

Agenda

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Planning Review Committee

Date: **Wednesday 22 June 2016**

Time: **5.30 pm**

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

For any further information please contact:

**Catherine Phythian, Committee and Member Services
Officer**

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Email: cphythian@oxford.gov.uk

As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

Planning Review Committee

Membership

Chair

Vice-Chair

Councillor Farida Anwar	Headington Hill and Northway;
Councillor James Fry	North;
Councillor Stephen Goddard	Wolvercote;
Councillor Pat Kennedy	Lye Valley;
Councillor Sajjad Malik	Cowley Marsh;
Councillor Ruthi Brandt	Carfax;
Councillor Chewe Munkonge	Quarry and Risinghurst;
Councillor Dee Sinclair	Quarry and Risinghurst;
Councillor Ed Turner	Rose Hill and Iffley;

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

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AGENDA

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Proposal: Demolition of the existing sports pavilion.
Erection of a new sports pavilion
(amended plans)

Site Address: Pavilion Recreation Ground, Margaret
Road (site plan: appendix 1)

At the East Area Planning Committee on the 11th May 2016, Members resolved to approve planning permission for the demolition of the existing sports pavilion and erection of a new sports pavilion.

The application has been called-in to the Planning Review Committee by Councillors Wilkinson, Goddard, Brandt, Fooks, Wade, Landell-Mills, Simmons, Gant, Thomas, Wolff, Haines and Altaf-Khan.

Recommendation:

The Planning Review Committee is recommended to approve the application for the reasons given in the officer's report and on the following conditions:

Conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified
4. Access improvements
5. Car parking improvements
6. Drainage
7. Arboricultural Report
8. Cycle parking
9. Contaminated Land – Risk Assessment
10. No Occupation until Remediation

11. Unexpected Contaminated
12. Watching brief
13. Outdoor lighting
14. Biodiversity enhancements
15. Nesting birds

6 MINUTES

35 - 38

The Committee is asked to approve the minutes of the last meeting held on 27 April 2016 as a true and correct record.

7 DATE OF FUTURE MEETINGS

The following dates are scheduled for meetings of this Committee (if required):

2016

13 July 2016
10 August 2016
14 September 2016
12 October 2016
9 November 2016
20 December 2016

2017

18 January 2017
15 February 2017
15 March 2017
12 April 2017
24 May 2017

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.

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;
 - (d) 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;
 - (e) 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 Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.
4. Preparation of Planning Policy documents – Public Meetings

At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.
5. Public requests to speak

Members of the public wishing to speak must notify the Democratic Services Officer before the meeting starts giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.
6. Written statements from the public

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated by noon, two working days before the start of the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.
7. Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

8. Recording meetings

Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best plan to record. You are not allowed to disturb the meeting and the Chair will stop the meeting if they feel a recording is disruptive.

The Council asks those recording the meeting:

- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
- To avoid recording members of the public present unless they are addressing the meeting.

For more information on recording at meetings please refer to the Council's [Protocol for Recording at Public Meetings](#)

9. Meeting Etiquette

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.

10. 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; or
- (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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Planning Review Committee

22nd June 2016

Application Number: 16/00002/CT3

Decision Due by: 31st March 2016

Proposal: Demolition of the existing sports pavilion. Erection of a new sports pavilion (amended plans)

Site Address: Pavilion Recreation Ground, Margaret Road (**site plan: appendix 1**)

Ward: Quarry And Risinghurst Ward

Agent: Mr Matthew Savory

Applicant: Oxford City Council

The application has been called-in to the Planning Review Committee by Councillors Wilkinson, Goddard, Brandt, Fooks, Wade, Landell-Mills, Simmons, Gant, Thomas, Wolff, Haines and Altaf-Khan

Recommendation:

The Planning Review Committee are recommended to approve the application for following reasons

- 1 The proposed demolition of the existing pavilion and erection of a new sports pavilion would be acceptable in terms of impact on the public open space and the replacement of an existing community facility. The proposed development would represent an enhancement in terms of providing a more modern facility that would make more efficient use of the existing land. The proposed pavilion would be acceptable in terms of its design, impact on streetscene and the setting of the nearby conservation area. The access arrangements and improvements would be acceptable. The development therefore accords with all of the relevant planning policies, including Policy CP1, CP6, CP8, HE7, SR2 and SR5 of the Oxford Local Plan 2001-2016, Policy CS20, CS21 and CS18 of the Core Strategy (2011) and Policy HP14 of the Sites and Housing Plan (2013).

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified
- 4 Access improvements_
- 5 Car parking improvements_
- 6 Drainage
- 7 Arboricultural Report

- 8 Cycle parking
- 9 Contaminated Land – Risk Assessment
- 10 No Occupation until Remediation
- 11 Unexpected Contaminated
- 12 Watching brief
- 13 Outdoor lighting
- 14 Biodiversity enhancements
- 15 Nesting birds

Representation Received

A summary of all the comments received from statutory consultees and third parties are set out within the original committee report included with the agenda.

Background

1. At the East Area Planning Committee on the 11th May 2016, Members resolved to approve planning permission for the demolition of the existing sports pavilion and erection of a new sports pavilion. A copy of the officer's report has been attached to the committee agenda.
2. The application has been called into planning review committee by the following Councillors Wilkinson, Goddard, Brandt, Fooks, Wade, Landell-Mills, Simmons, Gant, Thomas, Wolff, Haines and Altaf-Khan on the following grounds
 - The design does not meet the stated needs of the community, for example lack of shelter for parent observers in bad weather and insufficient catering space for sports teas and community use
 - The windows do not face playground and sports facilities which some parents feel has safeguarding implications
 - There is insufficient good quality cycle access
 - There would be safety concerns regarding the entrance to the site with the possibility that children may run out of the playground across into the excessively large parking area
3. The purpose of this supplemental report is to provide specific comments on the matters listed above and to address updates made at the East Area Planning Committee on 11th May 2016.

Updates

4. Two verbal updates were made at the East Area Planning Committee on 11th May 2016. Firstly, Officers informed members of the committee that there had been a request for the bollards at the entrance to be made of wood rather than metal as originally specified. This request was made partially on the basis that this would match existing bollards in use in Ramsey Road. Officers considered that this was a reasonable and recommended that members amend the wording of Condition 4 accordingly to request wooden bollards.

5. A second verbal update related to the inclusion in the site plan of the removal of a lime tree; Officers had understood that this tree was not proposed to be removed and had sought clarification which asserted that the tree is not proposed to be removed. To avoid doubt, Officers recommended that the relevant conditions (Condition 2 and 7) mentioned the retention of the tree. When members of the East Area Planning Committee resolved to grant planning permission they did so on the basis of the recommended changes that were advised through the verbal update.

