

# Agenda

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## West Area Planning Committee

Date: **Tuesday 10 September 2013**

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Time: **6.30 pm**

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

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For any further information please contact:

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# West Area Planning Committee

## Membership

<b>Chair</b>	<b>Councillor Oscar Van Nooijen</b>	Hinksey Park;
<b>Vice-Chair</b>	<b>Councillor Michael Gotch</b>	Wolvercote;
	<b>Councillor Elise Benjamin</b>	Iffley Fields;
	<b>Councillor Anne-Marie Canning</b>	Carfax;
	<b>Councillor Bev Clack</b>	St. Clement's;
	<b>Councillor Colin Cook</b>	Jericho and Osney;
	<b>Councillor Graham Jones</b>	St. Clement's;
	<b>Councillor Bob Price</b>	Hinksey Park;
	<b>Councillor John Tanner</b>	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**3 WITHDRAWN\_CASTLE MILL, ROGER DUDMAN WAY  
11/02881/FUL**

The Council has taken external legal advice in relation to the discharge of conditions for the University development at Roger Dudman Way. That advice was received today (9 September 2013).

In acting on that advice it is necessary to withdraw the report to the Committee and defer consideration of the discharge of conditions. This will enable a further screening opinion to be undertaken in accordance with the applicable regulations.

It will also enable the Council to continue to engage with objectors and the University and officers will report to the Committee in due course.

**4 RUSKIN COLLEGE, WALTON STREET: 13/00832/FUL &  
13/01075/LBD**

1 - 28

The Head of City Development has submitted a report which details a planning application and listed building consent to:

- Redevelop existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works. (13/01075/LBD)
- External alterations involving demolition of south and west facades of 1913 building, demolition of 1930's, 1960's and 1980's extensions and removal of existing roof. Erection of 4 storey extension to provide 90 student study bedrooms, 3 Fellows/staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof. Alterations to window openings, insertion of replacement windows and new gates to front elevation. (13/00832/FUL)

**Officer recommendation:** That the Committee SUPPORT the proposals in principle but defers the applications in order to secure an accompanying legal agreement and to delegate to officers the issuing of the notices of planning permission and listed building consent on its completion, subject to the following conditions and legal agreement.

13/01075/LBD

**Conditions**

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days' notice to LPA
- 4 1 month notice to EH
- 5 LB notice of completion
- 6 Further details-large scale details required (including windows, doors, eaves rainwater goods, abutments, parapets)
- 7 Demolition and wall facade retention methodology
- 8 Architectural Recording
- 9 Materials - samples
- 10 Materials - sample panels
- 11 Setting aside/reinstatement of features

**Legal Agreement**

1. £600 towards indoor sport [£60 x 10] [City]
2. £630 towards libraries [£63 x 10] [County]
3. £1380 towards local highway improvements [£138 x 10] [County]

13/00832/FUL

**Conditions**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Landscape plan required
- 5 Landscape carry out by completion
- 6 Variation of Road Traffic Order - Walton Street/Worcester Place,
- 7 Construction Traffic Management Plan
- 8 SUDS drainage
- 9 Cycle parking provision
- 10 Arch - Implementation of programme + historic Civil War remains
- 11 Secure by Design
- 12 Bat and bird boxes
- 13 Student Accommodation - Out of Term Use
- 14 Student Accommodation - Management Controls
- 15 Students - No cars
- 16 Flood Risk Assessment
- 17 Reduced size dormer windows
- 18 Sustainability design/construction
- 19 Use of lecture theatre by public
- 20 No felling lopping cutting
- 21 Planting details for roof terrace
- 22 Details of external lights
- 23 Fenestration details
- 24 Noise levels for multi-purpose hall
- 25 Hours of use for multi- purpose hall
- 26 Management Plan for deliveries and refuse collection
- 27 Landscape Plan
- 28 Landscape carry out by completion

- 29 Tree protection measures
- 30 Details of windows

**5 WITHDRAWN\_MANSFIELD COLLEGE, MANSFIELD ROAD:  
13/001637/FUL**

This application has been WITHDRAWN by officers for further consideration.

**6 KEBLE COLLEGE: 13/01272/LBC**

29 - 34

The Head of City Development has submitted a report which details a listed building consent to provide an access control system, involving the erection of glass barrier across main entrance, formulation of new entrance into Porter's Lodge. Re-ordering of layout and other associated works in Porter's Lodge

**Officer recommendation:** That the Committee APPROVE the listed building consent subject to the following conditions:

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent- approved plans
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Further works – fabric of LB- fire regulations
- 6 Repairs of damage after work
- 7 Further details – floodlighting/lighting
- 8 Details of screen

**7 24 CORNMARKE STREET:: 13/01760/FUL**

35 - 52

The Head of City Development has submitted a report which details a planning application to remove existing public telephone kiosk. Installation of kiosk combining a public telephone and ATM (retrospective).

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

**Condition:**

- 1 Complete Development in accordance with approved plans with no variation without prior approval from the Local Planning Authority.

**8 14 LUCERNE ROAD: 13/01834/FUL**

53 - 62

The Head of City Development has submitted a report which details a planning application to erect 2 x 3-bed semi-detached houses (use class C3). Provision of two parking spaces and access, cycle and bin storage and amenity space.

**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 Materials
- 4 Parking, cycle and bin storage
- 5 Variation of Traffic Regulation Order to remove eligibility for residents' parking permits and provide replacement suitable on-street parking bays at applicant's expense
- 6 SuDS
- 7 Removal of Class A PD rights
- 8 Boundary treatments
- 9 Biodiversity improvements
- 10 Details of sustainability measures required
- 11 Construction Traffic Management Plan required

**9 40 KIRK CLOSE: 13/01724/FUL**

63 - 70

The Head of City Development has submitted a report which details a planning application to demolish a garage and erection of part two storey and part single storey side and rear extension.

**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 Materials to match including light render ed side wall facing No.38
- 4 No new windows in south or north (side) elevations

**10 RECEIPT AND EXPENDITURE ON S106 CONTRIBUTIONS FOR THE YEAR 2012/13**

71 - 86

The Head of City Development has submitted a report which details the receipt and expenditure of developer contributions in the last financial year 2012/13.

**Officer recommendation:** That the Committee NOTE the receipt and expenditure of developer contributions in the last financial year (2012/13) and the proposed expenditure of developer contributions for 2013/14 plus future years

**11 PLANNING APPEALS**

87 - 92

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

The Committee is asked to NOTE this information.

**12 MINUTES**

93 - 96

Minutes from 13 August 2013

**Recommendation:** That the minutes of the meeting held on 13 August 2013 be APPROVED as a true and accurate record.

### 13 FORTHCOMING APPLICATIONS

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

- St. Cross College, St. Giles: 13/01800/FUL & 13/01801/LBD: Student accommodation.
- Former Travis Perkins Builders Yard, Collins Street: 13/01215/FUL: Student accommodation.
- New Road / Tidmarsh Lane: 13/00843/FUL & 13/00844/CAC: Science innovation Centre.
- Former Wolvercote Paper Mill: 13/001861/OUT: Residential development.
- 333 Banbury Road: 13/01319/FUL: Residential.
- Avis Site, Abbey Place: 13/01376/FUL: Residential.
- 81 Wytham Street: 13/02084/FUL: Extension.
- Lamarsh Road: 13/01649/VAR

### 14 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

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

Tuesday 12 November 2013 (and Thursday 14 November if necessary)

Tuesday 10 December 2013 (and Thursday 12 December 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](mailto: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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# Agenda Item 4

West Area Planning Committee

10<sup>th</sup> September 2013

**Application Number:** 1. 13/00832/FUL  
2. 13/01075/LBD

**Decision Due by:** 11th July 2013

**Proposal:**

1. Redevelopment of existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works. (Amended plans and supplementary planning documents)
2. External alterations involving demolition of south and west facades of 1913 building, demolition of 1930's, 1960's and 1980's extensions and removal of existing roof. Erection of 4 storey extension to provide 90 student study bedrooms, 3 Fellows/staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof. Alterations to window openings, insertion of replacement windows and new gates to front elevation. [Amended plans and supplementary planning documents]

**Site Address:** Former Ruskin College Site, Walton Street Oxford [Appendix 1]

**Ward:** Jericho And Osney

**Agent:** Turnberry Planning

**Applicant:** Rector \_ Scholars Of Exeter College In The University Of Oxford

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**Recommendation:** Committee is recommended to support the proposals in principle but to defer the applications in order to secure an accompanying legal agreement and to delegate to officers the issuing of the notices of planning permission and listed building consent on its completion.

## Reasons for Approval

- 1 The proposal forms an acceptable visual relationship with the existing building

and would not cause unacceptable harm to the special character and appearance of the Central (City and University) Conservation Area, Jericho Conservation Area and the setting of other designated and non designated heritage assets. Oxfordshire County Council as Local Highway Authority is not raising any objection to the application and the proposal is considered to comply with adopted policies contained within the Oxford Local Plan, the Oxford Core Strategy and the Sites and Housing Plan.

- 2 The Local Planning Authority has considered the many comments raised in public consultation which are summarised below but consider that they do not constitute sustainable reasons sufficient to refuse planning permission or listed building consent and that the imposition of appropriate planning and listed building consent conditions will ensure a good quality form of development that will enhance the appearance of the street scene and relate satisfactorily to nearby residential properties.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below and the National Planning Policy Framework. 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.

### **13/01075/LBD**

#### **Conditions**

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days' notice to LPA
- 4 1 month notice to EH
- 5 LB notice of completion
- 6 Further details-large scale details required (including windows, doors, eaves rainwater goods, abutments, parapets)
- 7 Demolition and wall facade retention methodology
- 8 Architectural Recording
- 9 Materials - samples
- 10 Materials - sample panels
- 11 Setting aside/reinstatement of features

### **13/00832/FUL**

#### **Conditions**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Landscape plan required
- 5 Landscape carry out by completion
- 6 Variation of Road Traffic Order - Walton Street/Worcester Place,
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- 8 SUDS drainage
- 9 Cycle parking provision

- 10 Arch - Implementation of programme+ historic Civil War remains
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- 13 Student Accommodation - Out of Term Use
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- 24 Noise levels for multi-purpose hall
- 25 Hours of use for multi- purpose hall
- 26 Management Plan for deliveries and refuse collection
- 27 Landscape Plan
- 28 Landscape carry out by completion
- 29 Tree protection measures
- 30 Details of windows

### **13/01075/LBD**

#### **Legal Agreement**

1. £600 towards indoor sport [£60 x 10] [City]
2. £630 towards libraries [£63 x 10] [County]
3. £1380 towards local highway improvements [£138 x 10] [County]

#### **Principal Planning Policies:**

##### Oxford Local Plan 2001-2016

**NE15** - Loss of Trees and Hedgerows

**NE16** - Protected Trees

**HE2** - Archaeology

**HE3** - Listed Buildings and Their Setting

**HE7** - Conservation Areas

**HE.8** – Important Parks and Gardens

**HE9** - High Building Areas

**HE10** - View Cones of Oxford

**CP1** - Development Proposals

**CP6** - Efficient Use of Land & Density

**CP8** - Design Development to Relate to its Context

**CP9** - Creating Successful New Places

**CP10** - Siting Development to Meet Functional Needs

**CP11** - Landscape Design

**CP13** - Accessibility

**CP14** - Public Art

**CP17** - Recycled Materials

**CP18** - Natural Resource Impact Analysis

**CP20** - Lighting  
**CP21** - Noise  
**NE14** - Water and Sewerage Infrastructure

#### Core Strategy

**CS2**\_ - Previously developed and greenfield land  
**CS9**\_ - Energy and natural resources  
**CS10**\_ - Waste and recycling  
**CS11**\_ - Flooding  
**CS13**\_ - Supporting access to new development  
**CS14**\_ - Supporting city-wide movement  
**CS17**\_ - Infrastructure and developer contributions  
**CS18**\_ - Urban design, town character, historic environment  
**CS19**\_ - Community safety  
**CS25**\_ - Student accommodation

#### Sites and Housing Plan

**HP5**\_ - Location of Student Accommodation  
**HP6**\_ - Affordable Housing from Student Accommodation  
**HP9**\_ - Design, Character and Context  
**HP11**\_ - Low Carbon Homes  
**HP13**\_ - Outdoor Space  
**HP15**\_ - Residential cycle parking

#### Other Planning Documents

- National Planning Policy Framework
- Planning Obligations Supplementary Planning Document
- Natural Resource Impact Analysis
- The application site lies within the Central City and University Conservation Area

#### **Public Consultation**

In formulation their recommendations, Officers have taken into account all public comments received, summarised below:

#### Statutory and Other Bodies:

Environment Agency: The application site sits within Flood Zone 2 and is therefore at risk of flooding. However the proposal is considered to be 'lower risk' and the EA does not raise any objection.

Thames Water: Prior approval from TW required in relation to surface water drainage; informative suggested

Oxfordshire County Council as Local Highway Authority: No objection. An amended plan [SK 057 Rev.P10] tightens the proposed kerb line at the junction of Walton Street and Worcester Place and is likely to improve pedestrian crossing at the junction and reduce vehicle speeds into Worcester Place. The amended plan also

relocates the on street cycle parking stands closer to the junction of Worcester Place and Walton Street and is considered to be acceptable. The majority of the cycle parking is housed within the building which is acceptable. The proposed highway works including footway widening and re-alignment, provision of cycle parking and changes to on street parking bays will need to be carried out under a section 278 Agreement with the County Council. Suggested conditions are exclusion of the site from the Controlled Parking Zone, SUDS drainage and the approval of a Construction Traffic Management Plan [CTMP].

Thames Valley Police: No objection subject to a Secure by Design condition

The Victorian Society: Objection on grounds of the significant level of harm the proposed changes to the 1913 building would cause to the conservation area and also to the listed building, which constitutes substantial harm within the terms of the NPPF

Oxfordshire County Council: drainage: The development shall be drained using SUDS methods including porous surfaces

Oxford Civic Society: No objection but have not been able to readily determine the intended colour and texture of the stainless steel tiling which comprises the cladding to many of the elements of the new buildings which will be visible from the public realm.

The Oxfordshire Architectural and Historical Society: Objection. The site has considerable environmental sensitivity and therefore the Environmental Impact Assessment Screening Option is flawed in saying that the development is not of more than local significance. The damage to the Ruskin building is excessive and unacceptable – most of the interior should be retained; the alterations to the Walton Street façade is disappointing; the alterations to the windows are inappropriate; the new roof is intrusive and awkward and the design and materials are not in keeping. Interferes with Observatory meridian line. Objects to cycle parking

English Heritage: Ruskin College, now grade II listed for both historic and architectural interest, may not be able without loss to accommodate a use as intensive as Exeter College now proposes in forming a 'Third Quadrangle'. This would, if the proposal is accepted, involve the loss of the interior and back walls, a partial survival being clearly problematic. In that case the street elevations of the 1913 building should be accorded more respect than in the current submission. If the overall case for this use is accepted, the application should nevertheless be improved to preserve the exterior more fully.

Georgian group: Objects. Harmful impact on character of conservation area and designed landscapes within it. Harmful impact on setting of registered park. Concerned about scale and materials and in particular the stainless steel roofing material.

Garden History Society: Comments awaited

St John Street Area Residents' Association: Objects. Increased height, design, shape of the roof and use of materials will obtrude on views. The use of stainless steel for

## the roof is out of character

### Interested Organisations:

Worcester College:Objection. Worcester College very much regrets that it has proved necessary to lodge a formal objection to the planning application since it is supportive of the principle of the re-use of the former Ruskin College site for academic purposes. The College had hoped that it would have been possible to secure a mutually acceptable scheme of redevelopment of the site. However Worcester College was consulted very late in the process, after the proposals had been decided and the plans consolidated. No significant changes have been made as a result of the consultation and the overall massing, disposition and design of the proposals remain largely unchanged. Worcester College is extremely disappointed with the proposed development which it considers to be unneighbourly, insensitive and inappropriate for such a sensitive location. In their present form, the proposals are extremely harmful to the significance of a number of designated heritage assets in the immediate vicinity and are in conflict with local policy. As regards the statutory tests set out in the NPPF, Worcester College consider that the proposals would lead to *substantial harm* to the newly listed Ruskin College building and to the setting of the adjacent grade II\* Registered Historic Park and Garden at Worcester College. Accordingly it is necessary for the applicant to demonstrate that the substantial harm is necessary to achieve substantial public benefits that outweigh the harm or loss. No such demonstration has been provided and it has not been demonstrated that the objective of re-using the site could be achieved without the degree of loss and damage that is currently proposed. It is also considered that the development would cause harm to the grade I listed buildings at Worcester College and to the character and appearance of the Central Oxford and Jericho Conservation Areas.

### Private Individuals:

32 letters of objection from persons related to Worcester College, either present or past students of persons in some other way connected with Worcester. The main points raised are as follows:

- Damage to Worcester College and to the area in general
- The proposal is too tall and will appear intrusive
- The scale of the proposal and the design is totally out of keeping with the area
- The students at Worcester College will suffer a lot of disruption
- Loss of amenity in the historic orchard
- Changes to the roof will appear jarring
- Loss of views into and out of Worcester College
- The plans show a complete disregard for the surrounding buildings
- The shiny roof materials will appear glaring and obtrusive
- The design and scale of the proposals are out of keeping with the area and will be very prominent
- Overshadowing and loss of privacy to Worcester College students

31 letters of objection from local residents. The main points raised are as follow:

- Unsympathetic to the character of the area
- Size of the building would be overbearing, oppressive and insensitive



- Excessive noise from cycle racks
- Excessive noise from 4 daily off peak food and refuse collections
- There should be noise level and hours restrictions for the new concert hall
- The new building would dominate the area
- Loss of residential amenity to neighbouring properties
- Increase in noise and disturbance and foot traffic
- The new building will block light to the houses on the opposite side of Worcester Place
- Loss of outlook from the houses in Worcester Place
- Worcester Place is a one way street and cyclists are likely to cycle against the flow of traffic which would be dangerous

2 letters of support stating that the proposals will improve the appearance of the street scene and dispose of an existing 'eye sore'.

### **History**

1. Ruskin College [initially known as Ruskin Hall] was established in 1899 as 'a school of citizenship and public administration for working men' and the first batch of students were sworn in at an inaugural meeting at Oxford Town Hall in February 1899.
2. The need for a new building to replace the existing ones led to an architectural competition in 1907 and the appointment of Jones and Smithern who envisaged a traditional college quadrangle designed as a U-shaped building in 17<sup>th</sup> century 'Wrenaissance' style with a six bay frontage, a central two bay pediment onto Walton Street and a ten bay façade with a central two bay pediment onto Worcester Place. The building was designed to be built out in two phases with phase 1 consisting of the Walton Street frontage and five bays of the Worcester Place façade completed in 1913. Between competition design and construction, the details of the scheme underwent a variety of modifications and the later phases of the competition design were never completed, but there were further phases of building:
  - 1936, a three bay extension to the Worcester Place range by Brook Kitchen, this being an stripped down 'copy' of the earlier phase in brick and stone
  - 1967 a six bay, four storey precast concrete range by Peter Bosanquet
  - 1982 a two storey 'domestic' range by Peter Bosanquet and John Perryman.
3. The Ruskin College Building was listed Grade II on 22<sup>nd</sup> April 2013.

### **Officers Assessment:**

#### **Background to Proposals**

1. The proposals have been the subject of pre-application discussions since July 2012 and stakeholder consultation.
2. The application site extends to 0.186 hectares and is almost fully developed with buildings formerly occupied by Ruskin College. Ruskin

vacated the site in the Autumn of 2012 having consolidated its facilities at a new Campus in Headington. The numerous buildings, ranging in age and scale, epitomises the periodic and unplanned nature of Ruskin's College's growth since completion of the first phase of the original 1913 competition scheme. A small 1936 four storey extension fronting onto Worcester Place was followed by a larger, modern four storey 1967 extension also fronting onto Worcester Place. In the 1970's a single storey extension was erected on the Worcester College side of the site with two 1980's two storey extensions filling the rear of the site partly fronting onto Worcester Place.

