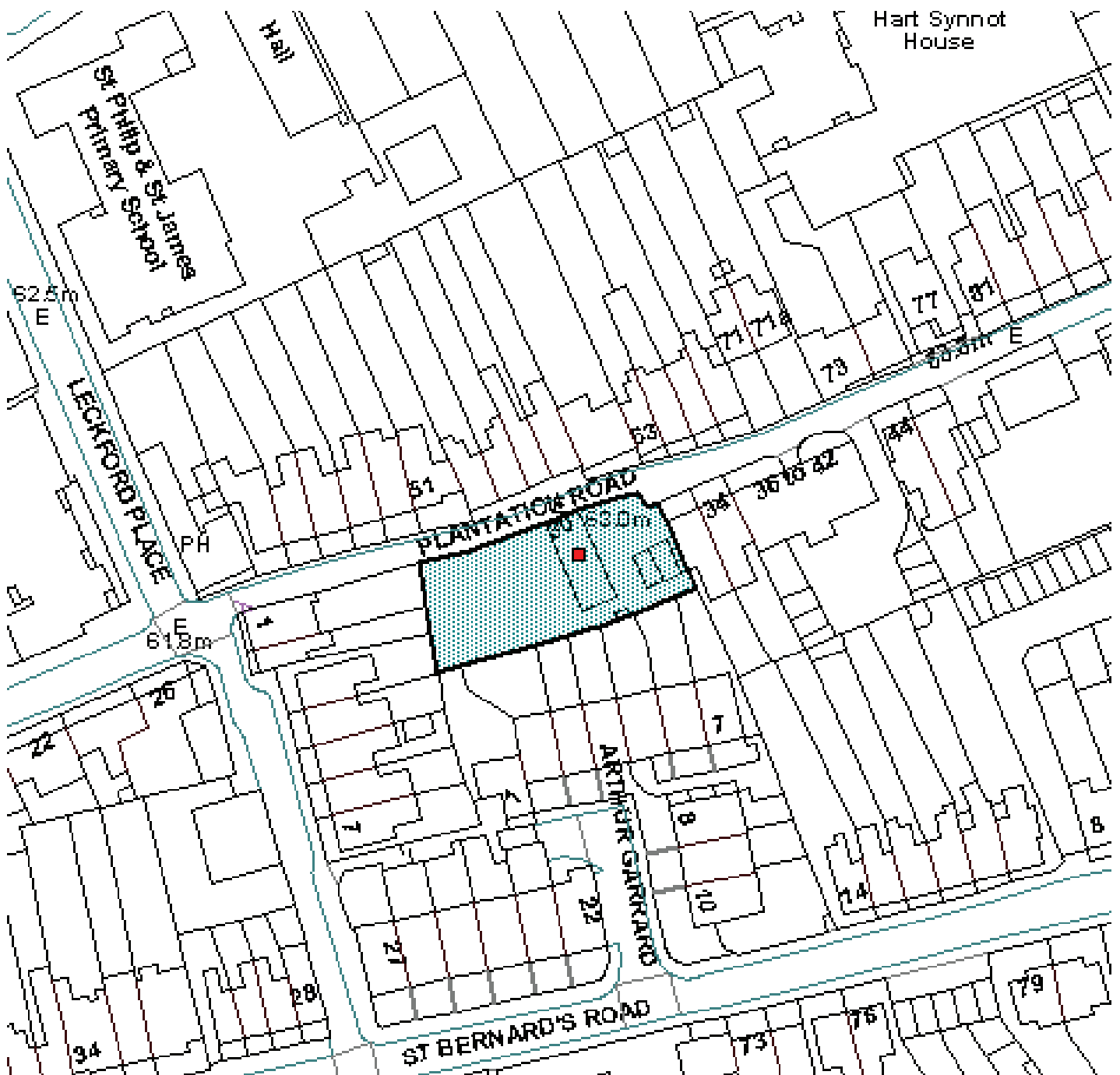
Date: 12th July 2013

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Appendix 1

12/03264/FUL - 30 Plantation Road

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Ordnance Survey 100019348

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Agenda Item 7

Monthly Planning Appeals Performance Update – June 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 June 2013, while Table B does the same for the current business plan year, ie. 1 April 2013 to 30 June 2013.

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

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	14	(33%)	4 (50%)	10 (29%)
Dismissed	29	67%	4 (50%)	25 (71%)
<i>Total BV204 appeals</i>	43		8	35

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

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	2	(22%)	1 (33%)	1 (17%)
Dismissed	7	78%	2 (67%)	5 (83%)
<i>Total BV204 appeals</i>	9		3	6

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 June 2013

	Appeals	Percentage performance
Allowed	16	(33%)
Dismissed	33	67%
All appeals decided	49	
Withdrawn	1	

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 June 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 June 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 1/06/13 and 30/06/13

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 NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/03104/FUL		DELCOM	REF	AWD	07/06/2013	STCLEM	47 Jeune Street Oxford Oxfordshire OX4 1BN	Change of use from a dwelling house (use class C3) to a House of Multiple Occupation (use class C4).