Further Design Considerations

6. This section of the report is to provide a further assessment of the criteria and considerations that can be made in relation to design. This followed specific concerns that were raised as the reason for the call in, which are listed below and responded to underneath:
 - [The pavilion] does not meet the stated needs of the community, for example lack of shelter for parent observers in bad weather and insufficient catering space for sports teas and community use
 - Windows do not face playground and sports facilities which some parents feel has safeguarding implications
 - Insufficiently good quality cycle access
 - Safety concerns regarding the entrance to the site with the possibility that children may run out of the playground across into the excessively large parking area
7. The development proposed is a City Council scheme that has been carried out in consultation with the community. Officers agree that there is limited space for spectators to view sporting events within the building though this is not considered to be a valid reason for refusing the development on design grounds. A kitchen and catering area is identified on the floor plans; the suitability of this space in the context of the type of events that would be hosted in the building is not a planning consideration.
8. Safeguarding may be a material consideration but Officers do not consider that the lack of visibility of the playground from the building would be a basis for refusing planning permission for the development.
9. New cycle parking stands are proposed as part of the development and the number of stands was increased following the submission of revised plans. The existing road access (and routes around the park) would provide access to the site by bike.
10. The parking area is proposed to be used by occasional maintenance vehicles. An existing access and limited parking area are already provided in this location; on this basis this could not form a basis for refusing planning permission.

Conclusion:

11. The proposal is considered to be acceptable in terms of the aims and objectives

of the National Planning Policy Framework, and relevant policies of the Oxford Core Strategy 2026, Sites and Housing Plan 2011-2026, and Oxford Local Plan 2001-2016 and therefore officer's recommendation to Members would be to approve the application.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Background Papers:

16/00002/CT3

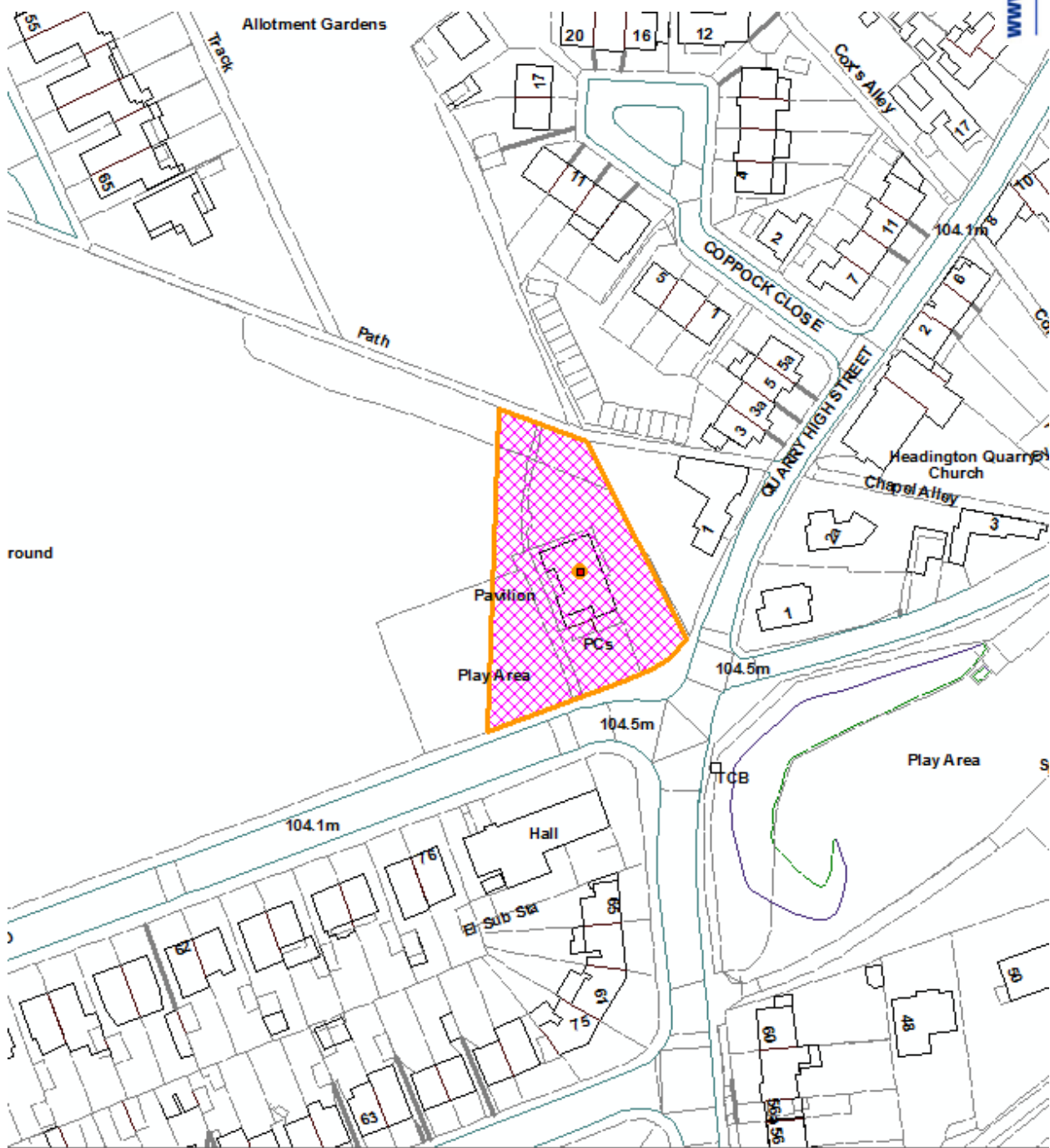
Contact Officer: Robert Fowler

Extension: 2104

Date: 18th May 2016

Appendix 1

16/00002/CT3 – Pavilion, Recreation Ground, Margaret Road



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Ordnance Survey 100019348



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Application Number: 16/00002/CT3

Decision Due by: 31st March 2016

Proposal: Demolition of the existing sports pavilion. Erection of a new sports pavilion (amended plans)

Site Address: Pavilion Recreation Ground, Margaret Road (**site plan: appendix 1**)

Ward: Quarry And Risinghurst Ward

Agent: Mr Matthew Savory

Applicant: Oxford City Council

Recommendation:

The East Area Planning Committee are recommended to approve the application for following reasons

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Conditions:

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Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP6** - Efficient Use of Land & Density
- CP1** - Development Proposals
- CP8** - Design Development to Relate to its Context
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- CP13** - Accessibility
- CP19** - Nuisance
- CP20** - Lighting
- CP21** - Noise
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS21_** - Green spaces, leisure and sport
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS18_** - Urban design, town character, historic environment
- CS19_** - Community safety
- CS20_** - Cultural and community development

Sites and Housing Plan

- HP14_** - Privacy and Daylight

Other Material Considerations:

- National Planning Policy Framework
- Planning Practice Guidance
- Headington Quarry Conservation Area Appraisal

Relevant Site History:

None

Representations Received:

Some of the responses below were made in relation to the originally submitted plans. The plans were revised to remove car parking from the proposals and an additional two week consultation was carried out on the revised proposals.