3. Exeter College consists of seven sites, the majority of which are outside the City Centre. Only one accessible residential room is available at Turl Street. The Ruskin College site therefore provides an opportunity for Exeter to consolidate its accommodation and teaching facilities, whilst delivering modern, accessible and fit for purpose student and staff facilities.
4. The contrast in scale between Ruskin College and its neighbours on Walton Street and Worcester Place is marked and the existing building has a major presence as seen in long views along Walton Street from the north and south and along Worcester Place. Both these streets are largely residential in the immediate vicinity of the site with Worcester College and its listed gardens lying to the south of the site.

### **Heritage Significance**

5. Given the recent listing of the building and the extensive interventions proposed as part of these applications, it is necessary to outline what makes the building special in order to assess the impacts of the proposals.
6. The list description explains the reasons for designation and the extent of buildings on the site that hold interest as follows:

#### Summary of Building

*Working men's college, designed by Joseph and Smith, built [though never completed] 1912 – 13. [The extensions of 1936 by Brook Kitchin, of 1964-7 by Peter Bosanquet and Partners and of 1982 by Peter Bosanquet and John Perryman are not of special interest].*

#### Reasons for Designation

*Ruskin College, built 1912-13 to the designs of Joseph and Smith, is listed at Grade II for the following reasons: \*Historical Interest; a pivotal institution in the history of working-class adult education in the UK and one that shaped the consciousness of generations of trades union and Labour leaders; \*Architectural Interest; a capable and restrained – albeit incompletely realised – design in the late 17<sup>th</sup> century 'Wrenaissance' manner; \*Group Value; with nearby listed buildings including Worcester College boundary wall and numbers 1-2 and 4-15 Walton Street.*

7. The 1913 range [Wrenaissance style] is characterised by bold massing,

strong classical forms, motifs and vivid colour contrast between the soft red brick and the pale yellow Bath stone. A scrolled cartouche with the College's name above the door and the giant pilasters to the two bay projecting stone centrepiece announce the main entrance to the building. The longer, equally grand façade onto Worcester Place was never realised and instead there are a series of extensions, each representing stylistic preferences of their period, which progressively dilute the original design concept for this elevation.

8. The interiors are *largely utilitarian and have been much altered* [statutory list description]. To the left of the main entrance lobby is office administration space and some teaching space with a timber service staircase at the end giving access to upper floors. To the right and in the Worcester Place range is the main hall and further teaching space. On the upper floors, accessed by the main staircase with decorative metal balustrade and central corridor is student bedroom accommodation and common rooms. Most of the original doors and fittings have been replaced although some rooms retain some original cupboards [which are plain]. Some of the original tiling to the corridors survive but has been overpainted.
9. Ruskin College roots lie in the British Trade Union and Labour movement, springing out of widespread social and political reforms from the mid 19<sup>th</sup> century. The site provides physical evidence of the pioneering contribution made by Ruskin College and its contribution to the history of education and growth of academic institutions in Oxford.
10. The College is less pioneering in its architectural response adopting a popular institutional language of architecture with the intention of having a visible presence in the street. The principal Walton Street elevation is a competent composition although it appears slightly squashed to fit the site frontage. The Worcester Place elevation was never realised as originally envisaged and presents as an unconnected series of building blocks. The list description explains that the extensions to the original 1913 range hold no architectural interest. The interior is spartan and lacks the decoration that might be implied by the exterior appearance. This may indicate the limits of the available funding or deliberately simple and unadorned. The existing plan form shows how the institution functioned and how uses were distributed throughout the building with meeting rooms, halls and lecture spaces on the ground floor with college administration in one part, domestic quarters and social spaces on the upper floors. Apart from the attic bedrooms, the hierarchy of uses are not discernible from 'reading' the external elevations.
11. The site is associated with the provision of higher education for working men [and women from 1919] unable to afford to study at Oxford Colleges and has associations with a number of notable politicians and social reformers. The institution is also associated with a variety of social reform movements and has hosted speakers such as Bertrand Russell, Jim Callahan and Tony Blair.

## Setting and Character of the Conservation Area

12. The site marks a transition between places – it straddles the civil war defences, is close to the boundary of the Central City and University Conservation Area and adjoins the 19<sup>th</sup> century working class suburbs of Jericho which is itself a conservation area. The main building is a focal point in this part of the street, a building of institutional scale, beyond which lies residential properties with a quieter architecture and more ‘domestic’ scale. It represents one in a series of institutional sites that form part of the character of Walton Street – others include the Oxford University Press, Somerville College and Radcliffe Observatory Quarter. Its gable ends are the prominent elements which first come into view. It is visible from parts of Worcester College gardens [Grade II\* registered Park and Garden] and seen as part of a group of more modern buildings that have been erected on the south and west sides of Worcester Place. The Jericho Conservation Area Appraisal comments that Worcester Place marks the transition between city centre and Jericho suburb. Some of the buildings date from the early building period of the suburb during the 1820’s-1830’s while others date to the late 19<sup>th</sup> century phase. The Appraisal comments that academic institutions have changed the original character with varying degrees of success. The quality of the Ruskin College extensions have done little to preserve or enhance the character of the street; indeed the under-croft parking and servicing area beneath the 1960’s extension detracts from the sense of enclosure, residential characteristics and quality of the public realm.

## Heritage Management

13. The relevant legislative provisions are set out in the Planning (Listed Buildings and Conservation areas) Act 1990. Sections 16, 66 and 72 are relevant broadly requiring local authorities to have special regard to the preservation and enhancement of listed buildings, conservation areas and their settings. In the National Planning policy Framework the government has reaffirmed its commitment to the historic environment and its heritage assets (including historic parks and gardens) which should be conserved and enjoyed for the quality of life they bring to this and future generations.

14. The significance of a heritage asset is the sum of its architectural, historical, artistic or architectural interest. There are two components to these criteria; the nature of the interest and the relative importance of that interest. At the heart of the NPPF is a presumption in favour of sustainable development and it lists a number of core planning principles that should underpin decision making including that it should ‘*conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations*’.

15. A key message in the NPPF is that the historic environment is a finite and irreplaceable resource and the conservation of heritage assets should a high priority. Development that causes harm to a heritage asset or its setting should be avoided unless there is a public benefit to outweigh that harm. The NPPF states that ‘*when considering the impact of a proposed*

*development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.*

16. In relation to a proposal that would cause substantial harm or total loss of significance then the NPPF advises that local planning authorities should refuse consent unless it can be demonstrated that such harm or loss is necessary to achieve and outweighed by substantial public benefits. In relation to a proposal that would cause less than substantial harm then this would need to be weighed against the public benefits of the proposal including securing the optimum viable use for the asset.
17. The NPPF encourages local planning authorities to look for opportunities to better reveal or enhance heritage assets and their settings and states that proposals that do make a positive contribution should be treated favourably.
18. Published guidance by English Heritage [The Setting of Heritage Assets, October 2011] provides a methodology for understanding the setting of a heritage asset and how it contributes to the heritage significance of that asset and explains how to assess the impact of development. English Heritage explains that the setting of a heritage asset is the surroundings in which it is experienced; furthermore the setting is not fixed and may change as the surrounding context changes.

### **The Proposals**

19. The proposals comprise the redevelopment of the site for use by Exeter College for modern and fully accessible student accommodation and teaching facilities. In order to facilitate a fully accessible design the scheme proposes the demolition of the majority of the existing buildings on the site with the exception of the original 1913 façade which will be retained together with its memorial plaques.
20. The proposals will provide a new Quadrangle which will house 90 student rooms, seminar and teaching rooms, Fellows accommodation, a rare book archive, lecture hall, Porter's Lodge, a retained 'Ruskin' room, a café and communal social spaces including a games room, north and south quadrangles and a learning commons.
21. A comparison with the existing buildings on the site shows that the number of student rooms will increase from 80 [existing] to 90, the residential floorspace will increase from 1,068 square metres to 1,412 square metres and the teaching and ancillary space will increase from 2,608 square metres to 3,706 square metres.
22. The applications are accompanied by an Archaeological desk based Assessment, a Buildings Appraisal and Structural Interventions to the

Ruskin Building Report, a Heritage Impact Assessment, Sustainability, Energy and Noise Statements, including an NRA, a Flood Risk and Drainage Strategy, an Arboricultural Report, a Transport Statement, a Travel Plan, a bat Survey and a Ground Conditions Report..

23. The proposal involves the removal of the existing roof to the 1913 Ruskin building and the increase in the height of the building with a re-formulated roof shape which represents an evolution of the mansard roof typology in form, structure and material. The height of the building facing Walton Street will increase from 15.4 metres as existing to 17.4 metres as proposed. The height of the new buildings along Worcester Place will also increase but will incorporate roofs that slope away from the road and in part are well set back from the road. The new accommodation would be laid out over five floors plus a basement with the student and Fellows rooms being located on the first, second, third and fourth floors.

24. The new building will be erected using Ashlar stone, brick with stainless steel roofing tiles. The windows in the new build will be bronze externally with timber doors and matching stone walls to boundaries. The new multi-purpose hall would seat some 110 people and would have its own ancillary facilities and covered bin stores and cycle racks would be provided at the rear of the new quad with direct access onto Worcester Place.

25. In support of the application, the agent states that Exeter College's vision for its new Walton Street Quad is to combine the best of Exeter, Oxford and Ruskin's collegiate tradition with a modern architectural solution to form a distinctive new site. The agent goes on to say that the guiding principles for the project are as follows:

- Consolidate the College's facilities within the City Centre
- Meet the scholastic, residential and social needs in modern facilities
- Improve accessibility across the College Estate
- Deliver a rare book archive to the house the College's important collections
- Maintain the presence of Ruskin College at Walton Street through the provision of a dedicated Ruskin room for use by Ruskin College for teaching and learning purposes
- Deliver a low carbon, sustainable and adaptable building
- Ensure other supporting facilities, such as the multi-purpose hall, can be accessed by the community, Ruskin College, researchers and other visitors

26. Officers consider the principle determining issues to be:

- Principle
- Form and appearance
- Impact on the listed building
- Impact in the Conservation Area
- Impact on the setting of the Registered garden at Worcester College

- Impact on neighbours
- Trees
- Highways and cycle parking
- Sustainability
- Biodiversity
- Archaeology
- Deliveries and waste management
- Community use of multi-purpose hall

### **Principle**

27. Policy HP5 of the adopted Sites and Housing Plan states that planning permission will only be granted for student accommodation on or adjacent to an existing university campus, higher or further education college or other hospital or research campus. Ruskin College is an established university site and therefore the proposal complies with this policy.
28. Policy CS29 of the adopted Oxford Core Strategy states that planning permission will be granted for new academic floorspace on existing University of Oxford sites, increasing density where proposals respect the character and setting of Oxford's historic core.
29. It is therefore considered that the principle of the proposed redevelopment proposals broadly comply with planning policy as regards land use. However given that the oldest part of the existing building is now listed, the location of the site in the conservation area and adjacent to Worcester College grade I registered park and garden and the proximity of the site to neighbouring properties it is important to examine a number of issues as set out below.

### **Form and Appearance**

30. Policies in the adopted Oxford Local Plan seek to ensure that new development shows a high standard of design that respects the character and appearance of the area, uses materials of a quality appropriate to the development, the site and its surroundings and provides buildings and spaces with suitable access arrangements and facilities for use by all members of the community with special access needs. Development proposals should also make the best use of site capacity and should relate to their setting to strengthen, enhance and protect local character.
31. Policy CS18 of the adopted Oxford Core Strategy states that planning permission will only be granted for development that demonstrates high quality urban design that responds appropriately to the site and its surroundings, creates a strong sense of place and contributes to an attractive public realm. The policy goes on to say that development proposals should respect and draw inspiration from Oxford's unique historic environment and respond positively to the character and distinctiveness of the locality.
32. Policy HP9 of the adopted Sites and Housing Plan also seeks to ensure that the form, layout and density of a development proposal make efficient

use of land whilst respecting the site context and heritage assets.

33. The proposal seeks to retain the facades of the 1913 Ruskin building as a physical reminder of an important aspect of Oxford's history and British social history. The proposed new building height and massing steps down along Worcester Place to approach the roof height of the house at number 10. The development is also set back from Worcester Place towards the site's southern boundary. The proposed scheme incorporates a number aims as follows:

- An intention to improve the quality of the streetscape along Worcester Place by increasing the sense of permeability of the site to allow more sunlight to enter the street
- The provision of an S shaped building form with two open quads
- Restoring level access to the entire building [there are currently 20 separate staircases connecting the various levels that make up the ground floor of the existing building]
- To optimise the current capacity of the site through an expansion of the basement level to create a café leading to a new sunken garden and through an intervention at roof level

34. The supporting information comments that since the 17<sup>th</sup> century dormered roofs of various styles have been added to Oxford's building stock by the Colleges in order to increase their ability to house additional students. In this case, the applicant argues that the roof proposals at Walton Street represent an evolution of the 'mansard' and gambrel roof typology in form, structure and material. (The mansard roof was introduced in Paris in the 1860s as a manipulation of a traditional roof to overcome C19th planning restrictions on storey heights and the gambrel roof, which is of much earlier origins, was a progression of traditional pitched roofs to allow more space to be squeezed out of a buildings volume, without any increase in height). In this proposal the ridges and eaves of the mansard have been smoothed into radii, which is intended to reduce the apparent scale of the vertically extended roof form and simplifies its construction. The architects explain that employing a pitched roof form will help to integrate the old and the new, engender a domestic characteristic as the proposed buildings step down in height down Worcester Place and allow greater architectural expression than would be the case with a flat roof.

35. The design and access statement submitted with the application explains the nature of the roof form as a flat material tailor and cut to envelope the building, expressing contemporary roof cladding technology and states that *"as one moves past the Ruskin building along Worcester Place to the fully new College building construction, the curved gambrel roof extends down to the ground floor level like a cloak, punctuated by dormers and a regular pattern of windows. This extension of the roof surface past the eaves line to become a façade draws on the tradition of hung tiles but more clearly and fluidly expresses contemporary cladding technology"*.

36. As regards the roofing materials, the statement goes on to say that the



proposal utilises a traditional metal tile roofing pattern in two colours; metal tiles set in a diagonal format suit the proposed curved roof form and a subtle checkerboard patterning adds another layer of reference and meaning to the new roof, reflecting the latticed diagonal lead work of the Exeter Turl Street Chapel spire and the patterned tiles of the Chapel floor. The proposed coloured and textured stainless steel tile has been chosen to reduce reflectivity; the tile goes through a manufacturing process where it is patterned, textured, bead blasted and formed into the individual tiles which are installed on site.

37. As regards the original 1913 façade of the existing building and the Walton Street frontage, the proposal involves a like for like restoration and replacement approach to the existing sash windows; the sills and aprons of the ground floor windows, however, will be lowered to suit the new ground floor level and window surrounds will be extended with the existing inscribed apron stones being reset at a lower level. The ground floor windows will be replaced with new double glazed, thermally broken, steel framed windows with glazing bars to match the existing with two extra panes in the overall height. The upper floor windows will be replaced with an exact double glazed timber sash or restored in possible.
38. The fabric of all the facades will be cleaned and restored with a timber gate reinstated beneath the entrance arch. The public pavement in front of the College will be widened and the short stay parking bays directly in front of the building entrance relocated.

### **Impact on the Listed Building**

39. The interior of the building is a steel structure with concrete floors. The evidence submitted with the application explains the need to improve accessibility and upgrade the rooms to meet modern standards (size and facilities) and that to work with the existing internal structure would mean in reality that what would be left would hold little value, but also that the scheme's viability would be under threat. As a consequence what is proposed is the complete removal of the existing internal structure and its replacement with a new frame and floor structure. This is a challenging aspect of the proposal but taking into account the basic qualities of the interior and that the building's heritage significance lies mainly in its external principal elevations and in its 'communal' value and association with the labour movement that this aspect of the proposal would not cause 'significant harm'. The loss of the interior does cause *some* harm though as its plain characteristics add to the understanding of the origins and aims of Ruskin College. Mitigation of this harm has been sought by ensuring that the spatial organisation of the new interior respects the existing plan form – the split between administration and lecture spaces and the location of staircases and circulation spaces (the proposed cloister is proposed in the place where Joseph and Smithem had intended one to be) for example. Positions of floor levels also ensure that the internal layout has an appropriate relationship to the architecture of the facades (unlike some examples of façade retention where the interior organisation is divorced from the external organisation of doors and windows).

40. English Heritage identify that the loss of the interior causes harm, but not substantial harm and accepts that the existing steel frame would be extremely unforgiving of even small adjustments.
41. The proposals involve the replacement of the existing roof with a different and larger roof. As a building of the early C20th (and one that doesn't employ any innovative materials or technologies the roof as 'historic fabric' holds very limited interest. This suggests that assessment of this aspect of the proposal should focus on the architectural and visual impact.
42. The applicant's rationale for the height of the roof is based on the rules of proportion in classical architecture and by reference to historic precedents here and in Europe. As the roof will be experienced mainly from street level, and as a form that 'recedes' with height it will not appear as illustrated in a true elevation, as evidenced in the building as existing. The form of the new roof over the retained parts of the building will be most visible in long views down the street, where the gable ends and part return elevations are the most prominent elements and from Worcester College gardens (the impact on the registered garden is covered separately in this report). The existing roof appears to have been designed as a utility measure to squeeze additional accommodation into the building volume, rather than being a deliberate, or for that matter prominent, element in the overall architectural composition.
43. The new roof will be more prominent but officers conclude it has the potential to contribute interest, rather than detract from the architectural and visual interest of the building. The choice of material and how it is used will be a critical element in this. The applicant has selected a metal roof, cut into diamond shaped tiles (not unlike the roof at the University Museum) as a modern iteration of the historic use of metal as a roof covering, which has led to a lot of disquiet through the public and statutory consultation responses. Colour, reflectivity and patina are important characteristics (and ones not easy to illustrate accurately). Suffice to say that if approval of these applications is agreed then a condition is recommended to require sample panels of the proposed roofing material to be agreed.
44. Because of the proposed change in floor levels ( to provide level access) and to improve the quality and level of natural light internally the applicants propose lowering the sills of the ground floor windows. Officers do not object to this aspect which will improve the buildings 'active frontage' qualities, but the detailing for the windows and reinstatement of the memorial plaques would need to be controlled by a condition on any consent.

### **Impact on the setting of Worcester College and its Historic Gardens**

45. The gardens are listed grade II. The main part of the college gardens, laid out in the early C19 as picturesque pleasure grounds, consists of three informal sections of open lawn, each area with its own wooded perimeter

path, all connected by the central lake.

46. The south lawn, entered from Main Quad, with a perimeter path, encircling the lawn, Provost's Garden and the cricket ground. (entry in the statutory register of parks and gardens, 1-June-1984) The lawns to the north of the Provost's Garden and North Range are informally arranged, with a box-edged border running along the north boundary with Ruskin Lane, and garden service buildings in the north-east corner. An orchard is situated on the west half of this area.
47. The historic gardens are designed to be enjoyed from within as 'internal spaces' with views managed by planting and other features – deliberately enclosing or opening up a view or vista across the gardens to a building, tree or other garden object.. The main areas of the garden, linked to the lake have high heritage significance, in part because they are designed to be enjoyed by those using the perimeter paths in these areas. The Orchard is more part of the working side of the garden and this is how this area is used today. It is of significance as part of the whole and the area is used as a route to the student facilities in the north east part of the garden and so has some 'public' visibility.
48. Oxford has a very densely packed urban form and one of its characteristics is the juxtaposition of green spaces (mostly in private ownership) with the urban fabric of a living working city. The impact of these proposals on the special interest and setting of the registered garden is not that the buildings will be visible, but more what will be the experience of the buildings as a new addition to the existing views. Representations from Worcester College conclude that the visual impact will be harmful and that existing views out from the gardens and buildings (in particular the views to and from the Radcliffe Observatory) will be harmed –and that this harm is substantial. This is a conclusion of other individuals and organisations too.
49. The views to and from the Observatory have already been interrupted by intervening development and any surviving view from the upper rooms in the Provost's lodgings is fortuitous rather than designed. As a 'private' view the significance this view holds is more limited than the 'public' views from the gardens. The existing views north east from the garden, which also are not designed views are of existing modern buildings that form part of Worcester College's student accommodation, added in recent years, and that define the edge of the garden. The proposal will change the view, but officers conclude that the existing view does not hold such significance that it should not be changed. Indeed at present some elements in this view are of poor quality, or intrusive – the existing Ruskin extensions and car parking. The proposed buildings step down in scale down the length of the application site, but would be taller than the existing and taller than the neighbouring Worcester College buildings (by virtue of the roof form).
50. The applicants have sought to find the balance between the need to optimise development on the site, whilst taking account of the special

interest and setting of the nearby listed buildings and registered garden. A part of the proposed development will be screened behind existing holm oaks (evergreen) and it is mainly the lower section (three storeys – 14 metres to ridge) that will be visible from Worcester College gardens. Taking into account the existing context officers concluded that the proposed height of development is acceptable but note that the proposed cladding material as shown in the illustrative material serves to make the building appear more strident than otherwise might be. The patina, colour and reflectivity of the cladding material is therefore critical and should consent be given then a condition is proposed to control this. The proposed building will change the outlook from the college gardens and north facing windows; this is part of the changing dynamic of Oxford, and officers conclude that the special interest and setting of the registered gardens will not be harmed.