Total Decided: 1

TABLE E Appeals Received between 1/6/13 and 30/6/13

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 NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
12/02505/FUL	13/00028/REFUSE	DEL	REF	W	10 and 10A Bartlemas Road Oxford OX4 1XX	STCLEM	Conversion of existing 2 bedroom dwelling at No.10 into 2 x 1-bedroom dwellings (use class C3). Conversion of existing 1-bedroom flat at No.10A into 2 x 1-bedroom dwellings (use class C3) including two storey side extension and removal of workshop in rear garden. (Amended plans) (Amended description)
13/00546/FUL	13/00027/REFUSE	DEL	REF	W	13 Stanley Road Oxford Oxfordshire OX4 1QY	STMARY	Change of use of first floor and part of second floor from residential to day nursery (Class D1).
13/00603/FUL	13/00029/REFUSE	DEL	REF	W	160 Cricket Road Oxford Oxfordshire OX4 3DN	COWLY	Erection of 2 x 2 bed dwelling houses (Class C3) to rear of existing dwelling. Provision of amenity space, vehicle and cycle parking and bin store. Provision of new vehicle access from Cricket Road.
Total							3

Enforcement Appeals Received between 1/6/13 and 30/6/13

TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

EN CASE NO.	AP CASE NO.	TYPE	ADDRESS	WARD:	DESCRIPTION
12/00352/ENF	13/00030/ENFORC	W	11 Old Road Headington Oxford Oxfordshire OX3 7JY	CHURCH	Alleged erection of rear extension and loft conversion without planning permission
Total					1

WEST AREA PLANNING COMMITTEE

Tuesday 9 July 2013

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

OFFICERS PRESENT: Michael Crofton-Briggs (Head of City Development), Murray Hancock (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

12. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

13. DECLARATIONS OF INTEREST

No declarations of interest were made.

14. STUDENT ACCOMMODATION AT CASTLE MILL, ROGER DUDMAN WAY:11/02881/FUL

The Head of City Development submitted a report (previously circulated now appended) on the progress made on student accommodation at Castle Mill, Roger Dudman Way 11/02881/FUL. An independent review of Council's planning procedures is proposed to be undertaken by an independent person. This review would determine whether in the context of this development the City Council complied with its planning procedures and met statutory and National Policy requirements.

The independent person's draft report will be presented to a working group made up of Councillors Goddard (lead), Benjamin and Van Nooijen, Toby Porter (Protect Port Meadow) a representative from the Oxford Civic Society and a representative from the Oxford Preservation Trust and, once agreed, the working group will recommend the report to the WAPC anticipated to be at one of its meetings in the Winter.

A letter from Oxford University detailing a summary of its proposed landscape mitigation strategy at Castle Mill was tabled and is appended to these minutes. The main Strategy Document is available on the City Council's website.

In accordance with the criteria for public speaking, the Committee noted that Nicky Moran on behalf of the Protect Port Meadow campaign group spoke on the report

The Committee made one amendment to the terms of reference, in the background section, remove the words "on a vote of 8 to 1".

The Committee resolved to AGREE:

- i) To appoint an Independent Person to carry out an Independent Review. The person being commissioned to prepare a report to be submitted in draft in the first instance to the WAPC Working Party which is to be convened by Councillor John Goddard.
- ii) The Independent Person to be appointed by the Executive Director, Regeneration and Housing in consultation with the Chair of WAPC and the Working Party Convenor.
- iii) The Terms of Reference (as amended) for the Independent Review that are attached to this report.

15. TOWN HALL: 13/01350/CT3

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use from ancillary residential dwelling to independent dwelling (use class C3)

The Committee noted that no one spoke on this application.

After taking all written submissions into account, the Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Bin and cycle storage

16. 7 BOUNDARY BROOK ROAD: 13/000813/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a single storey front extension.

The Committee noted that no one spoke on this application.

After taking all written submissions into account, the Committee resolved to APPROVE the planning application subject to the conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching

17. 41 LECKFORD ROAD: 13/01038/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a single storey rear extension at basement level and an erection of canopy to side elevation to create covered pathway.

In accordance with the criteria for public speaking, the Committee noted that Simon Mollison spoke against the application and Mark Jennings spoke in favour of it.

After taking all written and oral submissions into account, the Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 SUDs

18. PLANNING APPEALS

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

19. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 11 June 2013 as a true and accurate record.