1 Quarry Hollow (two comments), 51 Quarry High Street, 23 Binswood Avenue, 57 Quarry Road, 6 Quarry Hollow, 37 Chestnut Avenue, 23 Kiln Lane (2 x comments), 24 Ramsay Road, 72 Margaret Road, 8 Oxford Road, 14 Trinity Road, no address provided, no address provided, no address provided 64 Mark Road, objections:

- Amount of development on site
- Impact on existing community facilities
- Lack of viability of proposals
- Concerns about public safety (especially as the site is next to playground)
- Impact on highway and public safety
- Specific concerns about proposals for car parking close to playground
- Suggest that priority should be for non-car travel to pavilion and car parking would be contrary to this.
- Car parking may be used by commuters
- Impact on amenity
- More cycle parking required
- Concerns about future parking in area of plastic trafficable grid
- Poor design of building
- Poor layout of site
- Wooden bollards would be preferable to metal bollards
-

St Leonards Road, 5 Larkfields, comments:

- Objections relating to car parking
- Loss of green space
- There is plentiful parking on-street
- Concerns that there would not be sufficient car parking proposed

68 Margaret Road, 34 Ramsay Road, Quarry Rovers Football Club, comments in support:

- Support for the scheme to improve community facilities
- Would like toilets to be made publicly accessible
- Support for some car parking in this location
- Concerns that not all consultation issues have been considered

A petition has also been submitted which raises concerns relating to the proposed car parking, that there is no need for car parking and a quality public space would have greater benefits. It is also stated that the proposed car park would not be safe this close to the playground or junction. The petition is signed by 94 residents.

Statutory Consultees:

Environment Agency: Drainage should be SUDs compliant

Natural England: No comments

CYCLOX: Objections (in relation to the originally submitted plans), relating to highway safety at the junction. Objections to the use of the pavement as a vehicle crossover into the car park. Suggest that scheme offered opportunity to provide enhancements for cyclists and pedestrians (including the old funeral path).

Friends of Quarry: (Made in relation to the originally submitted plans). Welcome the proposals to replace the pavilion and upgrade facilities. Concerns about the proposed car park entrance, recommend that there is no advantage with on-site parking provision. Concerns about the design of the proposed building.

Highways: No objections, the proposed use of the existing access and improvements would be acceptable. There would be no concerns about highway safety due to the low number of vehicles using the access.

Headington Action: In principle welcome the replacement of the existing pavilion. Concerns about loss of green space and introduction of car parking. Recommend that the toilets should be available for public use.

Site Description

1. Quarry pavilion is an existing single storey sports pavilion and store in the south-east corner of the Margaret Road recreation ground. The site is bordered by Margaret Road to the south, Quarry High Street to the east, a public footpath (or alley) to the north and the recreation ground to the west (with dwellings in Wharton Road beyond). The existing single storey building contains changing rooms, toilets, a clubroom and storage associated with the adjacent recreation ground. The existing building is constructed in pale bricks with a felt pitched roof and measures 18m in length by 10.5m in width. There is an area of tarmacked hardstanding in front of the building and an existing access onto Margaret Road (close to the corner with Quarry Road and Quarry High Street).
2. There are existing mature trees and hedges surrounding the site to the south and east. The most prominent tree on the site is the large maple adjacent to the access onto Margaret Road. To the north of the application site there are mature trees along the boundary with the footpath. There are low railings along the southern boundary of the site (adjacent to Margaret Road).
3. The boundary of the Headington Quarry Conservation Area runs along the northern and east edges of the application site. To clarify, though the application site is not within the Conservation Area the development could be considered to impact upon its setting and it has been considered in the Officer's assessment below.

Proposed Development

4. It is proposed to demolish the existing sports pavilion and erect a replacement sports pavilion approximately 7m to the north and 2m to the east of the existing pavilion. The proposed building would be 22.5m in length and 12.5m in width; which is larger than the existing building on the site. The proposed building would be 3m in height to the eaves and 4.5m in height to the ridge. Entrances to the building would be provided on the west and south side of the building, with windows proposed on the west and north elevations.
5. The existing building already benefits from an established road access onto Margaret Road and has the tarmacked area for outside, which is used by maintenance vehicles. It is proposed to remove the existing tarmac area and replace this with a plastic trafficable grid which would be grass seeded. Paved footways are proposed to be adjacent to the plastic grid and would serve as the pedestrian route through the site to the pavilion, children's play area and footpath

through the recreation ground.

6. The proposed building would be constructed from facing brickwork and cedar cladding sections. The proposed roof material would be constructed from aluminium.
7. A timber bin store and enclosure is also proposed to the east of the pavilion building.
8. The building is proposed to contain changing rooms, a club and community room, toilets and storage. The proposed uses therefore would be the same as the existing building and would not constitute a material change of use in planning terms.
9. The principle determining issues for the application are
 - Principle
 - Design
 - Impact on neighbours
 - Access/Parking
 - Flooding and Surface Water Drainage

Officer's Assessment:

Principle of Development

10. Officers consider that the proposals are acceptable in the context of an improvement to an existing community facility and the development is therefore supported by Policy CS20 of the Core Strategy (2011).
11. It should be noted that the proposals are for the replacement of an existing facility in this location and the development is therefore proposing the same types of uses and functions as the existing pavilion.

Design

Siting, Impact on Streetscene and Impact on Setting of Conservation Area

12. The proposed building would be slightly larger than the existing building but would be set back further from Margaret Road and closer to the landscaped areas of the site. The result would be that the building would be less prominent in the streetscape and would form a visually more appropriate development. The proposed building has been designed to ensure that it would have a low height which would reduce its overall bulk and ensure that it would not be an overbearing or obtrusive structure.
13. Officers recommend that the development would not have a detrimental impact on views into or the setting of the Conservation Area, particularly arising from the low profile of the building and its unobtrusive siting.

Materials

14. The proposed use of materials would incorporate both a contemporary pallet of roof materials with more traditional wall materials, including bricks which are a feature of the surrounding area. The proposed use of cedar cladding would soften the appearance of the building; this would be particularly acceptable given the context of the site's surroundings as a park.
15. Officers have included a condition in the recommendation that would require the use of the materials as specified in the application form and submitted plans; the exact type of materials used would be required to be submitted prior to commencement.