### **Impact on the Conservation Area**

51. As stated earlier the site marks a transition between city and suburb and the building is one of a series of institutional buildings up Walton Street. The later extensions to the original Ruskin building do not make a positive contribution to the character and appearance of the conservation area and the undercroft parking that exists is particularly unsuccessful.
52. From Walton Street the proposed roof over the existing buildings will be visible in long views, where the gable ends of the building are visible. The roof will be more prominent than the existing, but subject to control over the cladding material officers consider this will not be a harmful impact.
53. In Worcester Place the existing buildings would be entirely replaced, and so the changes will be more dramatic. A part of the immediate context is characterised by C19th domestic housing, but this does not mean that any new building on this site must emulate that domestic characteristic. The original 1913 competition design was for a very formal (and institutional) scale and design. The proposed buildings step down in scale down the length of the site and in terms of heritage impacts this scale and massing is considered acceptable (impacts on residential amenity are considered separately in this report). As before the qualities of the proposed cladding material change perceptions and understanding of the building, but officers are satisfied that subject to conditions on materials the impact on the character and appearance of the conservation area is acceptable. With associated public realm improvements there will be positive benefits.
54. Longer distance views have been assessed to consider the visibility of the proposed building for high viewing points and from various place in the area. Officers conclude that any longer distance views will not be harmed.

### **Impact on neighbours**

55. Policy HP14 of the Sites and Housing Plan states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupiers of both existing residential dwellings and new units. The policy goes on to say that

planning permission will not be granted for any development that has an overbearing effect on existing homes.

56. A number of objections to the scheme have been received from local residents and their comments are set out earlier in this report. The South Jericho Residents' Association was constituted on 7<sup>th</sup> July 2013 and covers the area from Worcester Place to Richmond Road including Walton Street [west side] and Walton Lane. The SJRA has submitted two documents which set out their objections to the proposal together with a further letter dated 26<sup>th</sup> August 2013 addressing comments made by the applicant's agent in reply to the objections made.

57. The main objections put forward by the SJRA are as follows:

- The new building is too high and will cut off light to houses in Worcester Place
- The sunlight and daylight analysis submitted by the applicant is not wholly accurate and does not reflect the loss of light highlighted in the independent study commissioned by the SJRA
- The buildings proposed should be scaled back so there is no increase in height – it is too overbearing and not suitable for a residential street
- The auditorium is 1.3 metres higher than when presented at the public exhibition
- The glass dormers will be visible and intrusive
- The windows facing Worcester Place are much larger than the existing
- The outside roof terrace will be unneighbourly
- There are inconsistencies in the proposal and presentations
- On street cycle racks will result in noise and disturbance to residents in Worcester Place
- A large amount of cycle parking with access onto Worcester Place will result in students cycling the wrong way up Worcester Place which is a one way street.
- The proposal represents an overdevelopment of the site

58. The applicant's agent has responded to the objections by letter dated 20<sup>th</sup> August 2013. The main points made are as follows:

- In respect of sunlight and daylight, the potential impact of the scheme will be confined to just two properties and will be of minor or nil significance based on the BRE Guidelines for assessment
- The daylight/sunlight analysis submitted by the SJRA does not follow the accepted methodology
- The applicant has reduced the scale of three dormer windows located opposite 28 Worcester Place in response to the SJRA's concerns
- The roof terrace will be screened thereby removing potential for overlooking of residential dwellings
- The visualisations prepared are accurate representations of the plans submitted
- The height of the auditorium has not changed since the public exhibition;

the reason for the apparent difference in height of this element of the scheme is that 2 sections were taken at different points

- The proposed cycle parking provision on Worcester Place has been moved in response to concerns raised by residents

59. In more detail, the agent states that the daylight/sunlight assessment submitted with the application was prepared by Capita Symonds, a well regarded consultancy working in this complex field. The assessment was carried out in accordance with the accepted guidance, the Building Research Establishment's '*Site layout planning for daylight and sunlight: a good guide to practice*'.

60. The assessment quantifies the impact of the proposal on 30 neighbouring properties. Of these, the assessment concludes that the impact on 28 Worcester Place would be insignificant. The impact on two other properties, 10 Worcester Place and 4 Walton Street is categorised as at worst minor. The agent makes the point that these limited impacts are not surprising given the shift in the west wing away from the footpath of Worcester Place compared to the current building.

61. The daylight/sunlight analysis prepared by Twenty16 Design on behalf of the SJRA is a more basic level of assessment that has not been prepared in accordance with BRE methodology and does not quantify the significance of any impact. It uses winter rather than the equinox as the period of assessment for impact on sunlight in the garden of 4 Walton Street which is contrary to BRE guidance. In winter the existing building already overshadows the garden such that the additional height has no further significant effect whilst in mid-summer the development does not obstruct the sun.

62. As regards the proposed 4<sup>th</sup> floor glass dormers, the agent maintains that these will be transparent and hardly distinguishable from the sky behind. They are an important source of light to the 4<sup>th</sup> floor corridor which is essentially a waiting area for students attending tutorials in the Fellows rooms.

63. Amended plans have been submitted that reduce the scale of 3 dormer windows located opposite 28 Worcester Place. These alterations were made in response to comments made by local residents.

64. As regards overlooking, the proposal will not alter the use of the site and all rooms facing Worcester Place will remain single occupancy. Officers therefore take the view that the proposed scheme will not significantly worsen the existing situation and the set back of the west wing will lessen the number of windows fronting onto Worcester Place

65. As regards the proposed third floor terrace, this will be sited some 21.9 metres back from the front of the houses in Worcester Place when measured horizontally and 26 metres when measured diagonally. In addition the parapet wall of the terrace facing Worcester Place is 0.75

metres high behind which is a 1.1 metre glass parapet. On the inside of the parapet planting is proposed to provide a further screen and details of this planting are required by condition [21].

66. Amended plans have been submitted which relocate the proposed on street cycle parking in Worcester Place from opposite numbers 27 and 28 Worcester Place closer to the junction of Worcester Place and Walton Street and not opposite any dwellings. It is considered that these are unlikely to give rise to disturbance and there would be a benefit from the removal of the existing open fronted parking undercroft which frequently gives rise to anti-social behaviour. In addition and in response to concerns raised regarding cycling the wrong way up Worcester Place, the agent has commented that the College is keen to ensure the safety of its students and will ensure that signage is placed on the inside of the gate leading to the cycle storage area to remind students that the street is one way.
67. The agent is also keen to emphasise that 3 of the 5 visualisations submitted are verified views and these are the long views up and down Walton Street and the view from Worcester College gardens. Verified views are architectural photo-montages which have been created to a high level of verifiable accuracy using collected survey data, precise photography and a strict recorded methodology. GPS camera positioning is used to ensure that the 3d model and the photograph match up exactly. The other views are produced in a similar way and although they are not verified they are nonetheless accurate representations of the scheme.
68. Officers have concluded that the proposal would not result in an unacceptable level of overlooking compared with the existing building, result in an unacceptable loss of sunlight or daylight or appear unacceptably overbearing in the outlook of neighbouring residents to warrant refusing the application on grounds of the potential impact on neighbours.

## **Trees**

69. The proposed scheme replaces the modern elements of the current Ruskin building footprint. The existing layout is composed of the original L shaped Ruskin College fronting onto Walton Street and Worcester Place together with a number of subsequent infill buildings.
70. A new 'north' quad is proposed to open onto Worcester Place that would support a single tree planting; three small trees are also proposed along the pavement further to the east and these would be a positive contribution to the appearance of the street scene.
71. Although there are no trees on the application site itself, the development has implications for the line of evergreen oaks located along the northern boundary of Worcester College. Tree canopies from Worcester College extend up to 3 metres across the boundary with the application site over a flat roofed building and two quads. These oak trees form a contiguous group feature which is important as a green backcloth to views from

Walton Street looking northwest above the boundary wall and low buildings of Worcester College.

72. The tree group is also significant in landscape terms to the setting of the Worcester College grounds as they provide a strong element of enclosure to the college grounds and separation from the surrounding urban environs beyond the college boundary. The tree group screens the rear elevations of the existing Ruskin buildings and therefore would also provide an important function in screening and softening the massing of the proposed new building from public views from Walton Street and from within the grounds of Worcester College. The eastern end of the group of trees is more significant to views from Walton Street whilst the western end of the group is more significant to views from Worcester College.
73. The trees of the oak group were planted close to the boundary with Worcester College but the deep foundations of the existing wall appear to have acted as a barrier to substantive root ingress into the Ruskin site which has been shown by trial pit root analysis within the existing Ruskin quads. This indicates that construction excavation for the development will not have any significant adverse impact on the root systems and physiological health of the oak trees.
74. The proposed building is set back from the Worcester College boundary by approximately 1 – 2 metres. The northern crown spread of the oak group is around 4.5 metres at its western end [T11, T12 and T14] and therefore it will conflict with the footprint of the proposed building by some 1.5 metres. Some pruning will therefore be required to facilitate the new development.
75. Evergreen oak is very vigorous when pruned so that dense, all year around shade will affect the light received and the views out of certain rooms including 3 Fellow's studies on the ground floor, 3 student rooms on the first floor and one Fellow's study on the third floor. However a detailed light study commissioned in response to these concerns concludes that internal light levels will meet recognised standards assuming that tree canopies will be cut back and maintained along the boundary line.
76. The important evergreen oak group within Worcester College will require on-going crown pruning away from the Ruskin boundary as a consequence of the development. The impact of this on the amenity of the tree group is considered to be minimal because their south facing outline, as seen from the principal public views and the views from Worcester College will be unaffected.
77. Officers take the view that the tree and landscape details submitted are acceptable subject to the imposition of appropriate tree protection and landscaping conditions.

### **Highways and Cycle parking**

78. Oxfordshire County Council as Local Highway Authority is not raising an objection to the application following a review of the submitted Transport



Statement and Travel Plan. Officers have made the following comments:

- The site is well located for public transport, walking and cycling
- The site lies within a CPZ and should be excluded for eligibility for parking permits
- There are opportunities for short stay parking nearby
- Proposed cycle parking provision is acceptable
- The proposed delivery and servicing arrangements are considered to be satisfactory
- The proposed footway widening will reduce the impact of pedestrian congestion outside the College building

79. As a result of comments raised by local residents, amended plans have been submitted that re-site 20 on street cycle parking spaces together with 3 new Hawthorne trees closer to the junction of Worcester Place and Walton Street. Officers consider that this new location would be unlikely to interfere with traffic movements, cyclists or pedestrians and is acceptable. It is also considered that it will lessen the impact of the cycle racks and the activity associated with them on Worcester Place residents.

80. Concerns have also been raised that the provision of 50 cycle parking spaces at the western end of the site together with the provision of the 20 on street cycle parking spaces is likely to result in students cycling in the wrong direction along Worcester Place which is a one way street. Officers have considered this concern; however the site has a previous education/student use which would have created cycle movements and for this reason an objection on this ground is unlikely to be sustainable.

### **Sustainability**

81. The application is accompanied by Sustainability, Noise and Energy Statement [including an NRIA] which outlines the approach taken to energy conservation and sustainability, external lighting and noise control. The report describes the passive measures, such as building orientation, window sizes, solar control, insulation and ventilation which have been specified to reduce energy consumption. Air source heat pumps together with a solar thermal system are proposed to further enhance the sustainable credentials of the new building and in this way 32% of the total energy demand will be provided by way of sustainable measures.

82. The report goes on to say that noise levels have been carefully considered both in terms of minimising noise break-out and managing noise levels when the building is in use although the proposed uses on the site will be broadly similar to the historic uses and therefore it is not envisaged that noise levels should vary significantly.

83. Noise levels are proposed to be carefully managed with reverberation control provided in the main spaces including the new lecture hall/multi use hall which will also be acoustically lined. Plant noise will be controlled across the site.

84. Finally the report states that noise and vibration from construction and demolition works will also be controlled with the Contractor being required to provide a Method Statement for minimising noise, including controlling the hours of operation for particular activities and the types of tools to be used.

### **Biodiversity**

85. The application is accompanied by a Bat Survey which has been updated in the Supplementary Planning Document submitted in July 2013. One bat species was recorded during surveys, that of common pipistrelle with many bat encounters recorded. Most of the bat movement was located alongside the boundary wall along the treeline which has been assessed as a commuting route for bats to the lake located in Worcester College grounds. The report concludes that the protection and strengthening of the boundary feature wall is key to the persistence of central Oxford bat colonies and recommends that demolition is best undertaken in the autumn and should be avoided in winter; an ecologist should advise operatives prior to demolition; external lighting should be kept to a minimum within the new scheme and bat tubes should be incorporated in the construction of the southern elevation. This is reflected in condition 12.

### **Archaeology**

86. The application is accompanied by an archaeological desk based assessment by Oxford Archaeology which notes that the site is of archaeological interest because it lies close to the projected line of the Royalist Civil War defences. Given the known depth of this defensive ditch [up to 5 metres in places] there is potential for this feature to survive within the site despite the disturbance caused by the construction of the existing buildings and basements.

87. Officers have studied the archaeological desk based assessment and concluded that, if planning permission is granted, appropriate building recording would be warranted supplemented by a targeted oral history report linked to the functional use of the building complex. This should consist of an overview of the buildings relationship with working class education and the trade union movement since its foundation and the oral history component should involve, as a minimum, interviews with current Ruskin staff and alumni to record experiences of the building in operation. The work should be undertaken by a professionally qualified archaeologist [or social historian for this component of the work] working to a brief issued by the City Council.

### **Deliveries and waste management**

88. A new loading bay is proposed along Worcester Place in order to allow deliveries to unload to the college. Deliveries will typically be brought into the building through the service lane and down to the basement via the platform lift.

89. Three 1100 litre Paladin bins for general waste will be provided which will be emptied daily. One of these bins will be dedicated to the waste from the

kitchen. Two 1100 litre mixed recycling bins will also be provided which will be emptied three times per week. These bins must be accessible to the students who are responsible for emptying recycling from their student rooms. These bins will be located within a fire protected bin store adjacent to the cycle store at the western end of the site and within the service lane. Refuse collectors will have access to the lane in order to collect the bins and not cause any obstruction to Worcester Place.

90. Concerns have been raised by local residents as to the timings of collections and deliveries. The level of servicing is likely to be similar to that operated by Ruskin College which was 3 – 4 deliveries per day. It is proposed that Exeter will operate the new Walton Street quad in a similar way to the approach at the Turl Street campus as many of the same contractors will be involved. The present arrangement is that no deliveries/collections occur before 7.30 am and none later than 4 pm and it is envisaged that this arrangement will continue for the Walton Street site.

### **Community use of multi-use hall**

91. There is a lack of community facilities in Jericho and the local community has expressed an interest in having access to space that could be used for meetings, activities and performances. The applicant considers that the proposed lecture hall at the west end of the site could be used for this and would be directly accessible from Worcester Place.

92. This is a flat floor venue that will be equipped with a projection room, lighting and sound control for lectures, recitals and small scale theatrical productions. The hall can also be used for activities such as yoga, dance and fitness classes as well as for conferences with tables arranged in seminar configurations and for formal dinner events. The hall will not be used for any events involving amplified music.

93. The walls of the hall will include insulation of half a metre thickness to ensure that its use does not cause any disturbance either to the students residing in the building or the occupiers of properties in Worcester Place.

### **Conclusion:**

There is a public benefit to be derived by the provision of purpose built student housing in the city and argued by the applicant public benefit to be derived from the facilities that the new accommodation will provide. The proposals also facilitate some public realm improvements. Taking into account these matters and weighed against the impact of the proposals it is considered that the proposal forms an acceptable visual relationship with the existing building and the surrounding development and would not cause unacceptable harm to the special character and appearance of the Central (City and University) Conservation Area, Jericho Conservation Area and the setting of other designated and non designated heritage assets. Oxfordshire County Council as Local Highway Authority is not raising any objection to the application and the proposal is considered to comply with adopted policies contained within the Oxford Local

Plan, the Oxford Core Strategy and the Sites and Housing Plan.

### 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 these applications, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission and listed building consent, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

### **Background Papers:**

13/00832/FUL

13/01075/LBD

**Contact Officer:** Angela Fettiplace

**Extension:** 2445

**Date:** 20th August 2013



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WEST AREA PLANNING COMMITTEE

10th September 2013

**Application Number:** 13/01272/LBC

**Decision Due by:** 10th September 2013

**Proposal:** Provision of access control system, involving erection of glass barrier across main entrance, formation of new entrance into Porter's Lodge. Re-ordering of layout and other associated works in Porter's Lodge.

**Site Address:** Keble College, Parks Road, **Appendix 1.**

**Ward:** Carfax Ward

**Agent:** Design And Conservation

**Applicant:** The Warden And Fellows  
Of Keble College

**Application Called in –** The application has been called in for determination by committee due to concern that the development represents an intervention of contemporary design within a sensitive and historic environment.

---

**Recommendation:** Grant listed building consent.

### Reasons for Approval

- 1 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, 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.

### Conditions.

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Further works - fabric of LB - fire regulations
- 6 Repair of damage after works
- 7 Further details - floodlighting/lighting
- 8 Details of screen

## **Main Planning Policies:**

### Oxford Core Strategy 2016

CS18 - Urban design, town character, historic environment

### Oxford Local Plan 2001-2016

HE3 - Listed Buildings and their Setting

HE7 - Conservation Areas

## **Other Material Considerations:**

- National Planning Policy Framework
- The application affects a listed building located within the Central Conservation Area.

## **Public Consultation.**

- English Heritage: Do not wish to comment.
- Oxford Architectural And Historic Society Victorian Group: Object to any visual barrier; however if college require it then it should not be glass and it should be unobtrusive; the columns may rise to the vault and it's not clear on the plans if they do so or not; the oriel window should be removed; there should be no lighting to the vault as it is meant to be deep and dark to provide a contrast and view to library and hall.

## **Application Site.**

1. Keble College was built by public subscription to the designs of William Butterfield between 1862 and 82, on an empty site opposite the University Museum in Parks Road. Butterfield is one of the greatest architects of the Gothic Revival.
2. The College was named after John Keble, whose Assize Sermon of 1833 launched the religious Oxford Movement. This promoted the Catholic and High Church side of Anglicanism, as against the low church, Calvinist, and the broad church, Modernist, sides. Created as a college for 'diligent students living simply' the internal plan broke from the earlier collegiate layout of rooms placed around staircases, to rooms accessed along corridors. One other break with tradition was the use of constructional, polychromatic brickwork instead of ashlar, or rubble stone.
3. The gatehouse is part of the earliest work at the college. The range of porter's accommodation to the south of the entrance passage was built in 1874; previously the amount of accommodation was small and located to the north of the passageway. The lodge was altered when ABK Architects made alterations in the 1970s and in the 1990s further changes were made to the postal arrangements and reception area. There was an earlier opening to the south of the entrance passage.