20. FORTHCOMING APPLICATIONS

The application 17 Lathbury Road: 13/01313/VAR has been withdrawn.

The Committee resolved to NOTE the list of forthcoming applications.

21. DATE OF NEXT MEETING

The Committee NOTED the next meeting would be held on Tuesday 13 August 2013.

The meeting started at 6.30 pm and ended at 7.30 pm

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ESTATES SERVICES

The Malthouse, Tidmarsh Lane, Oxford OX1 1NQ
Tel: +44(0) 1865 278750 Fax: +44(0)1865 278792
estates.reception@admin.ox.ac.uk www.admin.ox.ac.uk/estates/

Paul F Goffin, BSc MSc FRICS, Director of Estates
Tel: 01865 278751 paulf.goffin@admin.ox.ac.uk



Michael Crofton-Briggs
Oxford City Council – City Development
St Aldate's Chambers
109-113 St Aldates
Oxford OX1 1DS

9 July 2013

Dear Michael,

Student Accommodation at Castle Mill, Roger Dudman Way, Oxford 11/02881/FUL

I thought it might be helpful to update you on the University's progress with providing options for amelioration of the impact of the development at Castle Mill.

Landscaping

In March 2013, the University appointed LDA Design, landscape architects to consider opportunities for providing additional landscaping at Castle Mill, in particular to enhance the views from Port Meadow, and with a brief that the landscaping scheme should endeavour to address concerns identified in the petition signed by a number of members of the local community that additional landscaping should 'hide the buildings in summer and soften their impact in winter' as far as possible.

The landscape architects have reviewed the site and have made an assessment of options for planting which might be established to fill the gaps and how such planting might be layered between the meadow and the development most effectively.

The options have been discussed in detail with Cripsey Meadow Allotments Association and where there are opportunities to carry out screening planting within the allotments, these opportunities will be taken. In particular, the allotment holders are supportive of the proposal to establish alders and birch along the allotment side of the stream edge which would greatly improve the screening.

The University believes that the proposals outlined in the LDA report offer the best overall solution for enhancing the landscaping within the constraints of the site and neighbouring land uses and will help soften the urban edge of the city.

The report also proposes a package of further works which would have an immediate beneficial effect, particularly in the next few years before the planting becomes established. The report suggests options to change the colour of the rear elevations facing Port Meadow. We would recommend that Option 1 is the most successful but this option would be subject to confirming colour samples on site and obtaining the approval of the City Council. The University is also considering the addition of climbing plants to the rear elevations of the northern blocks as also proposed in LDA's report.



Subject to obtaining consent from the City Council and the Environment Agency where necessary, the University will adopt the proposals in the LDA report and seek the City Council's consent to a revised colour scheme for the rear elevations.

William Lucy Way

Residents from William Lucy Way have also recently asked that a mitigation scheme be considered for the view across the railway line and sidings. We have looked into the options available to provide mitigation here but unfortunately due to the proximity to the existing railway line, there is not sufficient space within the site to provide additional screening.

The University therefore does not propose any further landscaping for the elevations of the buildings opposite William Lucy Way.

Roof

It has been highlighted that the current roof has, under certain conditions, reflected sunlight. The current roof finish and colour were in response to the requirements of the City Council and agreed through the discharge of the planning conditions. Having discussed this issue with the manufacturer of the roofing material to investigate whether the extent of reflected sunlight will reduce over time, the manufacturer has indicated that a slight dulling down is likely to occur. They were unable to recommend any treatment options which would accelerate the dulling effect.

A suggestion had been presented that the rear roof elevation of four of the blocks could be flattened to reduce the impact of the development. This would be difficult to achieve without considerable delay and cost. In addition, given the angle of the view from Port Meadow, the higher retained section of the roof would still be visible so there would be little real benefit.

The University does not consider that a reduction in the roof line will have any real benefit.

Light Spillage

A suggestion has been made that the windows overlooking Port Meadow should have modifications to the glass instead of relying on blinds or curtains to prevent light spill from the site. The University has spoken to glass manufacturers and they have confirmed that when it is dark outside, there is no film which will completely prevent light from transmitting through glass.

As a part of the environmental sustainability works built within the project, the lights to all communal areas will be on infra red sensors and will only operate when the occupants are using those areas. This will reduce CO₂ emissions and ensure that the lights are only on when necessary.

The University will include blinds and curtains in each room which will reduce the spilling of artificial light.



Environmental Information

The University does not accept that the development is an EIA Development requiring an Environmental Impact Assessment.

It will nevertheless carry out an assessment of the environmental impacts of the development on a voluntary basis following the processes of the directive and the regulations so far as possible.

We hope you find this summary helpful. Please let me know if there is anything you would like to discuss in more detail.

Yours sincerely

Paul Goffin
Director of Estates