Trees and Landscaping

16. An arboricultural report has been submitted with the application. This includes the removal of an existing rowan tree which has been assessed as a tree having a low overall amenity value. Officers have recommended a condition that would require adherence with the arboricultural report, its findings and recommendations.

Impact on neighbours and Use of Building

17. The proposed development would be single storey and would not have a detrimental impact on the privacy of neighbouring dwellings. The proposed development, by virtue of its low profile roof, low overall height and distance from the boundary would not have a detrimental impact on light for the nearest neighbouring residential occupiers. The proposed building would be closer to No. 1 Quarry High Street, but Officers do not consider that the proposed development would adversely impact on the amenity of that dwelling.
18. The use of the proposed building would be a replacement of the existing building; although there would be an enhanced area for community use. The types of events that could take place would not be different from those already allowed within the context of the existing site.

Access/Parking

19. When the application was originally submitted it included details for an area of car parking in front of the proposed pavilion. There was significant opposition to these plans, including concerns relating to the access (which is close to the junctions of Margaret Road, Quarry High Street and Quarry Hollow). Officers sought amendments to the proposals to remove the car parking.
20. The proposed development now seeks to make use of the existing established access and proposes the removal of the tarmacked area in front of the pavilion to provide access for maintenance vehicles only. The existing gate at the access would be removed and new rising bollards are proposed in this location. Highways have commented on the revised proposals and have recommended that they would be acceptable in the context of being an existing access.

Highways have also commented on the acceptability of the existing access in the context of highway safety and suggest that the low number of vehicle movements (maintenance only) would mean that there would be no detrimental impact on safety at the junction.

21. The proposals would now provide a plastic grid surfaced parking area which would be seeded to grass so that vehicles could park in this area but it would form a more verdant approach to the pavilion. Officers recommend that this would be a visual improvement that would be more acceptable in design terms than the existing tarmacked area.
22. The revised plans include enhanced cycle parking provision for twenty-four cycles; these are proposed to be located close to the entrance to the building and would therefore be conveniently sited.
23. Officers have included conditions requiring the installation of the submitted scheme of access and car parking improvements (including the bollards and plastic grid system as specified).

Flooding and Surface Water Drainage

24. There are proposals to provide enhancements to surface water drainage on the site. These are detailed in the submitted plans. It should be noted that although there would be an increase in the amount of roofslope resulting from the larger building the proposals would also provide more permeable surfaces because of the loss of the tarmac area in the car park. Officers recommend that the proposals would meet the functional requirements of dealing with surface water drainage and would be SUDs compliance as required by Policy CS11 of the Core Strategy (2011).

Contaminated Land

25. Officers have included in the recommendation three specific conditions relating to contaminated land and ground conditions. This would require risk assessments of the existing site and remedial action where necessary.

Biodiversity

26. A biodiversity report has been submitted with the application, this details measures dealing with the construction of the development, a watching brief and enhancement measures. Appropriate conditions have been included in the recommendation to ensure that the measures would be carried out if planning permission is approved. An additional condition has also been included with the recommendation that would require the submission of any proposed external lighting to ensure that no unsuitable lighting is installed that could impact on bats in the locality.

Conclusion:

27. On the above basis, Officers recommend that the East Area Planning Committee

resolve to grant planning permission for the development subject to the conditions as included above.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Background Papers:

16/00002/CT3

Contact Officer: Robert Fowler

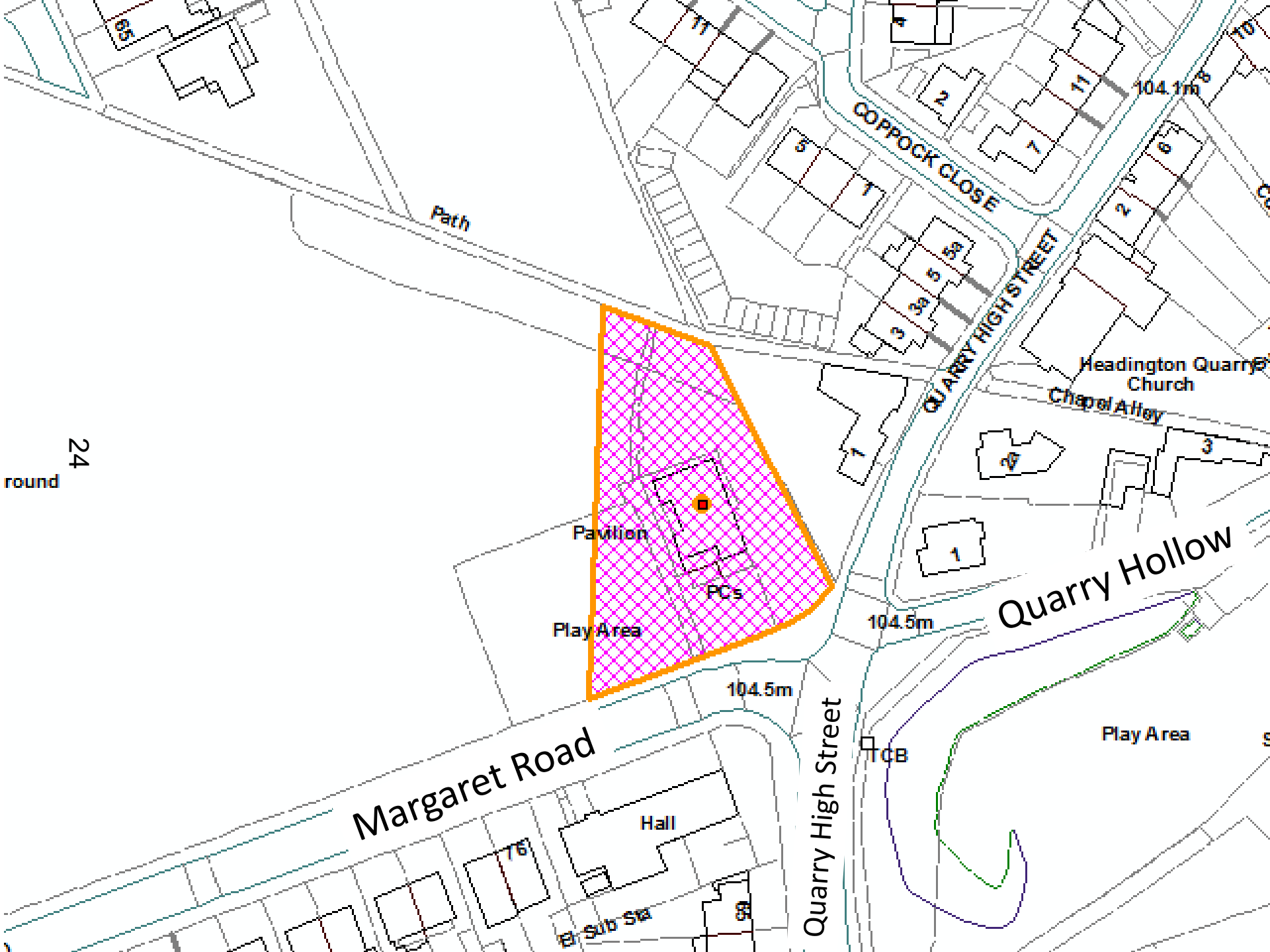
Extension: 2104

Date: 3rd May 2016

Welcome to the East Area Planning Committee

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





round 24

Path

COPPOCK CLOSE

QUARRY HIGH STREET

Margaret Road

Quarry High Street

Quarry Hollow

Pavilion
Play Area
PCs

Headington Quarry Church

Chapel Alley

Hall

Sub Sta

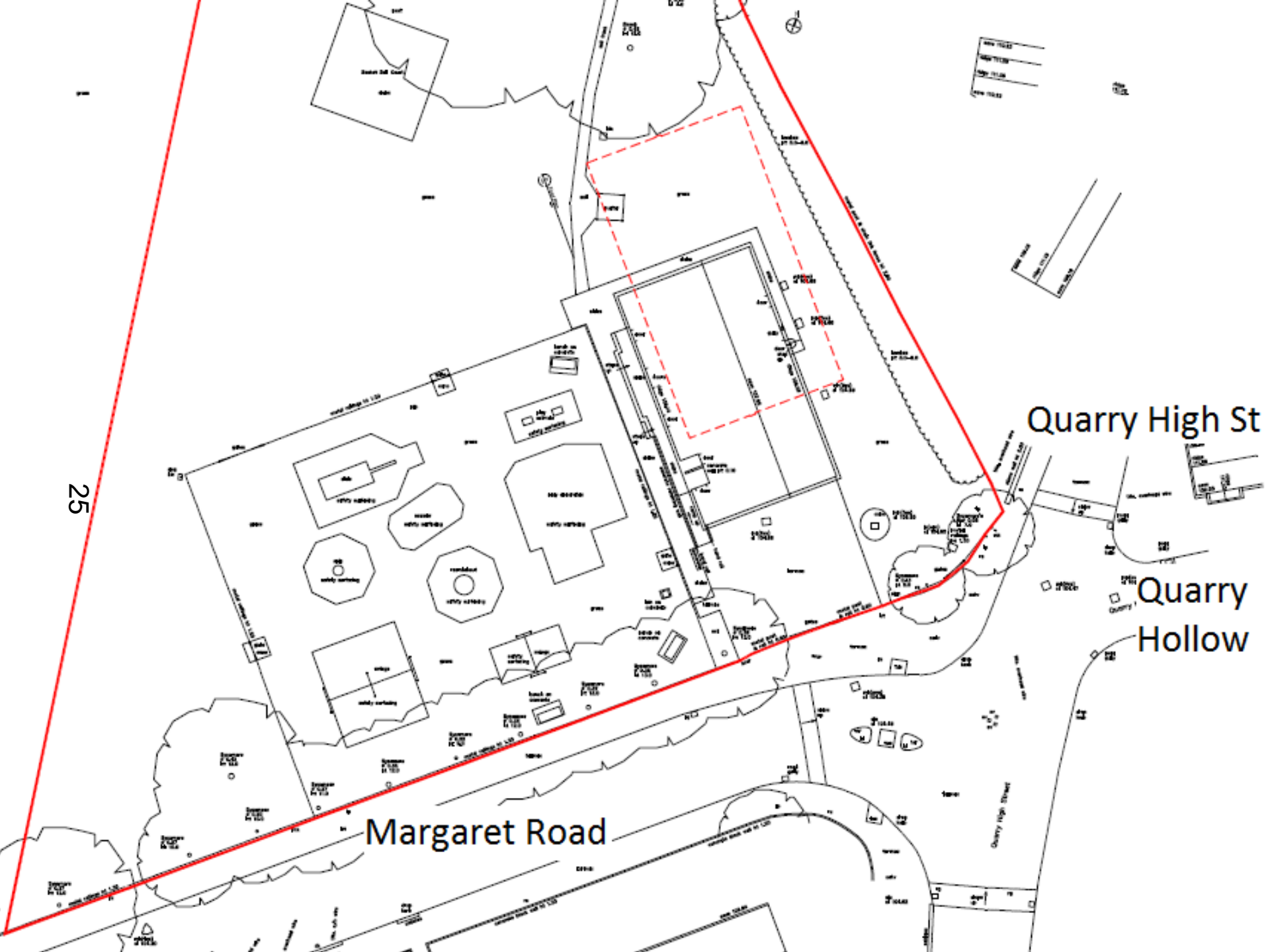
Play Area

104.5m

104.5m

104.1m

TCB



25

Margaret Road

Quarry High St

Quarry Hollow





27

MARGARET ROAD