### **Officer's Assessment:**

1. College requires a controlled access system whereby all visitors either enter via the porter's lodge or use a card swipe system to pass through a barrier. There have been a number of thefts at college, requiring the frequent closure of the oak gates, and prompting this security requirement now.
2. The gateway is also sometimes used by vehicles for maintenance purposes but is mostly used by residents, staff and visitors as the main pedestrian entrance. The original oak gates are usually kept shut with a wicket gate providing stepped access. The porters can see visitors from the bay window but cannot communicate with people coming and going.
3. The proposal for a glass barrier across the main entrance passage has been carefully considered in view of the sensitive location. The entrance passage has great dramatic effect as one proceeds from the street, through a fairly dark passage, gradually seeing part of the college buildings beyond in full light. Keeping the barrier as least visible as possible would retain the primacy of the architectural intent.
4. The glass barrier has been designed to be as unobtrusive and respectful of its setting as possible, as well as performing its practical function. It needs to be visible yet also not too visible at the same time. It is kept at a low height but not so low that persons cannot easily surmount it. The patch fittings would be kept to a minimum and be coated with a dark colour. 150mm diameter columns would support the gates and be 1300mm high, the same height as the screen. (The architect has confirmed that the columns would not project to the vaulted ceiling).
5. There is always a risk with glass reflections, creating a distracting effect. Here, the risk is reduced by the glass being of the non-reflective type, and the height is kept as low as possible. The passageway is long and cavernous and rather dark, thus glass should be less reflective in that location than it would be in other circumstances.
6. The glass barrier would provide a clear opening when required. It would have matt dark colour coated steel gate posts and glass leaves, engraved with coats of arms to act as manifestations. The gates would be closed most of the time, enabling the oak gates to be left fully open. This would allow a dramatic glimpse of the quad beyond from the street. When maintenance vehicles occasionally need to gain access through the passage way, the new gates would be opened more than 90 degrees to rest against the passage walls. As proposed the gates would be of differing sizes, with the narrower one allowing pedestrian access linked to smart card control, and the two gates together permitting vehicular access when required.
7. In addition a second entrance is proposed from the passage to the porter's lodge, located beyond the new glass barrier, This would allow an improved flow of people in and out of the lodge which gets very congested at times, thereby improving functionality. The porter's lodge itself would also be remodelled including forming a new internal doorway to connect to the outer porter's office.

The lodge would have new fittings and services with the unauthorised large display screen in the passage being moved into the lodge. The main port's desk would be relocated, giving greater circulation space, with new benches and new door into the central room added. New joinery fittings would be oak or oak veneer and doors would match those existing.

8. As regards the proposed new entrance door to the lodge via the passage, this would be where evidence has been found of a later door to the passage, as can be seen in the brickwork and pointing to the lower area. The two small windows that would be removed for the doorway are not original. The door would be constructed as a replica of the existing door in the passageway, with two steps. College has a stock of original bricks and stone to use. Wheelchair users can already access the lodge from within college.
9. Finally a new lighting scheme would be introduced with compact LED lights that would throw light to the vaults, replacing modern lights at high level. It is not intended to light up the whole roof but to create a subtle effect. Although this is a modern introduction this would create an attractive effect and there are precedents for this at other colleges, for example at Christ Church.

### **Conclusion.**

10. The proposals are in accordance with local and national policies and would accord with the special historic and architectural character of the listed building. Proposals would for the most part be reversible.

### **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 listed building consent officers consider

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

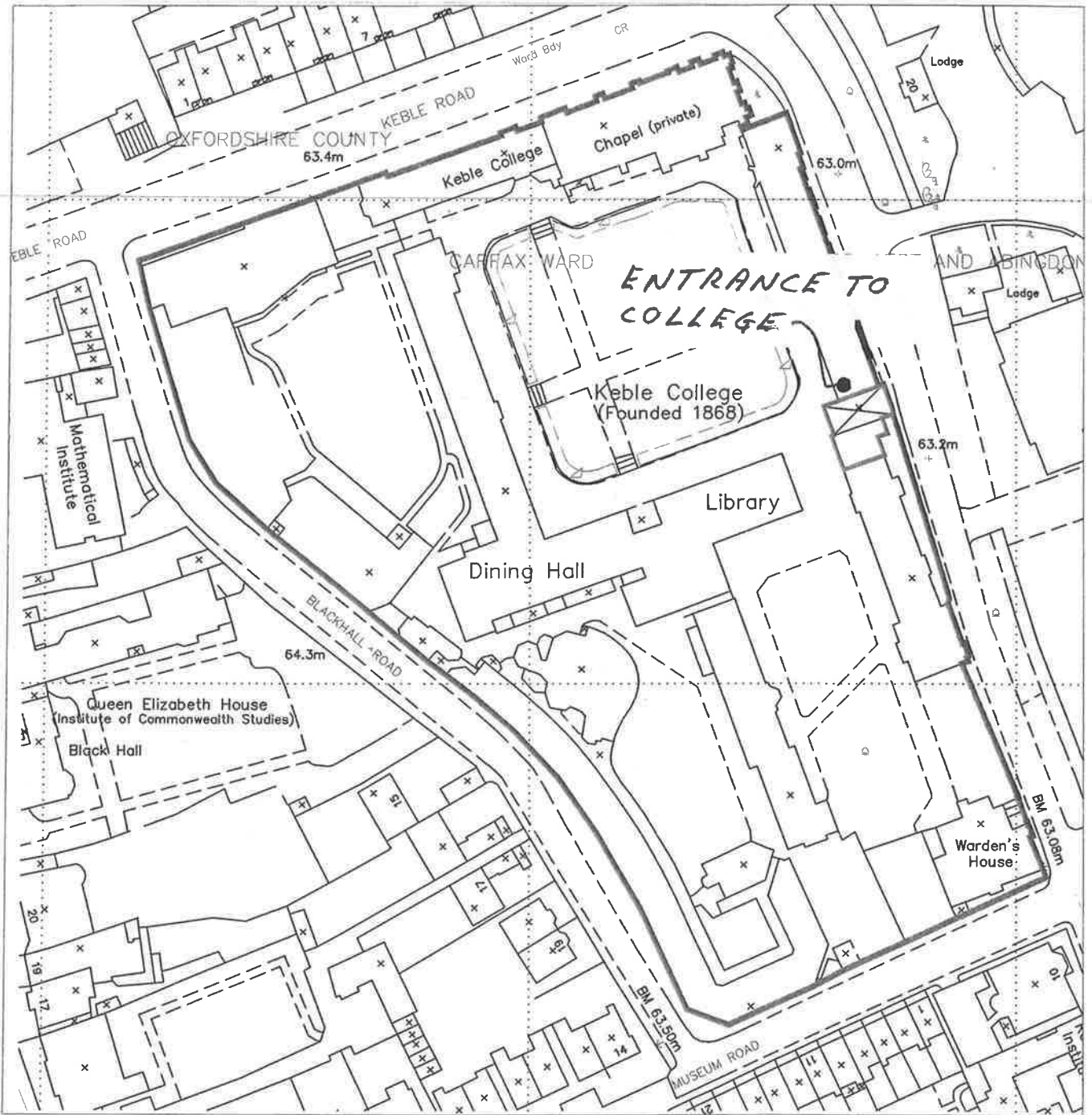
**Background Papers:**  
PPS5 Practice Guide

**Contact Officer:** Katharine Owen

**Extension:** 2148

**Date:** 21st August 2013

# APPENDIX 1



**David Yandell**

Design & Conservation

Email: davidyandell60@aol.com

tel 07957 177558

drawing **34**  
Location Plan

client  
KEBLE COLLEGE, OXFORD

job  
Keble main entrance

paper size A4 scale 1:1250 date Apr 2013

job no. KME tlwg no. L01 rev no. ---

**West Area Planning Committee**

-10<sup>th</sup> September 2013

**Application Number:** 13/01760/FUL

**Decision Due by:** 9th September 2013

**Proposal:** Removal of existing public telephone kiosk. Installation of kiosk combining a public telephone and ATM (retrospective).

**Site Address:** Public Telephone 24 Cornmarket Street, Appendix 1.

**Ward:** Carfax

**Agent:** N/A

**Applicant:** BT Payphones

This application has been called in to be heard by the West Area Planning Committee by Councillor Oscar van Nooijen supported by Councillors James Fry, Mike Rowley and Ann Marie Canning. The application has been called in so that the issue may be heard in public and concerns about design may be discussed.

---

## **Recommendation:**

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

- 1 In the context of the varied street scene in which the application site is set and the variety of uses that take place there and subject to detailed design and use of appropriate colours it is considered that this proposal will not cause unacceptable harm to the character or appearance of the Conservation Area, any harm justified by the public benefits the facilities will provide. The proposal is not considered to adversely impact on or obstruct users of the public highway. The proposal therefore complies with policies CP1, CP8, CP24 and HE7 of the Oxford Local Plan 2001-2016
- 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.

**Conditions:**

- 1 Complete Development in accordance with approved plans with no variation without prior approval from the Local Planning Authority.

**Main Planning Policies:****Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**CP8** - Design Development to Relate to its Context

**CP24** - Telecommunications

**HE7** - Conservation Areas

**Core Strategy**

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

**Sites and Housing Plan**

**MP1** - Model Policy

**Other Material Considerations:**

1. National Planning Policy Framework
2. The application site falls within the Central Conservation Area

**Relevant Site History:**

- 96/01356/BH -Application to determine whether prior approval required for re-siting and design of 2 public payphones. Prior approval required and considered acceptable. 7.10.1996
- 10/02582/FUL- Replacement of existing telephone kiosk with new kiosk combining payphone and ATM within a suite of 4 kiosks. Approved 9.11.2010
- 10/03150/CND - Details submitted in compliance with conditions 2 (removal of 'cash' wording) and 3 (sample of colour) of planning permission 10/02582/FUL- Approved 14.1.2011.

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

Thames Valley Police Chief Constable (Operations)- No objections

No third party comments have been received.

## **Officers Assessment:**

### **Site Description and Proposal:**

1. The application site is located on the public highway outside numbers 20 and 22 Cornmarket Street which are the clothing stores Next and River Island (see **Appendix 1**).
2. The proposal is for the removal of a single existing public telephone Kiosk and the replacement with a telephone kiosk combining an ATM. The work has already been completed and the application is therefore retrospective.

### **Principle of Development:**

3. Certain Permitted Development rights are available to statutory undertakers for Telecommunications. It is understood that previously four payphones were located in the street, in two phone booths, back to back. As can be seen from the planning history originally the two public payphone booths were given approval under an application for prior notification. Then later in 2010 application 10/02582/FUL granted consent for the replacement of the four payphones with just one combined telephone and ATM Kiosk. This application was approved under delegated powers as it was considered at that time that the replacement of the suite of four payphone booths with one combined kiosk had a lesser overall impact on the street scene and Conversation Area. Details of the lettering and finished colours were agreed under the application 10/03150/CND to ensure appropriate materials and colours were used.
4. However, more recently members of the public raised concerns with the Council when it appeared a combined Kiosk was being constructed but finished in a bright yellow and red colour palette instead of the grey colour previously approved with black lettering on green above the phone and ATM. Enforcement Officers alerted the applicants that the Kiosk did not benefit from any consent as it did not comply with the approved plans or details of the above application. After informal correspondence the applicants changed the colour of the Kiosk albeit the lettering still differed from that previously approved. Essentially this application is seeking planning permission for the Kiosk as built, with the amended wording and lettering in white instead of black, as previously approved.
5. The principle of the development has already been established by the previously approved consent, which remains extant (and could still be implemented until 9<sup>th</sup> November 2013). This report will therefore consider and assess the minor changes between 10/02582/FUL, already approved and this current application.

## Design and Impact on the Conservation Area:

6. The kiosk is loosely based on the traditional telephone box, but lacks any of the finesse or detail of the original. The previously approved scheme had two blank sides, with the ATM and payphone on opposite sides of the Kiosk. The words 'Cash Machine Service' were proposed in black on green at the top of the Kiosk on all sides and the 'Link' icon in its trademark red lettering in a blue box on a green 'wrap around' strip was proposed on all four sides, across the middle section of the Kiosk. This current proposal has the text 'ATM Free cash withdrawals' in white lettering across the top of the Kiosk on three sides, with the word 'Payphone' also in white, on the elevation of the payphone. The green wrap around strip has been removed from this scheme and instead, displayed the two blank sides, is the national flags of the different languages the ATM is displayed in. The Visa and LINK (etc.) logos are proposed smaller and individually applied to the grey surface material.
7. Policy CP1, of the Oxford Local Plan 2001-2016 and Policy CS 18 of the Core Strategy state that new development should respect the character and appearance of the area and be acceptable in terms of access, highway safety and pedestrian and cycle movements. It is considered the kiosk does respect the character of the area as there are varying styles and different facades and shop fronts along this stretch of the street which make for an interesting visual street scene. There are also modern styles of street furniture along this section of the road which has, fairly recently, been paved and made fully pedestrianised.
8. The proposed grey colour with white lettering is selected to soften the visual impact of the booth and to have some reference to the colour palette of existing street furniture. The size of the wording is not considered to be overbearing, but is large enough to be visible to members of the public. Given the pedestrianised nature of the road, the kiosk is not considered to pose an obstruction to pedestrians (cycling is not permitted in Cornmarket Street in day time hours).
9. Comparing the extant approval and this current scheme it is considered the current proposals are a slight improvement. Whilst the overall style and shape of the Kiosk is not ideal, a balanced judgement has to be made between the scheme as proposed, with just the one unit in the Conservation Area, against the situation as it was before with a bank of four phone booths. Overall it is considered the single Kiosk has a lesser impact on the street scene and Conservation Area, albeit it is not of a traditional or sympathetic design. In considering the harm the Kiosk has on the appearance of the Conservation Area it is also necessary to consider any public benefits the proposal may have that would outweigh the harm. Taking all this into account the proposal is considered to accord with policy CP1 of the OLP.
10. Policy CP 8 of the Local Plan states that new buildings should relate to their setting and connect to and be integrated with, the wider area and



form an appropriate visual relationship with the wider area. Policy HE 7 which relates to Conservation Areas, states that permission should only be granted for development that preserves or enhances the special character of the area. When considering the previous application it was considered the large black lettering down both sides of the kiosk was inappropriate and needed to be conditioned in order to ensure the colour and finish maintains the visual amenity of the Central Conservation Area. This application has taken on board these previous comments. The proposal is also considered to be well connected within the wider street and provides a useful function in a street made up of primarily A1 (shop) units. Officers have noted when passing the application site that there appears to be a demand for the provision of an ATM in this location due to the frequency of use witnessed. Taking into account the setting of the Kiosk the proposal is considered to comply with both policies CP 8 and HE 7 of the OLP.

### **Safety:**

11. It is understood there are CCTV cameras at both ends of Cornmarket Street. The Thames Valley Police Crime Prevention Design Advisor raises no objections to this application and gives merit to the schemes configuration of the ATM and payphone functions being on opposite sides of the Kiosk which reduces the risk of potential card cloning or PIN memorisation.

### **Conclusion:**

12. Since the submission of the original application, the proposals for the Kiosk has progressed and this current scheme now proposes more suitable colours and finish and provides the opportunity to achieve a better design than has previously been approved. This proposal is considered acceptable, taking into account the extant planning permission, the fall-back position of permitted development rights, the public benefits provided and measures taken to minimise harm to the character or appearance of the Conservation Area. The proposal is not considered to adversely impact on the street scene or obstruct users of the public highway. The proposal therefore complies with policies CP1, CP8, CP24 and HE7 of the Oxford Local Plan 2001-2016. Officers therefore recommend the Committee grant planning permission, subject to conditions.

### **Human Rights Act 1998**

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

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

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

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

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

#### **Background Papers:**

**Contact Officer:** Hannah Revell

**Extension:** 2241

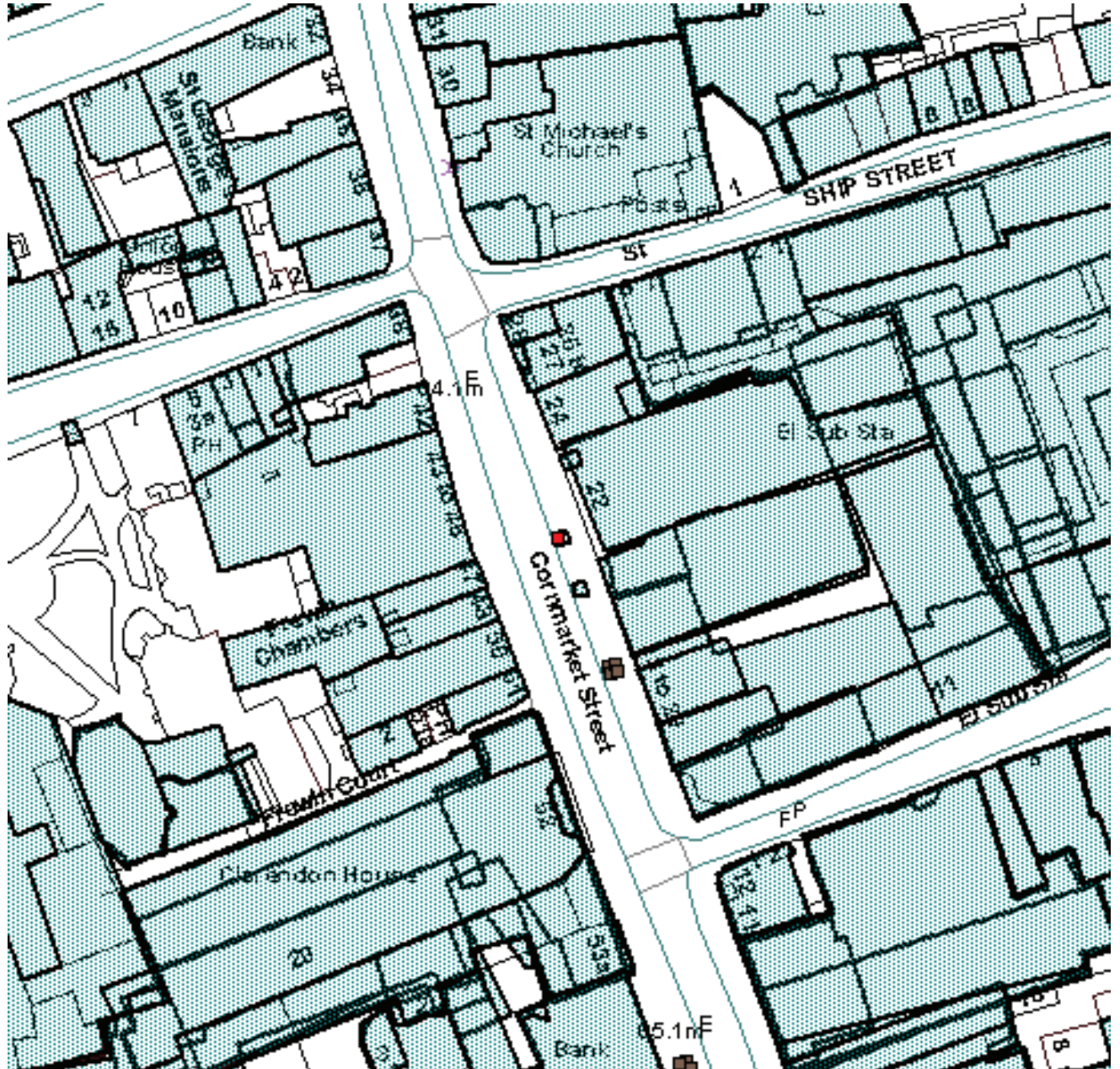
**Date:** 27th August 2013



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# Appendix 1

## 13/01760/FUL - Public Telephone



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# Welcome to the West Area Planning Committee

- This planning committee meeting is held in public, but it is not a public meeting.
- There will be opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you will need to have either requested it in advance, or fill out and hand in one of the available speaker forms.
- Information on meeting protocol and conduct at committee is set out in the Code of Practice.
- You can find a copy of the Code of Practice in the committee agenda, just before the first planning application report.

[www.oxford.gov.uk](http://www.oxford.gov.uk)



Site Plan





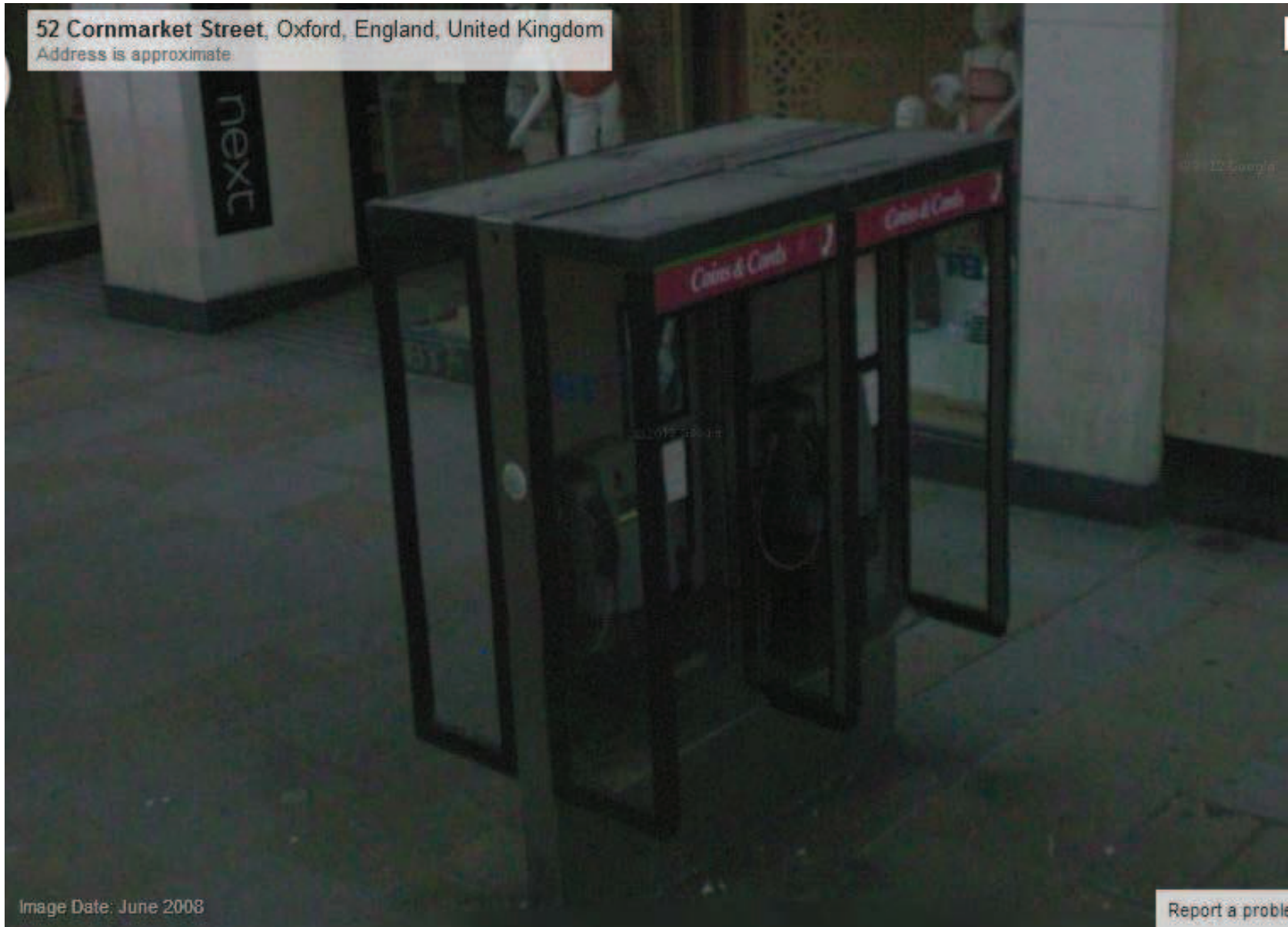
View of front (ATM) elevation and side (west) elevation



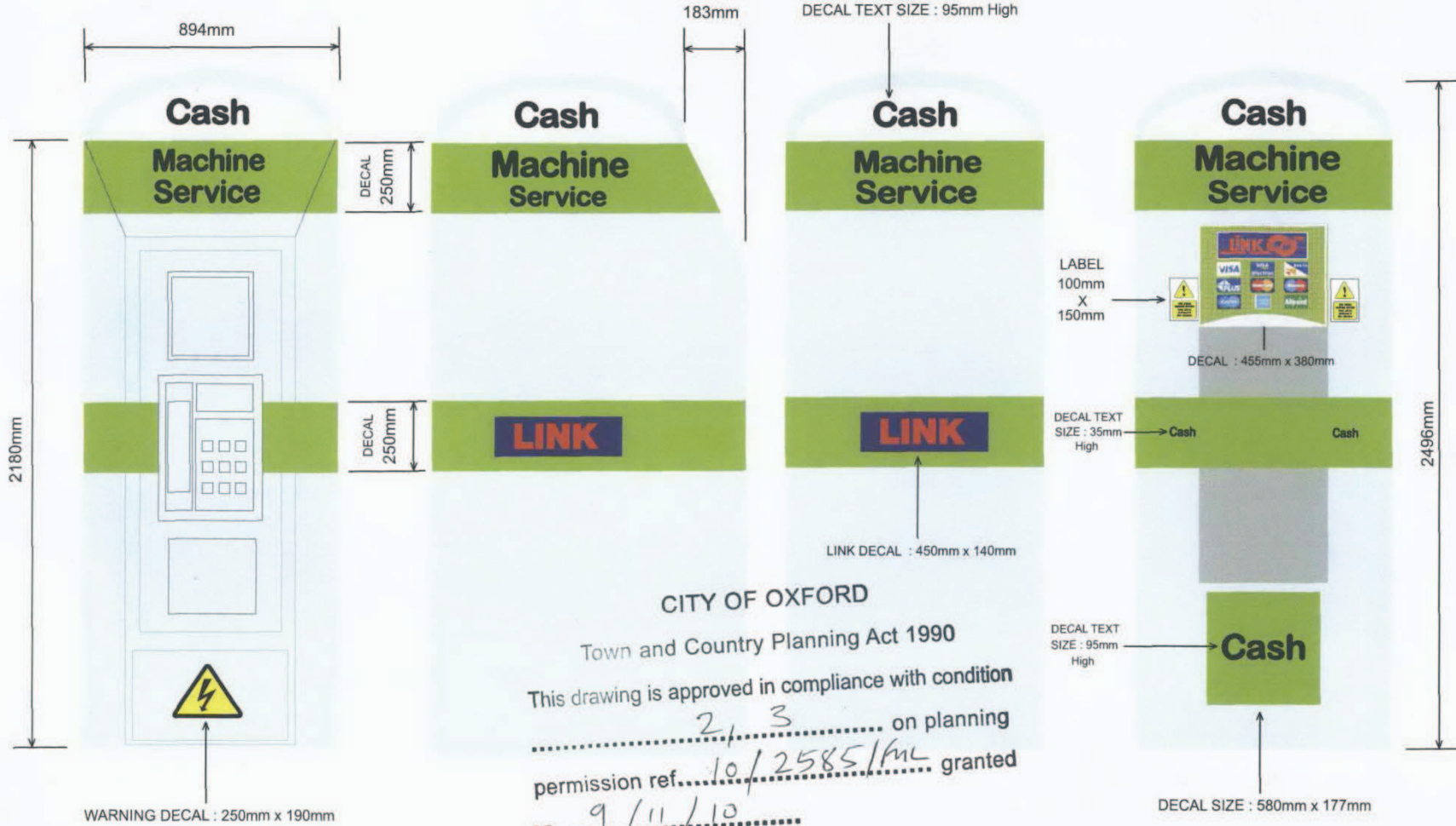
View from rear  
(payphone)  
elevation and side  
(East) elevation



# Existing payphone booths



Previously approved scheme ref. 10/02582/FUL.



CITY OF OXFORD  
 Town and Country Planning Act 1990  
 This drawing is approved in compliance with condition  
 .....<sup>2, 3</sup>..... on planning  
 permission ref. 10/2585/FUL granted  
 on 9/11/10  
 Date 14/1/11  
 PLANNING SERVICES

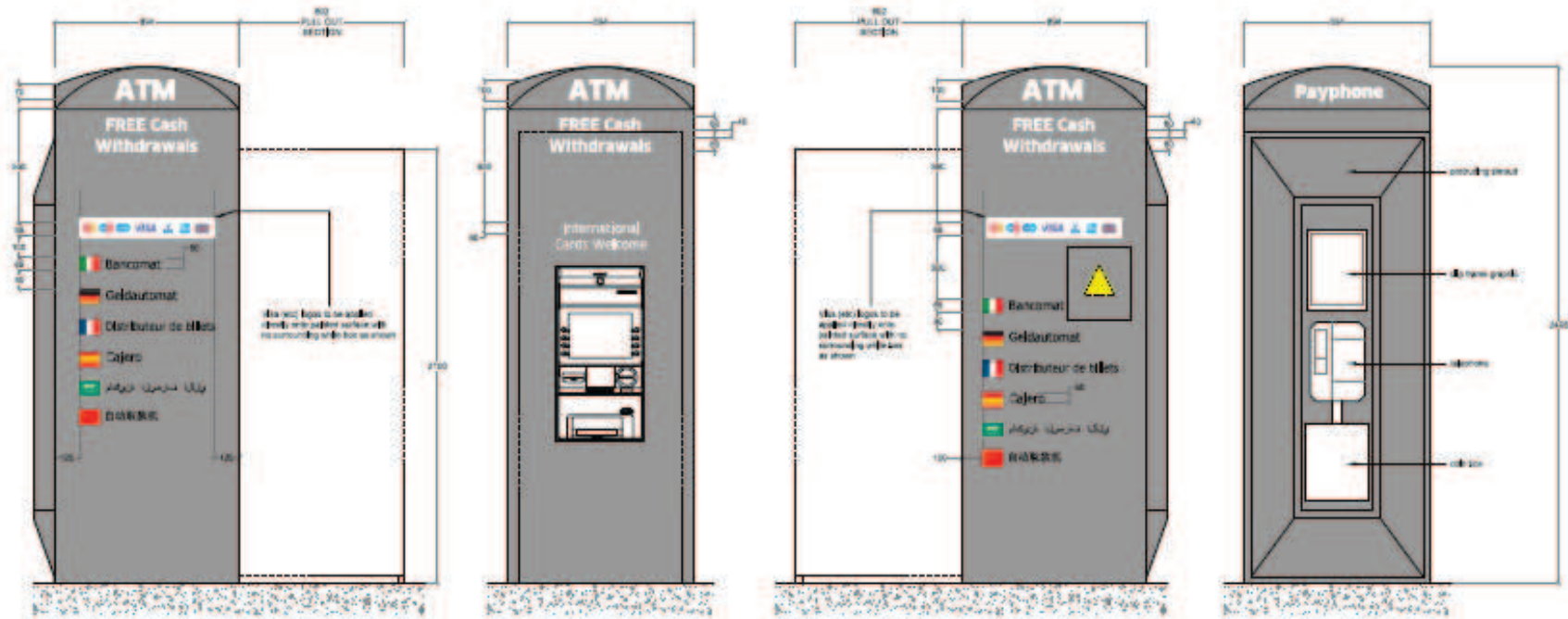
50

RAL : HP9518G8 Silver

© signs plus - rotherham

# Proposed Plans

51

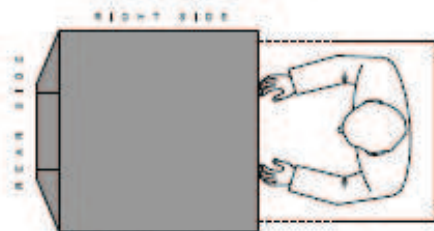


Left Side Elevation (1:20@A3)

ATM Front Elevation (1:20@A3)

Right Side Elevation (1:20@A3)

Rear Elevation (1:20@A3)



Plan View (1:20@A3)

**NOTES**  
 Base Paint Colour - RAL HP 5018 GR  
 All fonts to match Moneycorp Brand Guidelines



## Proposed Moneycorp Telephone Box ATM

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<p>Project: Public Telephone Box ATM</p>		<p>Scale: 1:20@A3</p>	<p>Date: 03.05.13</p>	<p>Revision: F</p>	<p>Issue Status: AGREED PLAN</p>

**Revisions:**

11.02.13 - drawing amended	25.04.13 - colour and graphic amended
18.02.13 - graphic amended	27.04.13 - not reviewed
18.02.13 - graphic amended	03.04.13 - box appearance amended
04.03.13 - finish panel details amended	

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 01753 360 350

**The Planning Office**

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**West Area Planning Committee**

10<sup>th</sup> September 2013

**Application Number:** 13/01834/FUL

**Decision Due by:** 12th September 2013

**Proposal:** Erection of 2 x 3-bed semi-detached houses (use class C3). Provision of two parking spaces and access, cycle and bin storage and amenity space. (Appendix 1)

**Site Address:** 14 Lucerne Road Oxford OX2 7QB

**Ward:** Summertown

**Agent:** JPPC

**Applicant:** Mr E and J and Ms S  
Gomm

Application called-in by Councillors McCready, Campbell, Wilkinson and Brett due to local concern about parking and access.

---

## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development is considered to, on balance, form an appropriate visual relationship with the surrounding area whilst adequately providing for the amenities of future occupiers and safeguarding established residential amenity. Furthermore, sufficient off-street parking is considered to be proposed to prevent harm to the highway. Consequently the proposals are considered to accord with the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016 as well as policies CS2 and CS18 of the Oxford Core Strategy 2026 and policies HP2, HP9, HP10, HP11, HP12, HP13, HP14, HP15 and HP16 of the Sites and Housing Plan 2011-2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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

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

- 3 Materials
- 4 Parking, cycle and bin storage
- 5 Variation of Traffic Regulation Order to remove eligibility for residents' parking permits and provide replacement suitable on-street parking bays at applicant's expense
- 6 SuDS
- 7 Removal of Class A PD rights
- 8 Boundary treatments
- 9 Biodiversity improvements
- 10 Details of sustainability measures required
- 11 Construction Traffic Management Plan required

### **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

#### **Core Strategy**

- CS18\_** - Urb design, town character, historic env

#### **Sites and Housing Plan**

- HP2\_** - Accessible and Adaptable Homes
- HP9\_** - Design, Character and Context
- HP10\_** - Developing on residential gardens
- 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:**

13/00224/FUL - Demolition of existing detached house and erection of 1 x 4-bedroom house (Class C3). (Amended plans) – Permitted 11.04.2013

### **Representations Received:**

Ten third party objections have been received from eight different properties citing the following concerns:

- The proposals represent a cramped overdevelopment of the site;
- Semi-detached houses are alien within the immediate area and fail to reflect the more spacious detached nature of existing houses;
- Access to the cycle parking of one of the units requires a 35m walk alongside the other house which is a poor arrangement unlikely to encourage cycle use;
- The level of off-street parking provided is inadequate and the proposals will lead to the loss of an on-street bay thus harming safe and convenient access within the road;
- The houses proposed are not contextual and are an example of “squeezing” development into a site that is not sufficient in size for two houses;
- Upper floor windows in the south (rear) elevation will overlook the rear gardens of Nos. 94 and 94b Hamilton Road.

Oxford Civic Society – The proposals represent overdevelopment with inadequate car parking provision and poor quality access to cycle parking. Lucerne Road and Hamilton Road are already subject to parking pressure and this should not be worsened.

### **Statutory and Internal Consultees:**

OCC Drainage Officers – No objection subject to SuDS compliant drainage.

Environmental Protection – A phased contamination risk assessment is required to be carried out prior to commencement of development.

Local Highway Authority – No objection subject to the new houses being excluded from eligibility for residents’ parking permits and a requirement for a construction traffic management plan.

### **Officers’ Assessment:**

#### Application Site and Locality

1. The application site consists of a relatively large empty plot that until recently featured an early 20<sup>th</sup> century chalet bungalow that was demolished following the grant of planning permission for a replacement house earlier this year. The site is situated within a cul-de-sac spur off Lucerne Road that features a handful of detached buildings and a row of garages at its end. The area is typified by a mixture of buildings of varying forms and architectural styles with Lucerne Road of a generally more spacious nature than the nearby Hamilton Road. Off-street

parking is generally common within the locality though there is clearly some on-street parking pressure at certain peak times. The site can be seen on the location plan attached as Appendix 1.

### The Proposed Development

2. The application seeks consent for the erection of a pair of three bedroom semi-detached houses on the site along with one off-street parking space for each dwelling and associated bin/cycle storage.

3. Officers' consider the principal determining issues in this case to be:

- Principle;
- Design and Appearance;
- Standard of Accommodation;
- Impact on Neighbouring Properties;
- Parking; and
- Sustainability.

### Principle

4. Planning permission was granted earlier in 2013 for a replacement four bedroom detached house on the site following the demolition of the pre-existing chalet bungalow which was in a poor state of repair. Following the granting of consent the former chalet bungalow was demolished leaving the site currently empty.

5. The principle of new residential development on the site has therefore already been established. Policies CS2 of the Core Strategy and CP6 of the Local Plan support efficient use of sustainably located sites such that, in principle, there is no objection to the proposal to increase residential density on the site provided that the development is still appropriate to its context.

### Design and Appearance

6. The approved detached dwelling had a scale and footprint near identical to the pair of houses now proposed. Consequently no objection can reasonably be made to the size and proportions of the development now proposed nor its general relationship with the streetscene. Whilst Lucerne Road generally features spacious mid-twentieth century detached houses of little individual architectural merit, recent developments further along Lucerne Road as well as adjoining roads have demonstrated that semi-detached pairs of houses are also entirely appropriate in this location. The general form and appearance of the houses is also similar to that recently granted consent in the immediate area and, given the mix of architectural styles and materials in the vicinity, officers have no concerns about the ability of the development to integrate successfully within the street. Consequently officers consider the development proposed to form an appropriate visual relationship with Lucerne Road and surrounding development in accordance with the requirements of policies CP1 and CP8 of the Local Plan as well as policy HP9 of the Sites and Housing Plan (SHP).

### Standard of Accommodation

7. Policy HP12 of the SHP requires all new dwellings to provide a reasonable quality and quantity of internal living space. Each dwelling is relatively large at over 120 sq m in floor area and so comfortably exceeds the minimum requirements for family

dwellings within the City. Each habitable room also benefits from sufficient natural lighting and general outlook with all rooms of providing good usable space.

8. Policy HP2 of the SHP requires all new dwellings to meet Lifetime Homes standards. The proposed dwellings meet the majority of the criteria in this respect though the downstairs WC and entrance doorways fall slightly short of the requirements. On balance however, officers conclude that the general quality of the internal environment provided by the houses is to a good standard and the proposals should therefore be found to be acceptable in this regard.

9. Policy HP13 of the SHP requires all dwellings to be served by a reasonable quality of outdoor amenity space including, in this case, access to a decent sized private garden as well as accessible bin and cycle storage. Policy HP13 of the SHP requires private gardens for each family house to be proportionate to the size and type of dwelling proposed and a minimum in size equivalent to the footprint of the house. It also states that other factors including the orientation of the gardens, their ability to be overlooked as well as the size/layout of others gardens in the locality will be taken into account when concluding whether sufficient outdoor amenity space is provided.

10. In this case officers have concluded that, on balance, sufficient outdoor amenity space has been provided though recognise that the gardens will be amongst the smallest in the locality and relatively narrow. However they are of good usable dimensions and equivalent to the footprint of the houses proposed. They would be overlooked to no greater or lesser degree than that characterising other houses and their rear gardens in the immediate vicinity.

11. Bin storage facilities are provided to the front and, whilst this arrangement is a little cramped given the parking space and access routes to the front doors, it is not considered to be unacceptable.

12. Policy HP15 of the SHP requires dedicated secure and covered cycle storage for each dwelling providing space for three cycles. In this case the arrangement is a little cumbersome stemming from the lack of space at the front of the dwellings to provide such cycle parking. Cycle stores are provided within the rear gardens with access gained via a shared alley running along the side of the houses. On balance such an arrangement is considered to be acceptable and would not be to the detriment of cycle use.

#### Impact on Neighbouring Properties

13. Policy HP14 of the SHP states that proposals for residential development should adequately safeguard existing neighbouring residential amenity. In this case the scale and footprint of the development is near identical to that already approved on the site and so cannot reasonably be found to have an unacceptable impact on neighbouring conditions with respect to daylight, sunlight or outlook. Whilst two dwellings are now proposed rather than just one, there were still upper floor windows facing westwards towards 94, 94a and 94b Hamilton Road similar to that proposed now and so officers consider the proposals could not reasonably be found to be unacceptable in this regard. In any event, the separation distances involved are considered to be sufficient to prevent any significant loss of actual or perceived privacy for occupiers of properties along Hamilton Road. An access route to No. 94

Hamilton Road runs along the southern side of the site and cars currently park at the front of this access way. In common with the consideration of the extant scheme, officers do not consider this strip of land to form usable garden space and so no concern is raised about the potential impact on this land.