NO PARKING
BUS STOP



Basketball Play Area

Existing Footpath re-directed to suit proposed layout

Existing Tree to be removed

Public Entrance

WVA Park
Entrance

Private Entrance

Bin Store Enclosure - Timber Fenced

Paving slab footway

Existing grass to be maintained

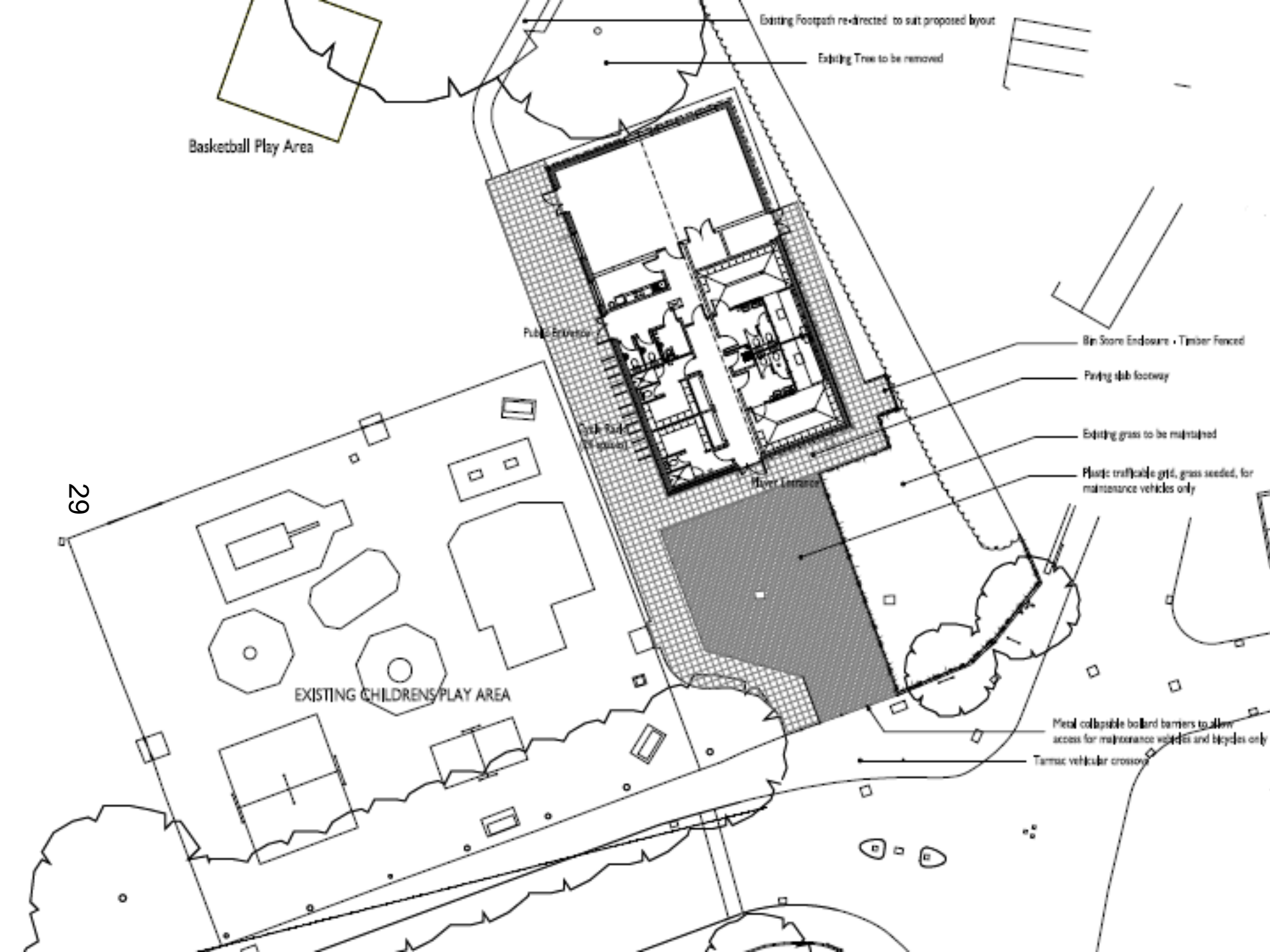
Plastic trafficable grid, grass seeded, for
maintenance vehicles only

EXISTING CHILDRENS PLAY AREA

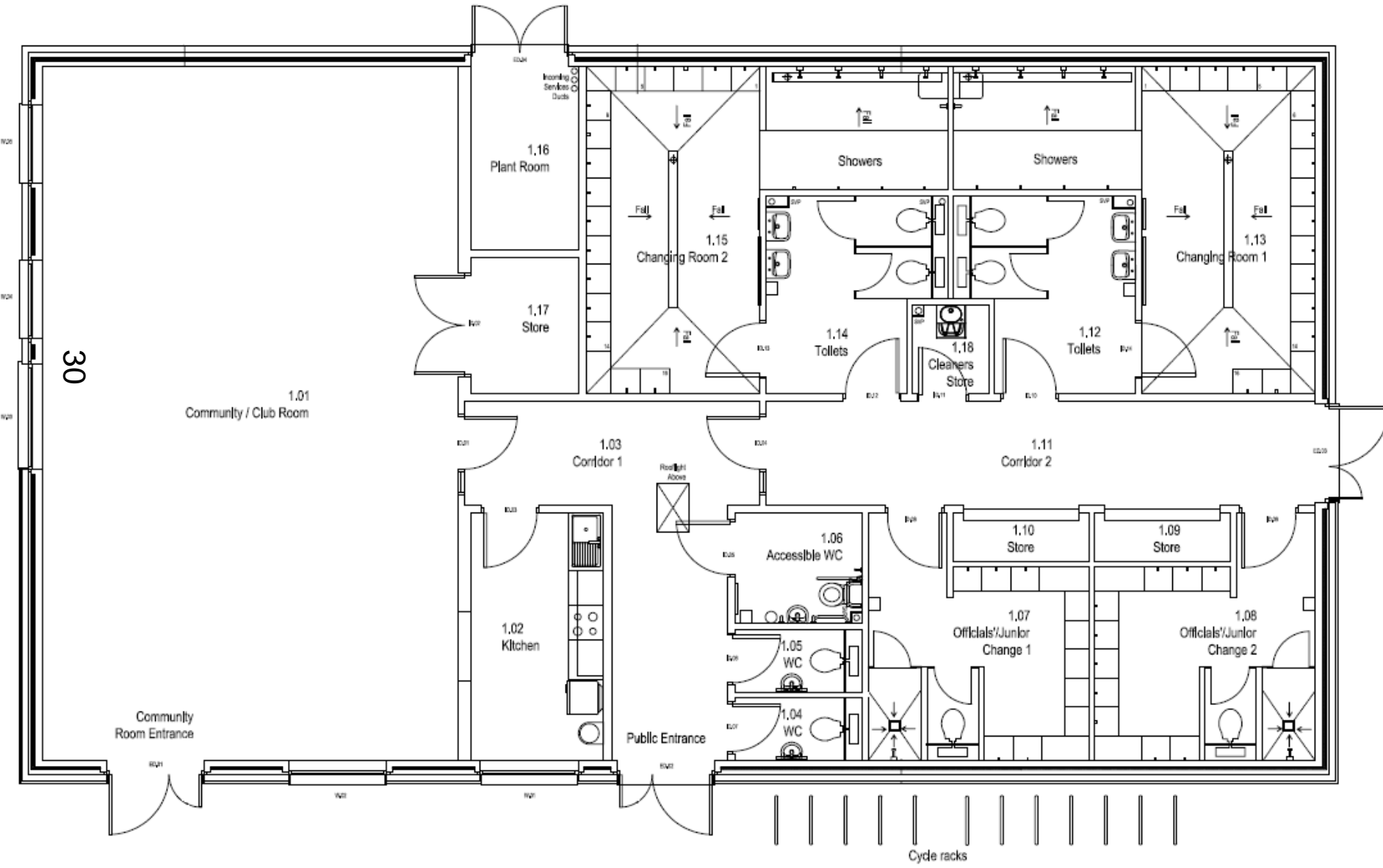
Metal collapsible bollard barriers to allow
access for maintenance vehicles and bicycles only