### Parking

14. The previous four bedroom house was proposed to be served by two off-street car parking spaces. In this case the proposed three bedroom houses are to be served by one space each. Access to off-street parking spaces at one of the units will result in the loss of an on-street parking bay thus slightly reducing on-street parking capacity. However, and in line with the representation made by the Local Highway Authority, a condition is recommended to be imposed requiring the traffic regulation order governing Lucerne Road to be amended by the applicant prior to occupation of the development so that an alternative and appropriate parking bay can be provided in the vicinity. This would of course be at the applicant's expense. In addition, it is recommended that a condition also be imposed that removes future occupiers from eligibility for residents' parking permits to prevent additional on-street parking pressure. Consequently, and by virtue of the conditions recommended, officers have no concerns about the proposed development and its impact on the highway network.

### Sustainability

15. The dwellings are proposed to incorporate solar panels on relevant roof slopes are part of the required low carbon measures set out in policy HP11 of the SHP. Officers propose to attach a condition requiring details of such sustainability measures prior to commencement of development and for such measures to be incorporated into the development.

### Other Matters

16. The former chalet bungalow featured timber clad gables which had the potential to be used as a bat roost though, upon surveying, this was found not to be the case. Nevertheless a condition was imposed on the extant planning permission requiring details of biodiversity enhancement measures and for such measures to be incorporated into the development in line with policy CS9 of the Core Strategy. Officers therefore propose a similar condition in this case.

17. Environmental Protection officers of the Council have suggested a condition be imposed requiring a phased contamination risk assessment be carried out on site to identify any contaminants and, if found, the necessary remediation work. However, officers do not consider this condition to be appropriate given the previous residential use of the site, the fact that the extant permission did not include this condition and that Inspectors at appeal regularly do not find this condition reasonable or necessary in similar circumstances.

### **Conclusion:**

18. The proposals represent an efficient use of land that, on balance, adequately responds to its context whilst making satisfactory provision for the amenities of future occupiers. No material harm will occur to the living conditions of nearby residential properties as a result of the development and adequate provision is made for the off-street parking of vehicles given the site's location within the Summertown controlled

parking zone. Consequently the proposals are considered to accord with the requirements of all relevant policies of the development plan and officers therefore recommend approval accordingly subject to the conditions suggested at the beginning of this report.

#### Human Rights Act 1998

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

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

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

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

**Background Papers:** 13/00224/FUL & 13/01834/FUL

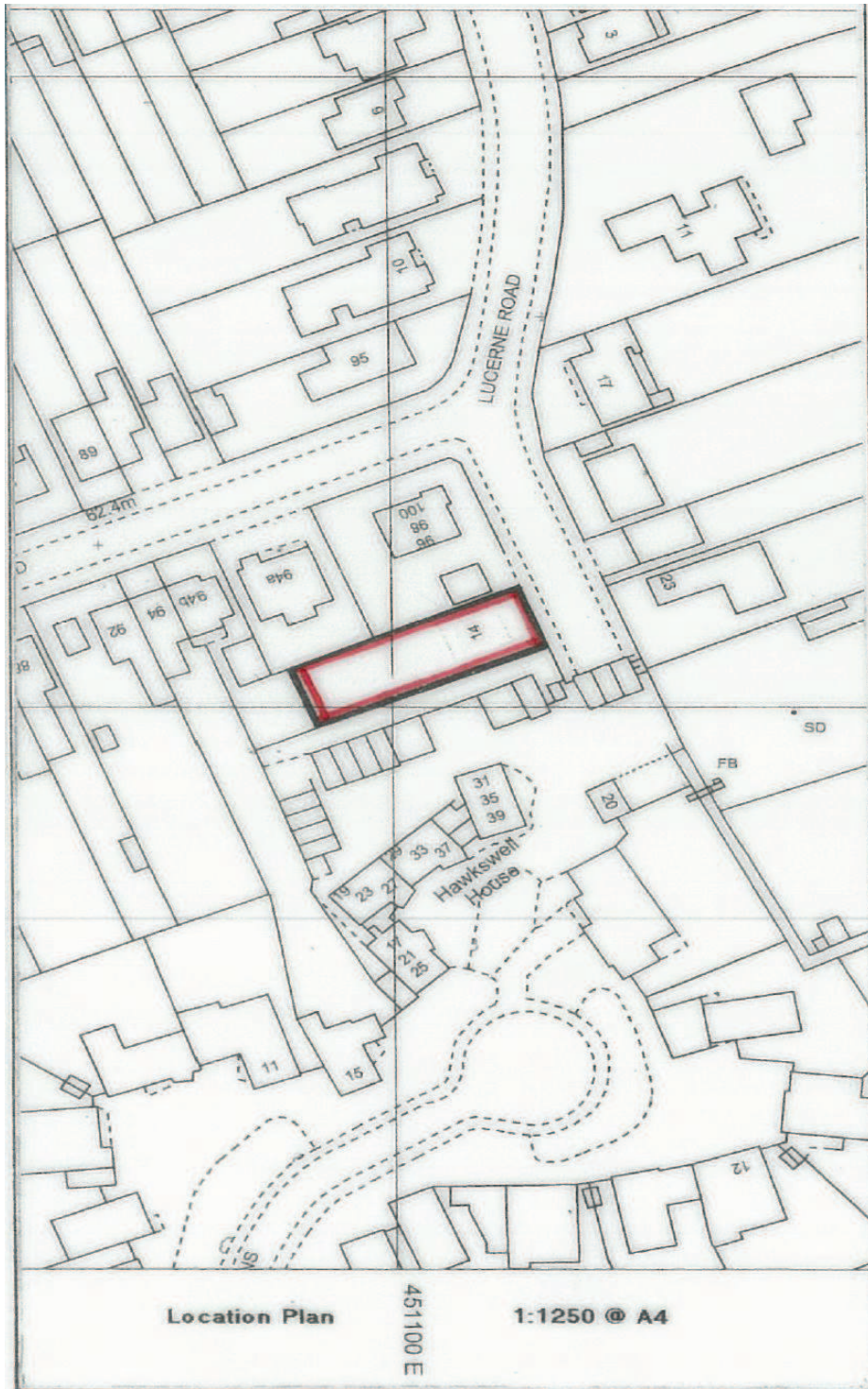
**Contact Officer:** Matthew Parry

**Extension:** 2160

**Date:** 29<sup>th</sup> August 2013

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# Appendix 1 – Site Location Plan



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**WEST AREA PLANNING COMMITTEE**

10<sup>th</sup> September 2013

**Application Number:** 13/01724/FUL

**Decision Due by:** 3rd September 2013

**Proposal:** Demolition of garage. Erection of part two storey and part single storey side and rear extension. (Amended plans)

**Site Address:** 40 Kirk Close – Appendix 1

**Ward:** Wolvercote

**Agent:** Guy Roberts Architect

**Applicant:** Mr & Mrs Jeffs

This application has been called-in by Councillors Gotch, Wilkinson, Altaf-Khan and Rundle due to concerns about the neighbourliness and scale of the proposals.

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## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extensions are considered to be of a form, scale and appearance that are appropriate to the character of the existing house and surrounding development without giving rise to significant harm to existing neighbouring residential amenity. The proposals therefore accord with the requirements of policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016 as well as policy CS18 of the Oxford Core Strategy 2026 and policies HP9, HP12, HP13 and HP14 of the Sites and Housing Plan 2011-2026.
- 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 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

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

- 1 Development begun within time limit

- 2 Develop in accordance with approved plans
- 3 Materials to match including light rendered side wall facing No.38
- 4 No new windows in south or north (side) elevations

### **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

#### **Core Strategy**

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

#### **Sites and Housing Plan**

- HP9\_** - Design, Character and Context
- HP12\_** - Indoor Space
- HP13\_** - Outdoor Space
- HP14\_** - Privacy and Daylight

#### **Other Material Considerations:**

National Planning Policy Framework

#### **Relevant Site History:**

N/A

#### **Representations Received:**

Two objections received from third parties at Nos. 37 and 38 Kirk Close citing the following concerns:

- A two storey extension almost abutting the boundary with No. 38 would significantly reduce daylight to the ground floor rear facing living room window particularly as the materials would be darker than the existing light coloured rough render of the house;
- The proposals would, as result of the scale of the two storey extension, orientation and its proximity to the boundary, significantly reduce light to the conservatory at No. 37.

## **Statutory and Internal Consultees:**

Local Highway Authority – No objection.

Drainage Officers – No objection subject to SuDS compliant hardsurfacing.

## **Officers' Assessment:**

### Application Site and Locality

1. The application site relates to a detached 1950's family sized house within a residential suburb in North Oxford. The existing house is of no particular architectural merit and neither are the surrounding properties though the area is nonetheless pleasant, quiet and of a relatively low density nature. The houses within Kirk Close are predominantly two storey, feature hipped roofs and are set back from the frontage to allow for the off-street parking of cars. The application property in common with other properties in the street features a generously sized rear garden which contributes towards the area's more spacious qualities. The application site can be seen on the site location plan attached as Appendix 1.

### Description of Proposed Development

2. The application seeks consent for a single and two storey extension to the building at both the side and rear following the demolition of the existing attached side garage.

3. Officers' consider the principal determining issues in the case to be:

- Design and Appearance;
- Impact on Neighbouring Properties; and
- Parking.

### Design and Appearance

4. The existing house is a fairly typically sized three bedroom house sitting within a relatively generous plot. The houses in the immediate area are of a similar architectural style though many have been extended over the years, some to the side and others to the rear or a combination of both. Officers therefore consider the principle of an extension to the existing house to be entirely appropriate.

5. Policies CP1 and CP8 of the Local Plan require development proposals to integrate successfully with existing built development in terms of scale, form, appearance, grain and materials. Policy HP9 of the SHP reflects this requirement though is specific to residential development.

6. The two storey extension proposed is set back significantly from the front wall of the existing house and continues the same hipped roof form of the host dwelling. Whilst it is not subservient in height it integrates relatively seamlessly with the existing house given its set-back siting which reduces its apparent mass and impact on the streetscene. The materials are proposed to match the existing house (a combination of render and brick with concrete roof tiles to match) and the fenestration similar in proportion and style. Whilst overall the house will be significantly enlarged the resultant dwelling would, to officers' minds, be entirely proportionate to the size of the existing house and those in the surrounding area

such that it will not adversely affect the character and appearance of the streetscene.

#### Impact on Neighbouring Properties

7. The proposals involve a two storey side and rear extension to the house. The proposed side extension would abut the boundary with No. 38 where the existing single storey attached garage would be demolished. The two storey element would project past the existing rear wall of No. 38 by approximately 2.2m and then drop to a single storey lean-to element for approximately a further 1.5m. Officers do not consider this depth, even at two storey height, to be sufficient to conclude that the proposals would overbear the rear garden of No. 37 or its rear facing habitable rooms.

8. Concern has been raised about the amount of daylight being reduced into the rear facing patio doors that provide light to a living room at No. 38. However, the window is east facing and the extensions proposed are to the north of this window. The impact on sunlight will therefore be negligible such that, even allowing for a modest reduction in daylight, more than sufficient light should still be available to light the room to mitigate for reduced daylight. In any event, an application of the Council's daylight guidance as set out in the SHP demonstrates that the development complies with the relevant angles with respect to the living room window. Officers have therefore concluded that the development would be acceptable in this respect with generous levels of daylight and sunlight still reaching the living room and the rear garden of No. 38 to ensure no significant harm to the living conditions of occupiers. In any event a condition requiring details of the render to be used on the side wall facing No. 38 is recommended to be imposed to ensure it is sufficiently light in colour.

9. A side benefit of the scheme is the increased privacy that occupiers of No. 38 would experience within the rear garden as a result of the lack of windows in the side elevation of the extension. Upper floor windows will no longer allow the ability to look out onto the rear garden immediately to the rear of the house thus reducing levels of potential overlooking from that which is currently experience. Overall therefore officers are entirely comfortable with the impact on the living conditions at No. 38 with the development adequately safeguarding the amenity experienced by occupiers of the house in accordance with the requirements of policies CP1 and CP10 of the Local Plan as well as policy HP14 of the SHP.

10. With respect to the other neighbouring property, No. 37, the application site is separated from it by a public footpath leading to Banbury Road. This results in a larger gap between the properties than is the case elsewhere within the street. No. 37 was extended at both single and two storey level in 2005 and a conservatory exists at ground floor level adjacent to No. 37's boundary with the footpath. Officers consider the gap between the two properties to be more than sufficient to ensure that a significant reduction in light received into the conservatory does not occur as a result of the development, particularly given that the height of the two storey extension drops down nearer the boundary with No. 37 and that there would still be a gap between the extension and the separating footpath. The separation distances involved also ensure that the proposed extension would not significantly harm the outlook from rooms within No. 37 or its rear garden. Windows are not proposed in either side elevation to prevent unacceptable overlooking of the neighbouring

properties and officers have recommended a condition removing permitted development rights to insert side facing windows to ensure this could not occur in the future.

#### Parking

11. The proposals involve the demolition of an existing garage. However two off-street parking spaces would remain to serve the house which officers consider to be adequate to serve a four bedroom dwelling. Furthermore the Local Highway Authority has not raised concerns about the proposals. Consequently officers raise no objection to the proposals on parking grounds and find the implications for the highway network to be acceptable in accordance with policy CP1 of the Local Plan.

#### **Conclusion:**

12. The proposed extension would form an appropriate visual relationship with the existing house and surrounding area whilst adequately safeguarding established residential amenity. Consequently officers recommend that Committee approves the application subject to the conditions set out at the beginning of this report.

#### Human Rights Act 1998

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

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

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

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

#### **Background Papers:** 13/01724/FUL

**Contact Officer:** Matthew Parry

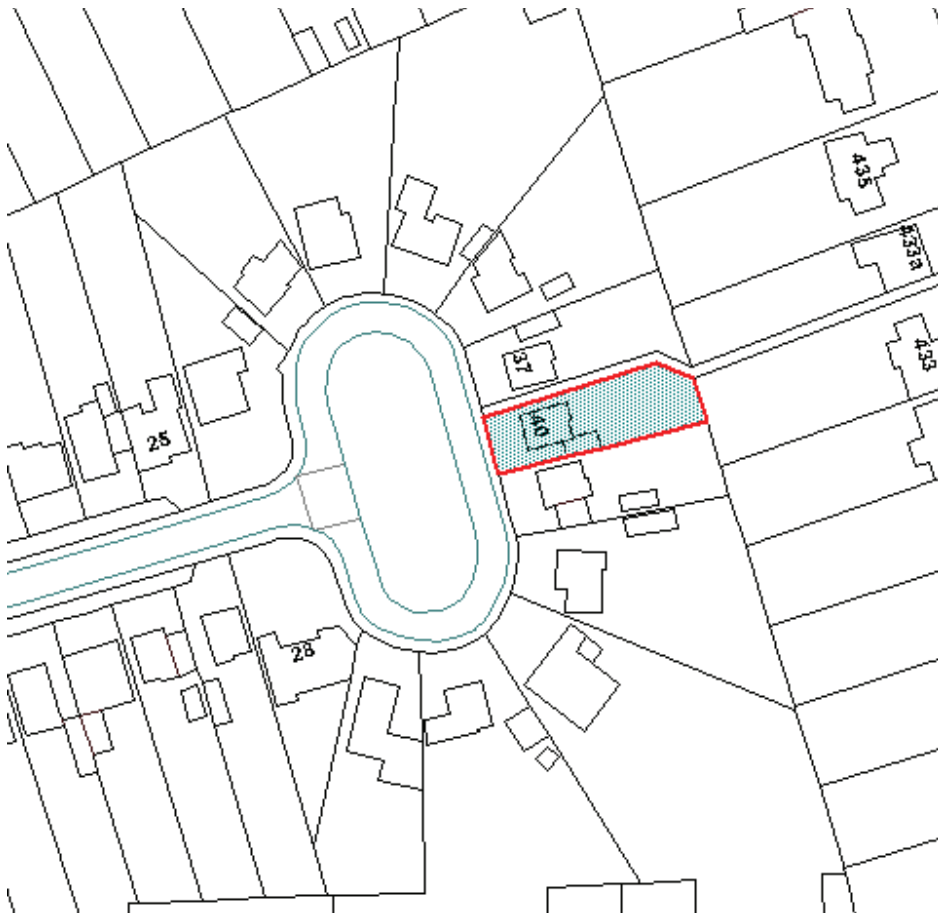
**Extension:** 2160

**Date:** 28th August 2013

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# Appendix 1

13/01724/FUL - 40 Kirk Close



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Ordnance Survey 100019348

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**To:** West Area Planning Committee

**Date:** 10<sup>th</sup> September 2013

**Report of:** Head of City Development

**Title of Report:** Receipt and Expenditure of Developer Contributions 2012/13

## Summary and Recommendations

**Purpose of report:** This report summarises the receipt and expenditure of developer contributions in the last financial year 2012/13.

**Report Approved by:**

**Finance Jonathan Marks**

**Legal: Michael Morgan**

**Policy Framework:**

Oxford City Council corporate priorities:

- Meeting Housing Needs
- Strong Active Communities
- Cleaner, Greener Oxford

Local Development Framework

- Planning Obligations SPD

Core Strategy 2026

- Policy CS17 Infrastructure and developer contributions
- Policy CS24 Affordable housing

**Recommendation(s):** This report asks the West Area Planning Committee to note the receipt and expenditure of developer contributions in the last financial year (2012/13) and the proposed expenditure of developer contributions for 2013/14 plus future years.

## Summary

1. The report summarises the receipt and expenditure of developer contributions in the last financial year (12/13) and reviews progress to date of schemes in the Capital Programme for 2013/14 and future years. The report also lists legal agreements where the contributions are yet to be triggered and draft legal agreements yet to be finalised.

## Introduction

2. Developer contributions are sought to mitigate the impact of development, compensate for loss or damage caused by a development and overcome what would otherwise be a potential reason to refuse a planning application. The contributions are received under the terms of legally binding planning agreements that restrict the purpose for which the contributions can be used. The expenditure of the contribution can only be used on schemes that cover the purpose for which the contribution was received.

## Summary of all Council Expenditure

3. In 12/13 £591,198 of developer contributions held by the City Council has been spent and nine schemes were completed. The main expenditure has been on the following types of scheme:

Leisure/City Development	Highway/County	Housing/Community Facilities
£325,813	£245,753	£19,632

4. At the start of this financial year there was £2,313,759 of developer funding held by the City Council, which is due for expenditure (subject to Council approval) as set out below on the following types of scheme (The figures for the years of expenditure are only approximate and may change due to slippage or early completion of schemes):

Year for expenditure	13/14	14/15 forward
Affordable Housing/Community	£ 33,926	£ 549,642
Highways	£ 237,946	£ 0
Leisure	£ 436,653	£ 101,887
West End Infrastructure/Other	£ 378,120	£ 575,585
<b>Total</b>	<b>£ 1,086,645</b>	<b>£ 1,227,114</b>

## City Council Schemes for West Area Planning Committee Area

5. In this Area Committee area four schemes were completed which included:

- West End – Wayfinding signage
  - St Lukes Church – contribution towards new building/extension
  - Ice Rink – Improvements to entrance and external surrounds
  - Ferry Pool – Improvements to entrance and soft play area
6. **Appendix 1** sets out the schemes in the Capital Programme for the West Area Planning Committee area funded by developer contributions according to the type of scheme, and the approximate year of implementation. It also explains the current position on schemes to be implemented by the City Council. There is currently £1,022,120.24 of developer contribution funds held specifically to be used in this area committee area.
7. **Appendix 2** sets out the agreements that:
- require a contribution to be paid to the Council under a sealed agreement but the trigger to receive the contribution (such as commencement of development) has not yet occurred; plus
  - do not require a financial contribution but require the developer to provide on-site measures with which the Committee may have future involvement such as a work of art, community facilities, or travel plan details etc;
  - sets out on-site affordable housing to be provided within the development.
8. **Appendix 3** lists the proposed legal agreements that have been reported to the Area Committee but the legal agreements have not yet been sealed.

### **County Contributions**

9. **Appendix 4** sets out the contributions received, spent and held by the County Council between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013. The list is set out by County Council Members responsibility. The County currently hold £4,838,180 of developer contributions.
10. List of appendices:
- Appendix 1 – Developer funded schemes included in Capital Programme with current position and contributions not as yet allocated to a scheme.
  - Appendix 2 - List of legal agreements completed but the clauses in the agreement have not been triggered.
  - Appendix 3 - List of planning applications approved subject to legal agreements which have not yet been completed.
  - Appendix 4 - Contributions paid or payable to the County Council.

### **Name and contact details of author:**

Lorraine Freeman 252178 lfreeman@oxford.gov.uk

**Background papers:**

Legal Agreements for the developer contributions listed, copies of which are held in Planning Policy – (THESE ARE DOCUMENTS IN THE PUBLIC DOMAIN AND SO DO NOT NEED TO BE STATED TO BE BACKGROUND PAPERS).

## ALLOCATED TO SCHEMES

CAPITAL PROGRAMME SCHEME	CAPITAL PROG. REF.	YEAR SCHEME TO BE IMPLEMENTED	WARD	SCHEME FUNDING (due to be updated with interest)	SITE	DEVELOPER	REASON FOR CONTRIBUTION	DATE WHEN CONTRIBUTION NEEDS SPENDING	COMMENTS
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## CITY DEVELOPMENT - HIGHWAY SCHEMES

Bridge over Fiddlers Stream	F1323	13/14	Jericho & Osney CSW	237,946.46	Land at North End Yard north of Cripsey Road	Landsdown Ltd & British Rail	Towards improvements to pedestrian cycle and bus access measures or other transport infrastructure measures in the vicinity of the land		Temporary bridge in situ, awaiting approval of planning permission for site of which bridge is to be located, before erection of permanent bridge can be completed.
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## TOTAL CITY DEVELOPMENT - HIGHWAY SCHEMES

237,946.46

## COMMUNITY HOUSING &amp; DEVELOPMENT

Jericho Community Centre - New Building	F6016	14/15	Jericho & Osney and North	100,000.00	Eagle Works, Walton Well Road	Berkeley Homes	Provision of and/or improved community centre facilities in the vicinity of the land	26.5.2010 (extended until 2012)	Allocated to Jericho Project in capital programme (agreed at corporate assets management group 27/3/12).
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## TOTAL COMMUNITY HOUSING &amp; DEVELOPMENT

100,000.00

## CITY LEISURE

Ferry Centre - Improvements	F6001	14/15	Headington & Northway	3780.00	St Hugh's College, St. Margaret's Road	St Hugh's College	Towards indoor sport		Leisure dealing
			Jericho & Osney	5100.00	Castle Mill, Roger Dudman Way	Ox. Univ Fixed Assets Ltd	Towards indoor sport		
				<b>8,880.00</b>					
Astro Turf Area Union St		15/16	St Clements	1,560.00	51 Union Street	Thomas and Sandra Crampton Smith	Towards indoor/outdoor sports		To be used towards Astro turf area in Union Street
Sunnymead Park - enhancement of play area facilities	F6006	13/14	Summertown	1,829.62	Sunnymead Court 55 Jackson Road	Cherwell Housing Trust	For the provision or enhancement of play area facilities at Sunnymead Park in the vicinity of the land.	11.09.18	Leisure have discussed and have suggested this be paid over to Cutteslowe Community Centre to help towards funding the outdoor gym (fit trail) which they would like to install.

Total

12,269.62

## CITY LEISURE CONTRIBUTIONS RECEIVED BUT NOT YET ALLOCATED TO A SCHEME

		14/15	St Clements	8,460.00	St. Clements Car Park, St. Clements	Watkins Jones Grp Ltd	Towards indoor sport		
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## TOTAL CITY LEISURE

20729.62

CAPITAL PROGRAMME SCHEME	CAPITAL PROG. REF.	YEAR SCHEME TO BE IMPLEMENTED	WARD	SCHEME FUNDING (due to be updated with interest)	SITE	DEVELOPER	REASON FOR CONTRIBUTION	DATE WHEN CONTRIBUTION NEEDS SPENDING	COMMENTS
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**ENVIRONMENTAL IMPROVEMENT MEASURES**

Lamarsh Road landscaping	F7008	13/14	Jericho & Osney	10,212.44	Land South of Lamarsh Road	Kingerlee Holdings Ltd	For provision of landscaping and tree planting in the vicinity of the land		Stewart Thorp dealing with landscaping scheme - commenced
			Jericho & Osney	3,229.00	Land South of Lamarsh Road,	Kingerlee Holdings Ltd	Infrastructure measures		
			Jericho & Osney	1,019.01	Former builders yard Lamarsh Rd	Persimmons	Landscaping flood mitigation		
				<b>14,460.45</b>					
Rodger Dudman Way - tree planting		13/14	Jericho & Osney	5,654.59	Castle Mill, Roger Dudman Way	Ox. Univ. Fix Assets Ltd	Off-site tree planning and landscaping		Stewart Thorp dealing
Footpath from Barratt St to Osney Mill			Jericho & Osney	5,775.00	Osney Mill and remains of Osney Abbey	W H Munsey Dev Ltd	Towards provision of a footpath from Barratt St to Osney Mill		
<b>Total</b>				<b>25,890.04</b>					

**ENVIRONMENTAL IMPROVEMENT MEASURES - CULTURE CONTRIBUTIONS RECEIVED BUT NOT YET ALLOCATED TO A SCHEME**

		14/15	St Clements	50,000.00	St. Clements Car Park, St. Clements	Watkins Jones Grp Ltd	Towards environmental improvements within the vicinity		Scheme for expenditure to be discussed
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**TOTAL ENVIRONMENTAL IMPROVEMENT 75,890.04**

**CITY DEVELOPMENT - Work of Art**

WOA - Frideswide	F7010	14/15	Jericho & Osney (CSW)	50,000.00	Said Business School, Park End Street	University of Oxford	Towards WOA		Possibly use in conjunction with re-development of Frideswide Square
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**Total 50,000.00**

**WEST END INFRASTRUCTURE MEASURES**

West End Infrastructure	F1332			6,250.00	Albion Place Car Park	Internal payment	Infrastructure measures	N/A	Expenditure of contributions to be discussed in partnership with the County Council once further contributions are received.
				200.00	Offices 3 & 4, first floor 9 Park End Street	Kheiron School of English	Infrastructure measures		
				11,000.00	King Charles House, Park End Street	Poyry Energy (Ox.) Ltd	Infrastructure measures		
				150,000.00	Said Business School, Park End St	Chancellors, Masters, Scholars University of Oxford	Frideswide Square		

CAPITAL PROGRAMME SCHEME	CAPITAL PROG. REF.	YEAR SCHEME TO BE IMPLEMENTED	WARD	SCHEME FUNDING (due to be updated with interest)	SITE	DEVELOPER	REASON FOR CONTRIBUTION	DATE WHEN CONTRIBUTION NEEDS SPENDING	COMMENTS
77				3,088.00	4 Gloucester Street	Jamies Italian Ltd	Infrastructure measures		
				1,732.50	39-42 Hythe Bridge St	The Dialogue Group	Infrastructure measures		
				33,512.00	61 St. Aldates	Quoin Estates & Development Ltd	Infrastructure measures		
				1,623.00	28-32 St. Michael's Street	Bike Zone Oxford	Infrastructure measures		
				2,150.00	1st Floor Office, No 9 Park End Street	Kheiron School of English	Infrastructure measures		
				24,626.00	Land at 50 New Inn Hall Street	Touchload Ltd	Infrastructure measures		
				8,776.00	Land at Campion Place,	Pembroke College	Infrastructure measures		
				33,512.00	61 St Aldates	QED Property	Infrastructure measures		
				60,000.00	Northgate Hall, 18 St. Michael's Street	Bills Restaurant	Infrastructure measures		
				6,493.00	28-32 St. Michael's Street	Bike Zone Oxford Ltd	Infrastructure measures		
				182,322.00	Clarendon (Currys)	Lothbury Investment Management	Infrastructure measures		

TOTAL WESTEND INFRASTRUCTURE MEASURES

525,284.50

TOTAL FUNDING FOR AREA COMMITTEE AREA

1,022,120.24

## List of legal agreements completed but the clauses in the agreement have not been triggered.

Appendix 2

(financial contributions payable to the City Council on-site affordable housing and on-site measures on which there will be future committee consultation)

Planning Permission	Application No	Contributor	Date of Agreement	Date pl. perm. Expires	Ward	Amount	Trigger for Clause	Purpose	Comment
Westgate Centre - Mixed use development	06/01211/FUL	Westgate Oxford Investment Ltd	08.03.07	3 years	Carfax CSW	£500,000	To be paid no later than 1 month after written notification from the Council that it has let a contract for carrying out the Bonn Square Improvements	Improvements to Bonn Square in accordance with planning permission 06/00487/FUL	Not triggered (new application in 10/00454/EXT) New application will supersede this one if approved 13/01410/FUL
						£18,000	Not to cause or permit any part of the main retail area to be occupied until the Wayfinding Contribution has been paid	Towards the provision of directional signing to the development or elements thereof in the vicinity of the development. To be spent within 2 years after receipt.	
						£10,000	Not to cause or permit any part of the main retail area to be occupied until the Play Equipment Contribution has been paid	Towards provision of play equipment at Friar's Wharf. To be spent within 5 years after receipt of payment.	
						£75,000	Prior to commencement of the development.	Towards installing secondary glazing to Tennyson Lodge and/or in carrying out such other work to mitigate against the adverse noise impact on the occupiers of Tennyson Lodge of changes to traffic patterns associated with the development. To be spent within 2 years after receipt of payment.	
						£33,000	Not to cause or permit any part of the main retail area to be occupied until the Police Monitoring Contribution has been paid	Towards costs incurred in providing or improving police monitoring required as a result of the development. To be spent within 5 years after receipt of payment.	



Planning Permission	Application No	Contributor	Date of Agreement	Date pl. perm. Expires	Ward	Amount	Trigger for Clause	Purpose	Comment
						64 units	<p>No legal completion of more than 50% of open market units until the Affordable Housing Units have been fully constructed and are finished ready for immediate occupation</p> <p>No part of the main retail area will be occupied until Permissive Paths have been constructed to a specification previously approved by the Council</p> <p>Practical completion of development.</p> <p>Prior to commencement of the development.</p> <p>Period of 2 years from practical completion to find an operator to lease the Cycle Shop on commercial terms.</p> <p>Period of 2 years from practical completion to find an operator to lease the Supervised Play Facility on commercial terms.</p>	<p>Affordable Housing Units - 32 for Rent 32 Shared Ownership</p> <p>Permissive Paths available for public use as a through route at all times</p> <p>Car Club - To make 4 vehicle parking spaces within multi-storey car park available for the purpose of a vehicle pool for a period of 5 years</p> <p>Training and Employment Strategy to be implemented and submitted and approved in writing by the Council prior to implementation.</p> <p>Cycle Shop within the development for a minimum of 2 years</p> <p>Supervised Play Facility within the development for a minimum period of 2 years</p>	

Planning Permission	Application No	Contributor	Date of Agreement	Date pl. perm. Expires	Ward	Amount	Trigger for Clause	Purpose	Comment
						2x2 Key Worker	Prior to 70% occupation of private dwellings  Completion of Development	Key worker housing  To allow during daylight hours members of the public to have access along the pedestrian route shown with a dotted black line on Plan 2.	
Hernes House, 3 Hernes Crescent	10/02605/FUL	Grange Mill Development	23.01.12	3 yrs	Summertown	£600,000	£200,000 commencement £200,000 1st anniversary of commencement £200,000 2nd anniversary of commencement	Affordable housing	1st instalment requested
Land at rear of 17-41 Mill Street	11/02382/FUL	W E Black Ltd	14.02.12	3 Yrs	Jericho & Osney CSW	£30,000	Prior to occupation	For environmental improvements to the Public Realm Improvement Area	Not triggered
						Indoor Sport £3,425	Prior to commencement of development	For the provision and enhancement of indoor sport in the vicinity of the land which relates to the Development	Not triggered
Land at rear of Cantay House, Park End Street	11/02447/FUL	Cantay Investments Ltd	08.02.11	3 Yrs	Carfax	£172,845	Prior to occupation	For the provision of affordable housing in the City of Oxford	Not triggered
						£24,992	Prior to occupation	Towards infrastructure improvements in the West End of Oxford City.	
Fox And Hounds Public House 279 Abingdon Road	11/02594/FUL	Tesco Stores Ltd	24.4.12	3 Yrs	Hinksey Park	See agreement for formula to calculate contribution	Due the day on which the third of the residential units to be sold or occupied shall be sold or first occupied	Towards affordable housing	Not triggered

Planning Permission	Application No	Contributor	Date of Agreement	Date pl. perm. Expires	Ward	Amount	Trigger for Clause	Purpose	Comment
Land at Campion Hall, Rose Place, Littlegate Street, Brewer Street and Pembroke College	09/00553/FU L & 09/00551/LB C	Masters & Fellowes of Pembroke College	15/04/10	3 Yrs	Carfax CSW	£39,495 remaining to be paid	50% On or prior to commencement (Paid) Balance to be paid 9 months after commencement	Towards infrastructure needs created by development in the West End. Agreed College could use 50% of outstanding amount (£39,495.00) towards urban design work. Outstanding balance to be settled once this is complete.	

List of planning applications approved subject to legal agreements but they have not yet been completed

Appendix 3

Planning reference	Address	Proposal	Obligation / value
12/01228/FUL	Luther Court Luther Street	Erection of new buildings fronting Thames Street comprising 42 self contained flats (13x1 bed, 29x2 bed) and 82 student study rooms on 5 and 6 storeys. Provision of cycle parking, bin storage and shared amenity areas. Closure of footpath linking Luther Street to Butterwyke Place	£118,944 towards West End Infrastructure measures  21 units of affordable housing

**Notes**

The contribution types incorporate various infrastructure and service provisions such as:

Adult Care	Day care centres, resource centres & transport provision
Adult Learning	Facilities
C/side Service	The Countryside Service delivering improved access to Rights of Way, and to the Windrush Valley Project
Education	Primary schools, Secondary schools and Special Educational Needs provision
Fire	Fire hydrant provision where not secured by condition
Library	Static and mobile library services including bookstock provision
Minerals	Aftercare and site monitoring of minerals extraction proposals
Museums	Museum Resource Centre at Standlake
Transport	Highway infrastructure (roads, crossings etc.), bus service support & rail infrastructure
Waste	Strategic waste reception and recycling centres

**Table 1 - County Contributions Received, Spent and Held Shown by County Member Division and Types of Proposed Use**

	Contribution Type	Opening Balance	Income	Interest	Expenditure	Closing Balance
<b>County Member Division</b> Barton, Sandhills & Risinghurst	Adult Care	-	-	-	-	-
	Adult Learning	-	-	-	-	-
	C/side Service	-	-	-	-	-
	Education	- 283.84	- 27,016.55	- 53.79	-	- 27,354.18
	Fire	-	-	-	-	-
	Library	- 30,006.68	- 6,117.84	- 128.96	-	- 36,253.48
	Minerals	-	-	-	-	-
	Museums	-	-	-	-	-
	Transport	- 17,668.46	- 35,225.01	- 137.60	-	- 53,031.07
Waste	-	-	-	-	-	
<b>Total</b>		- <b>47,958.98</b>	- <b>68,359.40</b>	- <b>320.35</b>	-	- <b>116,638.73</b>
<b>County Member Division</b> Churchill & Lye Valley	Adult Care	- 15,916.08	-	- 62.07	-	- 15,978.15
	Adult Learning	-	-	-	-	-
	C/side Service	-	-	-	-	-
	Education	- 69,098.03	-	- 264.38	2,618.07	- 66,744.34
	Fire	-	-	-	-	-
	Library	- 29,769.80	-	- 91.90	12,409.68	- 17,452.02
	Minerals	-	-	-	-	-
	Museums	-	-	-	-	-
	Transport	- 939,007.53	-	- 2,364.59	681,085.56	- 260,286.56
Waste	- 7,304.24	-	- 28.49	-	- 7,332.73	
<b>Total</b>		- <b>1,061,095.68</b>	-	- <b>2,811.43</b>	<b>696,113.31</b>	- <b>367,793.80</b>
<b>County Member Division</b> Cowley	Adult Care	- 1,181.58	-	- 4.61	-	- 1,186.19
	Adult Learning	-	-	-	-	-
	C/side Service	-	-	-	-	-
	Education	- 95,067.67	-	- 370.76	-	- 95,438.43
	Fire	-	-	-	-	-
	Library	- 13.86	-	- 0.02	13.86	- 0.02
	Minerals	-	-	-	-	-
	Museums	- 0.04	-	-	0.04	- 0.00
	Transport	- 276,400.56	- 25,000.00	- 1,122.19	5,817.05	- 296,705.70
Waste	- 523.89	-	- 2.04	-	- 525.93	
<b>Total</b>		- <b>373,187.60</b>	- <b>25,000.00</b>	- <b>1,499.62</b>	<b>5,830.95</b>	- <b>393,856.27</b>
<b>County Member Division</b> Headington & Quarry	Adult Care	-	-	-	-	-
	Adult Learning	-	-	-	-	-
	C/side Service	-	-	-	-	-
	Education	- 55,233.38	-	- 109.91	54,101.41	- 1,241.88
	Fire	-	-	-	-	-
	Library	- 59,717.87	-	- 232.91	-	- 59,950.78
	Minerals	-	-	-	-	-
	Museums	-	-	-	-	-
	Transport	- 905,167.17	- 13,427.65	- 2,939.68	394,648.69	- 526,885.81
Waste	-	-	-	-	-	
<b>Total</b>		- <b>1,020,118.42</b>	- <b>13,427.65</b>	- <b>3,282.50</b>	<b>448,750.10</b>	- <b>588,078.47</b>
<b>County Member Division</b> Iffley Fields & St Mary's	Adult Care	- 438.35	-	- 1.71	-	- 440.06
	Adult Learning	-	-	-	-	-
	C/side Service	-	-	-	-	-
	Education	- 10,366.41	-	- 40.43	-	- 10,406.84
	Fire	-	-	-	-	-
	Library	- 10.37	- 1,134.00	- 0.01	1,144.37	- 0.01
	Minerals	-	-	-	-	-
	Museums	- 0.05	-	-	0.05	- 0.00
	Transport	- 68,562.79	- 2,484.00	- 219.07	27,266.79	- 43,999.07
Waste	- 1,803.51	-	- 7.03	-	- 1,810.54	
<b>Total</b>		- <b>81,181.48</b>	- <b>3,618.00</b>	- <b>268.25</b>	<b>28,411.21</b>	- <b>56,656.52</b>
<b>County Member</b>	Adult Care	-	-	-	-	-
	Adult Learning	-	-	-	-	-
	C/side Service	-	-	-	-	-
	Education	-	-	-	-	-