Tarmac vehicular crossover

29



Proposed Floor Plans

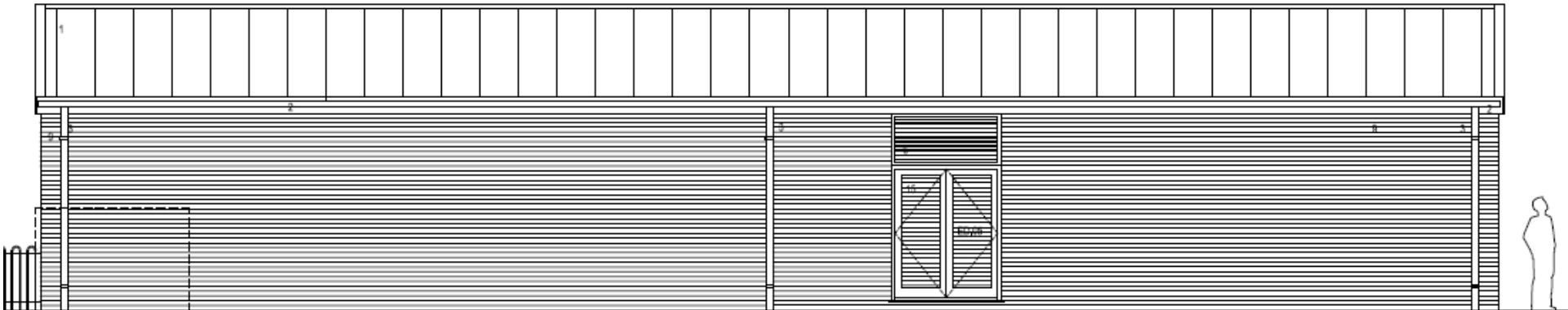


Proposed Elevations



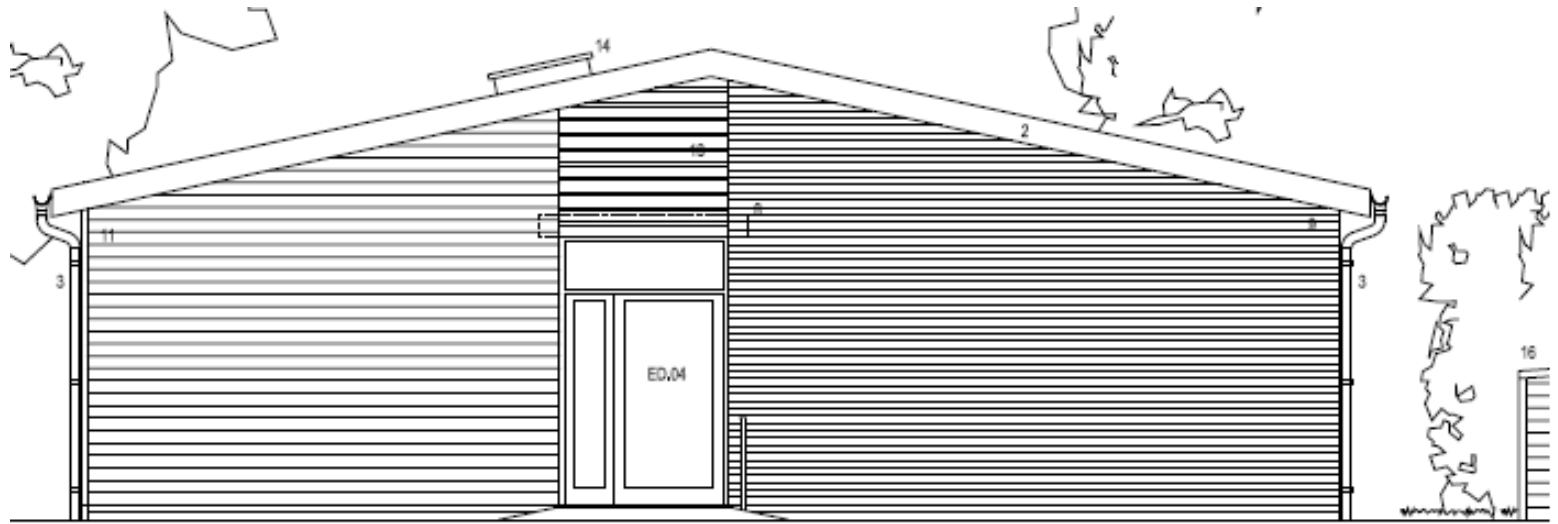
West Elevation

31



East Elevation

Proposed Elevations



South Elevation



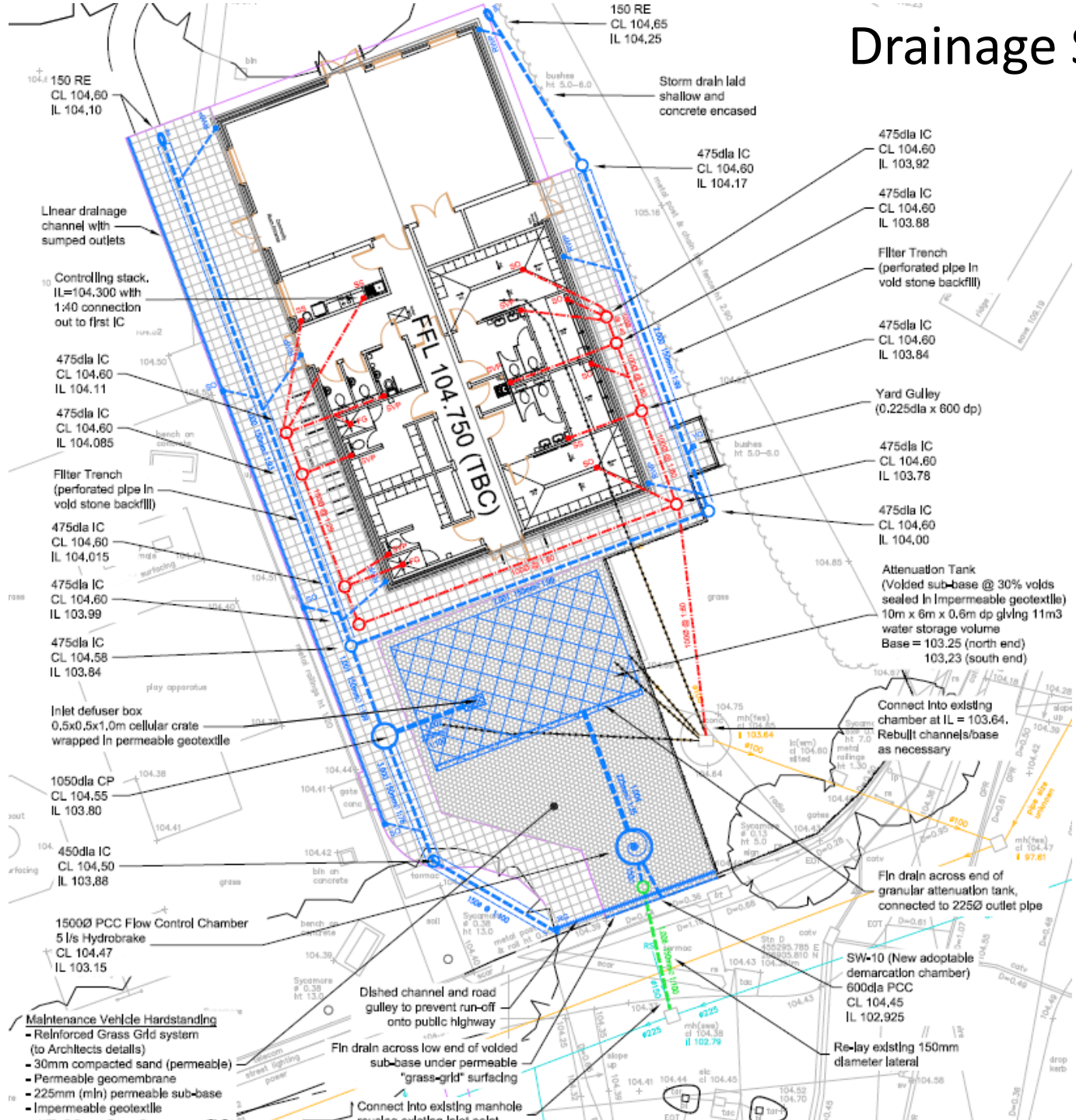
North Elevation

Proposed development



Drainage Scheme

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MINUTES OF THE PLANNING REVIEW COMMITTEE

Wednesday 27 April 2016



COUNCILLORS PRESENT: Councillors Fry (Chair), Fooks (Vice-Chair), Kennedy, Lygo, Munkonge, Sinclair, Wolff, Pegg and Wilkinson.

OFFICERS PRESENT: Fiona Bartholomew (Principal Planner), Michael Morgan (Lawyer), Catherine Phythian (Committee Services Officer) and Gill Butter (Conservation and Urban Design Officer)

11. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Goddard (substitute Cllr Wilkinson), Cllr Hollick (substitute Cllr Wolff) and Cllr Turner (substitute Cllr Pegg).

12. DECLARATIONS OF INTEREST

There were no declarations of interest.

The Chair welcomed the public and speakers to the meeting and explained the procedure that would be followed. He said that in view of the number of requests to speak he would extend the time allowed for public speaking to 20 minutes in total (10 minutes for the objectors and 10 minutes for the supporters).

13. FLOREY BUILDING, 23-24 ST CLEMENT'S STREET:15/03643/FUL

The Committee considered an application for the refurbishment and extension of existing student accommodation building to provide 25 additional study bedrooms, conference and support facilities at the Florey Building, 23-24 St Clement's Street (15/03643/FUL).

The Committee noted that this application was approved at the West Area Planning Committee on 12 April 2016 and that it was subsequently called in on the grounds that the decision by the West Area Planning Committee needs to be revisited because of concerns that the proposed two-storey extension would have an adverse impact upon the listed building.

The Planning Officer advised that the parallel application (15/03644/LBC - listed building consent) had been approved by the West Area Planning Committee on

12 April 2016 but that this had not been called-in. The Committee noted that their deliberations were limited to the full planning application.

The Planning Officer presented the report and made the following points for clarification:

- The consultation for this application had been conducted in accordance with normal procedures
- The Environment Agency had confirmed that they had no objections to the application
- Queen's College had confirmed that the annex would not be used for dances and concerns about noise would be mitigated by condition 19
- The Angel & Greyhound Meadow is currently accessed via a bridge from St Clements Car Park and this would be unchanged by the proposed development

Ms Kim Sanders-Fisher (Anchor Court resident) and Dr Peter Collins (representing York Place Residents Association) spoke against the application.

Mr Andrew Timms (Bursar Queen's College) and Mr Amir Ramezani (Architect) spoke in support of the application. Ms Fiona Lamb (Architect) was also present to answer questions from the Committee.

Discussion

The Committee asked questions of the officers and speakers to clarify a number of matters including but not limited to the following:

The legal adviser informed the Committee that the York Place Residents Association claim to a right of access across the strip of land that lies adjacent to 8 York Place and runs down the river did not constitute a material consideration for the determination of this application.

The Committee acknowledged residents' concerns about emergency evacuation measures but noted that the Fire Authority, as a statutory consultee, had not raised any objections to the proposed development in that regard.

The Bursar of Queen's College confirmed that there would be a year-round resident care-taker on site.

The Committee noted that any removal and disposal of contaminated waste from the development site would be subject to other statutory controls.

Decision

A motion to grant planning permission in determination of the application subject to the conditions detailed below as recommended in the officer's report was carried unanimously on being put to the vote.

The Committee resolved to GRANT application (15/03643/FUL) subject to the following conditions:

Conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Material Samples in Conservation Area
4. Landscape Plan
5. Landscape Implementation
6. Hard Surface Design – Tree Roots
7. Underground Services – Tree Roots
8. Tree Protection Plan Implementation
9. Arboricultural Method Statement Implementation
10. Student Accommodation – Full Time Courses
11. Student Accommodation - No cars
12. Student Accommodation - Out of Term Use
13. Management Plan – including Service Management and Traffic Management Strategy including a restriction on delivery hours at the York Place access
14. Archaeology - WSI
15. Travel Plan
16. Student Travel Information Packs
17. Cycle and Refuse Areas Provided
18. Construction Traffic Management Plan
19. Noise Levels as stated in Noise Assessment Report
20. Air conditioning plant
21. Scheme of extraction / treating cooking odours from kitchen
22. Sustainability Statement Implementation
23. Flood Risk Assessment Recommendation Implementation
24. Drainage Strategy
25. Biodiversity Measures / Enhancements
26. Development of a Servicing Plan for all uses
27. Contaminated Land Risk Assessment
28. Scheme to provide noise insulation to reduce noise breakout

14. MINUTES OF THE MEETING HELD ON 30 MARCH 2016

The Committee resolved to APPROVE the minutes of the meeting held on 30 March 2016 as a true and accurate record.

15. DATE OF FUTURE MEETINGS

The Committee noted the dates of future meetings (if required), including the provisional meeting scheduled for 2pm on Friday 6 May 2016.

The meeting started at 4.05 pm and ended at 5.30 pm

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