County member Division Isis	Fire	-	98.17	-	-	0.38	-	-	98.55
	Library	-	9.95	-	-	0.02	9.95	-	0.02
	Minerals	-	-	-	-	-	-	-	-
	Museums	-	-	-	-	-	-	-	-
	Transport	-	123,684.00	-	-	511.42	-	-	124,195.42
	Waste	-	-	-	-	-	-	-	-
<b>Total</b>		-	<b>123,792.12</b>	-	-	<b>511.82</b>	<b>9.95</b>	-	<b>124,293.99</b>
County Member Division Jericho and Osney	Adult Care	-	1,188.58	-	-	4.64	-	-	1,193.22
	Adult Learning	-	-	-	-	-	-	-	-
	C/side Service	-	-	-	-	-	-	-	-
	Education	-	99,406.90	-	-	387.68	-	-	99,794.58
	Fire	-	-	-	-	-	-	-	-
	Library	-	2,460.71	-	5,355.00	4.79	7,815.71	-	4.79
	Minerals	-	-	-	-	-	-	-	-
	Museums	-	0.06	-	-	-	0.06	-	0.00
	Transport	-	676,180.31	-	27,424.00	2,622.68	34,818.90	-	671,408.09
Waste	-	1,488.86	-	-	5.81	-	-	1,494.67	
<b>Total</b>		-	<b>780,725.42</b>	-	<b>32,779.00</b>	<b>3,025.60</b>	<b>42,634.67</b>	-	<b>773,895.35</b>
County Member Division Leys	Adult Care	-	-	-	-	-	-	-	-
	Adult Learning	-	-	-	-	-	-	-	-
	C/side Service	-	-	-	-	-	-	-	-
	Education	-	0.33	-	-	-	-	-	0.33
	Fire	-	-	-	-	-	-	-	-
	Library	-	30,343.96	-	-	115.71	1,351.20	-	29,108.47
	Minerals	-	-	-	-	-	-	-	-
	Transport	-	201,807.52	-	-	787.04	-	-	202,594.56
Waste	-	-	-	-	-	-	-	-	
<b>Total</b>		-	<b>232,151.81</b>	-	-	<b>902.75</b>	<b>1,351.20</b>	-	<b>231,703.36</b>
County Member Division Marston and Northway	Adult Care	-	-	-	-	-	-	-	-
	Adult Learning	-	-	-	-	-	-	-	-
	C/side Service	-	-	-	-	-	-	-	-
	Education	-	-	-	-	-	-	-	-
	Fire	-	-	-	-	-	-	-	-
	Library	-	14,588.84	-	-	38.10	9,636.31	-	4,990.63
	Minerals	-	-	-	-	-	-	-	-
	Transport	-	96,183.50	-	10,177.80	387.27	3,948.01	-	102,800.56
Waste	-	-	-	-	-	-	-	-	
<b>Total</b>		-	<b>110,772.34</b>	-	<b>10,177.80</b>	<b>425.37</b>	<b>13,584.32</b>	-	<b>107,791.19</b>
County Member Division Rose Hill & Littlemore	Adult Care	-	8,642.76	-	-	33.71	-	-	8,676.47
	Adult Learning	-	-	-	-	-	-	-	-
	C/side Service	-	-	-	-	-	-	-	-
	Education	-	209,613.37	-	-	627.28	97,538.52	-	112,702.13
	Fire	-	-	-	-	-	-	-	-
	Library	-	12,712.42	-	-	49.48	52.81	-	12,709.09
	Minerals	-	-	-	-	-	-	-	-
	Transport	-	432,211.75	-	30,000.00	1,744.13	-	-	463,955.88
Waste	-	7,144.48	-	-	27.87	-	-	7,172.35	
<b>Total</b>		-	<b>670,730.74</b>	-	<b>30,000.00</b>	<b>2,483.26</b>	<b>97,997.29</b>	-	<b>605,216.71</b>
County Member Division St Clements & Cowley Marsh	Adult Care	-	305.57	-	-	1.19	-	-	306.76
	Adult Learning	-	-	-	-	-	-	-	-
	C/side Service	-	-	-	-	-	-	-	-
	Education	-	-	-	-	-	-	-	-
	Fire	-	-	-	-	-	-	-	-
	Library	-	1,702.39	-	19,264.63	3.32	20,967.02	-	3.32
	Minerals	-	-	-	-	-	-	-	-
	Museums	-	101.14	-	-	0.20	101.14	-	0.20
	Transport	-	63,354.58	-	71,078.12	403.29	-	-	134,835.99
Waste	-	1,055.12	-	-	4.11	-	-	1,059.23	
<b>Total</b>		-	<b>66,518.80</b>	-	<b>90,342.75</b>	<b>412.11</b>	<b>21,068.16</b>	-	<b>136,205.50</b>
County Member Division St Margaret's	Adult Care	-	-	-	-	-	-	-	-
	Adult Learning	-	-	-	-	-	-	-	-
	C/side Service	-	-	-	-	-	-	-	-
	Education	-	24,308.85	-	-	94.81	-	-	24,403.66
	Fire	-	70.21	-	-	0.27	-	-	70.48
	Library	-	4,649.60	-	-	9.06	4,649.60	-	9.06
	Minerals	-	-	-	-	-	-	-	-
	Museums	-	-	-	-	-	-	-	-
	Transport	-	106,922.05	-	-	311.39	54,155.08	-	53,078.36
Waste	-	-	-	-	-	-	-	-	
<b>Total</b>		-	<b>135,950.71</b>	-	-	<b>415.53</b>	<b>58,804.68</b>	-	<b>77,561.56</b>
	Adult Care	-	-	-	-	-	-	-	-
	Adult Learning	-	-	-	-	-	-	-	-

County Member Division University Parks	C/side Service	-	-	-	-	-
	Education	-	-	-	-	-
	Fire	-	-	-	-	-
	Library	- 400.48	-	- 0.77	400.48	- 0.77
	Minerals	-	-	-	-	-
	Museums	-	-	-	-	-
	Transport	- 1,188,542.94	-	- 4,497.40	70,735.76	- 1,122,304.58
	Waste	-	-	-	-	-
<b>Total</b>	<b>- 1,188,943.42</b>	<b>-</b>	<b>- 4,498.17</b>	<b>71,136.24</b>	<b>- 1,122,305.35</b>	
County Member Division Wolvercote and Summertown	Adult Care	- 7,821.67	-	- 30.50	-	- 7,852.17
	Adult Learning	-	-	-	-	-
	C/side Service	-	-	-	-	-
	Education	- 13,074.24	-	- 50.99	-	- 13,125.23
	Fire	-	-	-	-	-
	Library	- 215.28	-	- 0.42	215.28	- 0.42
	Minerals	-	-	-	-	-
	Museums	- 0.07	-	-	0.07	- 0.00
	Transport	- 67,694.44	- 414.00	- 264.81	-	- 68,373.25
Waste	- 5,861.23	-	- 22.86	-	- 5,884.09	
<b>Total</b>	<b>- 94,666.93</b>	<b>- 414.00</b>	<b>- 369.58</b>	<b>215.35</b>	<b>- 95,235.16</b>	
Non Division Specific Interest	Transport	- 44,285.51	-	- 159.08	3,496.70	- 40,947.89
<b>Total</b>	<b>- 44,285.51</b>	<b>-</b>	<b>- 159.08</b>	<b>3,496.70</b>	<b>- 40,947.89</b>	
<b>Oxford Total</b>		<b>- 6,032,079.96</b>	<b>- 274,118.60</b>	<b>- 21,385.42</b>	<b>1,489,404.13</b>	<b>- 4,838,179.85</b>

Table 2 - Details of Expenditure by County Member Division and Expenditure Type

County Council Division	Contribution Type	Amount	Scheme
Churchill & Lye Valley	Education	2,618.07	Wood Farm School
	Library	1,376.55	Cowley Library (RFID)
		245.36	Central Library (RFID)
		10,787.77	Cowley Library (RFID)
	Transport	120,843.28	Divinity & Magdalen Road area CPZs
		13,970.06	Thornhill P & R Extensions
		38,139.22	Thornhill P & R Extensions
		390,435.74	Thornhill P & R Extensions
		8,580.87	Thornhill P & R Extensions
		11,196.27	Thornhill P & R Extensions
		9,552.56	Thornhill P & R Extensions
27,284.17		Thornhill P & R Extensions	
61,083.39	Thornhill P & R Extensions		
<b>Total</b>	<b>696,113.31</b>		
Cowley	Library	1.07	Central AV Stock & Scanners (RFID)
		10.50	Central AV Stock & Scanners (RFID)
		2.29	Central AV Stock & Scanners (RFID)
	Transport	821.05	Thornhill P & R Extensions
		4,996.00	Crescent & Leaffield Rd Junction
Museums	0.04	Museum Resource Centre - standlake	
<b>Total</b>	<b>5,830.95</b>		
Headington & Quarry	Education	54,101.41	Oxford St Nicholas
	Transport	10,398.09	Jack Straws Lane Safety Measures
		31,865.40	Thornhill P & R Extensions
		2,058.10	Thornhill P & R Extensions
		6,525.42	Thornhill P & R Extensions
		53,947.02	Thornhill P & R Extensions
		201,457.63	Thornhill P & R Extensions
		4,852.66	Thornhill P & R Extensions
83,544.37	ORHT JR - Water Eaton P & R Service		
<b>Total</b>	<b>448,750.10</b>		
Iffley Fields & St Mary's	Library	0.27	Central Library (RFID)
		1.33	Central Library (RFID)
		6.45	Central AV Stock & Scanners (RFID)
		1,134.00	Cowley Library (RFID)
		0.48	CM0003113 Central AV Stock & Scanners (RFID)
	1.84	CM0003113 Central AV Stock & Scanners (RFID)	
	Transport	27,266.79	Thornhill P & R Extensions
Museums	0.05	Museum Resource Centre - standlake	
<b>Total</b>	<b>28,411.21</b>		
Isis	Library	9.95	Central Library (RFID)
<b>Total</b>	<b>9.95</b>		
Library	17.62	Central Library (RFID)	
	578.34	Central Library (RFID)	
	1,863.54	Central Library (RFID)	

Jericho and Osney		5,355.00	Central Library (RFID)
		1.21	Central Library (RFID)
	Transport	24,212.75	Thornhill P & R Extensions
		6,682.45	Org agree terms met (West Way)
		1,186.74	Org agree terms met (West Way)
		2,736.96	Org agree terms met (West Way)
Museums	0.06	Museum Resource Centre - standlake	
<b>Total</b>		<b>42,634.67</b>	
<b>Leys</b>	Library	1,351.20	Cowley Library (RFID)
<b>Total</b>		<b>1,351.20</b>	
<b>Marston and Northway</b>	Library	9,636.31	Central Library (RFID)
	Transport	3,371.67	Org agree terms met (West Way)
		576.34	Marston Road Cycle Lane Improvmnts
<b>Total</b>		<b>13,584.32</b>	
<b>Rose Hill &amp; Littlemore</b>	Education	97,538.52	Rose Hill
	Library	10.60	Central AV Stock & Scanners (RFID)
		7.59	Central Library (RFID)
		19.61	Central Library (RFID)
		13.03	Central Library (RFID)
		1.98	Central Library (RFID)
	Museums	148.92	Museum Resource Centre - standlake
		257.04	Museum Resource Centre - standlake
<b>Total</b>		<b>97,997.29</b>	
<b>St Clements &amp; Cowley Marsh</b>	Library	0.83	Central Library (RFID)
		8,977.50	Central Library (RFID)
		2,992.50	Cowley Library (RFID)
		30.41	Central AV Stock & Scanners (RFID)
		1,670.76	Cowley Library (RFID)
		6,475.63	Cowley Library (RFID)
		441.00	Cowley Library (RFID)
		378.00	Cowley Library (RFID)
	Museums	0.39	Central AV Stock & Scanners (RFID)
		9.58	Museum Resource Centre - standlake
	91.56	Museum Resource Centre - standlake	
<b>Total</b>		<b>21,068.16</b>	
<b>St Margaret's</b>	Library	2.39	Central Library (RFID)
		14.95	Central Library (RFID)
		4,048.38	Central Library (RFID)
		205.58	Summertown Library (RFID)
		378.30	Summertown Library (RFID)
	Transport	41,959.28	Org agree terms met (West Way)
12,195.80		Org agree terms met (West Way)	
<b>Total</b>		<b>58,804.68</b>	
<b>University Parks</b>	Library	2.28	Central Library (RFID)
		3.34	Central Library (RFID)
		2.06	Central Library (RFID)
		6.13	Central Library (RFID)
		385.56	Central Library (RFID)
		1.10	Central Library (RFID)
		0.01	Central Library (RFID)
	Transport	10,181.34	Thornhill P & R Extensions
		22,011.11	Oxford: Woodstock Rd ROQ
		12,965.25	Org agree terms met (West Way)
	24,900.29	Thornhill P & R Extensions	
	677.77	Fairfax Ave/Purcell Rd Link	
<b>Total</b>		<b>71,136.24</b>	
<b>Wolvercote and Summertown</b>	Library	93.66	Summertown Library (RFID)
		121.62	Summertown Library (RFID)
	Museums	0.07	Museum Resource Centre - standlake
<b>Total</b>		<b>215.35</b>	
<b>Non Division Specific Interest</b>	Transport	3,496.70	West Way / A34 Junction
<b>Total</b>		<b>3,496.70</b>	
<b>Oxford Total</b>		<b>1,489,404.13</b>	

RFID = Radio Frequency Identification



## Monthly Planning Appeals Performance Update – July 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 31 July 2013, while Table B does the same for the current business plan year, ie. 1 April 2013 to 31 July 2013.

Table A. BV204 Rolling annual performance (to 31 July 2013)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	(33%)	4 (50%)	11 (30%)
Dismissed	30	67%	4 (50%)	26 (70%)
<i>Total BV204 appeals</i>	45		8	37

Table B. BV204: Current Business plan year performance (1 April to 31 July 2013)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	3	(23%)	1(33%)	2 (20%)
Dismissed	10	77%	2 (67%)	8 (80%)
<i>Total BV204 appeals</i>	13		3	10

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

Table C. All planning appeals (not just BV204 appeals): Rolling year to 31 July 2013

	Appeals	Percentage performance
Allowed	17	(33%)
Dismissed	35	67%
All appeals decided	52	
Withdrawn	2	

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 July 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 July 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 1/7/13 And 31/7/13

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

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/02105/FUL	13/00005/REFUSE	DEL	REF	DIS	01/07/2013	LITTM	3 David Nicholls Close Oxford Oxfordshire OX4 4QX	Change of use of garage to 1-bedroom dwelling (class C3). (Amended plans)
12/03277/FUL	13/00020/REFUSE	DEL	REF	ALC	03/07/2013	STMARG	14 Bainton Road Oxford Oxfordshire OX2 7AF	Extension to create 3rd storey on existing 2 storey dwelling
12/01608/VAR	13/00004/COND	DELCOM	PER	ALWCST	16/07/2013	HEAD	77-77a Sandfield Road Headington Oxford OX3 7RW	Application to remove conditions 7, 11, 15, 18 and 19 from planning permission 12/00077/FUL (for 2 bed dwelling)
13/00023/FUL	13/00011/REFUSE	DEL	REF	DIS	16/07/2013	HEAD	106 London Road Headington Oxford Oxfordshire OX3 9AJ	Change of use from retail unit (Use Class A1) to licensed betting office (Use Class A2). Alterations to side elevation and shopfront.
12/01978/FUL	13/00016/REFUSE	DEL	REF	AWD	25/07/2013	BARTSD	295-301 London Road Headington Oxford Oxfordshire OX3 9HL	Change of use of existing ground floor office to provide 1x5 bed house of multiple occupancy (Use Class C4 HMO). (Retrospective)
13/00036/FUL	13/00012/REFUSE	DEL	REF	DIS	29/07/2013	HHLNOR	Land Rear Of 2-14 Jack Straws Lane Headington Oxford OX3 0DL	Erection of three detached two-storey dwellings with parking, access and amenity space. (Amended plans)
12/03016/FUL	13/00007/NONDET	DELCOM	REF	DIS	29/07/2013	HINKPK	81 Wytham Street Oxford Oxfordshire OX1 4TN	Erection of single storey side extension and single storey rear extension.

**Total Decided: 7**

**Table E****Appeals Received Between 1/7/13 And 31/7/13**

**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**

<b>DC CASE</b>	<b>AP CASE NO.</b>	<b>DEC TYPE</b>	<b>RECM</b>	<b>TYPE</b>	<b>ADDRESS</b>	<b>WARD:</b>	<b>DESCRIPTION</b>
12/02967/FUL	13/00037/REFUSE	COMM	REF	P	Parking Area And Part Sports Field William Morris Close Oxford Oxfordshire OX4 2SF	COWLYM	Construction of two all weather playing pitches, plus a new residential development consisting of 6 x 1 bed flats, 15 x 2 bed flats, 6 x 3 bed flats, 13 x 3 bed houses and 3 x 4 bed houses, together with access road, parking, landscaping etc accessed off Barracks Lane. (Amended plans)
12/03195/FUL	13/00036/REFUSE	DEL	REF	W	Land Adjacent 30A Union Street Oxford Oxfordshire	STCLEM	Erection of a two storey extension to 30A Union Street to create a semi detached dwelling (class C3)
13/00317/CPU	13/00034/REFUSE	DEL	REF	P	29 Old High Street Oxford Oxfordshire OX3 9HP	HEAD	Application to certify that proposed conversion and extension of existing house to form 2x2 bed flats (Class C3) and erection of 3 new buildings to form 2x2 bed and 1x1 bed dwellings (Class C3) is lawful development.
13/00654/FUL	13/00031/REFUSE	DEL	REF	H	11 Cornwallis Road Oxford Oxfordshire OX4 3NP	COWLE	Erection of conservatory to rear.
13/00950/FUL	13/00032/REFUSE	DEL	REF	W	6 Bursill Close Headington Oxford OX3 8EW	BARTSD	Erection of a single storey extension along with internal alterations to create an additional 1 x 1 bedroom dwelling (Use Class C3) (amended plans)
13/00953/FUL	13/00035/REFUSE	DEL	REF	W	Land Rear Of 187 Iffley Road Oxford Oxfordshire OX4 1ER	STMARY	Erection of single storey building to form 1 x 1-bed dwelling (use class C3). Provision of private amenity space, bin and bicycle stores.
13/01001/FUL	13/00033/REFUSE	DEL	REF	W	Land To The Rear Of 1 And 2 Longwall Oxford Oxfordshire OX4 4PG	LITTM	Erection of 2 x single storey storage buildings, fencing and gates and change of use to storage (Class B8). Provision of vehicle parking.
13/01289/FUL	13/00038/REFUSE	DEL	REF	W	24 Milton Road Oxford Oxfordshire OX4 3EF	COWLYM	Erection of part single storey, part two storey, side extension to create 1 x 2-bed dwellinghouse (use class C3). Provision of private amenity space, car parking spaces and bin and cycle store.



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## WEST AREA PLANNING COMMITTEE

**Tuesday 13 August 2013**

**COUNCILLORS PRESENT:** Councillors Van Nooijen (Chair), Canning, Clack, Cook, Tanner, Campbell, Goddard and Williams.

**OFFICERS PRESENT:** Clare Golden (City Development), Katharine Owen (Conservation Officer), Nick Worledge (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

### **22. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Benjamin (substitute Councillor Williams), Councillor Gotch (substitute Councillor Campbell) and Councillor Jones (substitute Councillor Goddard).

### **23. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **24. GRANDPONT NATURE PARK, WHITE HOUSE ROAD: 13/01344/CT3**

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect a pavilion and clubroom

In accordance with the criteria for public speaking, the Committee noted that Peter Berry, Jane Carter and Carolyn Dean spoke against the application and Mick Conmy spoke in favour of it.

The Committee resolved to APPROVE planning application (13/01344/CT3) 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 - including management of parking arrangements
- 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
- 18 Hours of use – 9am-6pm
- 19 Tree replacement scheme

## **25. CHESTER ARMS, CHESTER STREET: 13/01510/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

In accordance with the criteria for public speaking, the Committee noted that Sarah Wild spoke against the application and Nik Lyzba and Drew Brammer spoke in favour of it.

The Committee resolved to APPROVE planning application (13/01510/FUL) 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
- 22 Noise Management Plan

## **26. WORCESTER COLLEGE: 13/01424/FUL & 13/01425/LBD**

The Head of City Development submitted a report (previously circulated now appended) which detailed a:

- Planning application (13/01424/FUL) to demolish the existing store building and extension to Nuffield building. Erection of single storey extension.



- Listed building consent (13/01425/LBD) to erect a 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.

In accordance with the criteria for public speaking, the Committee noted that Andrew Jarden spoke in favour of the applications.

The Committee resolved to APPROVE planning application 13/01424/FUL 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

and listed building consent 13/01425/LBD subject to the following conditions

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

## **27. 30 PLANTATION ROAD: 13/01354/FUL**

The Head of City Development submitted a report (previously circulated now appended) which detailed 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.

The Committee noted that Nik Lyzba and Neil Parry spoke in favour of the application and no one spoke against it.

The Committee resolved to APPROVE planning application (13/01354/FUL) 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

## **28. PLANNING APPEALS**

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

## **29. MINUTES**

The Committee resolved to APPROVE the minutes of the meeting held on 9 July 2013 as a true and accurate record.

## **30. FORTHCOMING APPLICATIONS**

The Committee resolved to NOTE the list of forthcoming applications.

## **31. DATE OF NEXT MEETING**

The Committee NOTED the next meeting would be held on Tuesday 10 September 2013.

**The meeting started at 6.30 pm and ended at 7.45 pm**