

Agenda

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East Area Planning Committee

Date: **Monday 5 June 2017**

Time: **6.00 pm**

Place: **Council Chamber, Town Hall**

New deadline for registering to speak at a planning committee

Those wishing to speak **must register with the Committee Services Officer by noon on the working day before the meeting***, giving their name, the application/agenda item they wish to speak on, and whether they are objecting to or supporting the application.

You can register to speak:

- on-line from the agenda webpage
- by e-mail to democraticservices@oxford.gov.uk
- by telephone using the contact details on the committee agenda

* For the avoidance of doubt **noon on the working day before the meeting** means 12 noon on Monday for a Tuesday meeting; 12 noon on a Tuesday for a Wednesday meeting.

For any further information please contact the Committee Services Officer:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

Email: democraticservices@oxford.gov.uk

If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer before the start of the meeting.

East Area Planning Committee

Membership

Chair

Vice-Chair

Councillor David Henwood	Cowley;
Councillor Nigel Chapman	Headington Hill and Northway;
Councillor Mary Clarkson	Marston;
Councillor Ben Lloyd-Shogbesan	Lye Valley;
Councillor Sajjad Malik	Cowley Marsh;
Councillor John Tanner	Littlemore;
Councillor Sian Taylor	Northfield Brook;
Councillor Ruth Wilkinson	Headington;
Councillor Dick Wolff	St. Mary's;

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

Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

All agendas, reports and minutes are available online and can be:

- viewed on our website – mycouncil.oxford.gov.uk
- downloaded from our website
- viewed using the computers in the Customer Services, St Aldate's, or
- subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

- 1 **Election of Chair for the 2017/18 Council year**
- 2 **Election of Vice-Chair for the 2017/18 Council year**
- 3 **Apologies for absence and substitutions**
- 4 **Declarations of interest**
- 5 **17/00770/FUL: Sir Michael Sobell House Hospice, Old Road, Headington, OX3 7LE**

13 - 24

Site address: Sir Michael Sobell House Hospice, Old Road, Headington, OX3 7LE

Proposal: Erection of a two-storey annexe (with plant room at third-floor level) to create 6 new palliative care bedrooms, a new lymphoedema clinic, administration office space and staff welfare facilities.

Officer recommendation:

The East Area Planning Committee is recommended to grant planning permission for the reasons stated in the report and subject to the following conditions:

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials
4. Cycle parking
5. Construction Traffic Management Plan
6. Travel Plan
7. Landscape plan
8. Landscape Implementation
9. Hard Surface Design – tree roots
10. Underground Services – tree roots
11. Tree Protection Plan Implementation
12. Arboricultural Method Statement Implementation

13. Sustainable drainage – details
14. Sustainable drainage – implementation
15. Sustainable drainage – inert gravel materials
16. Biodiversity enhancements
17. Archaeology
18. Air quality – boiler details
19. Air quality – mitigation measures during construction
20. Land quality – phased risk assessment
21. Land quality – remedial works and validation report

6 17/00690 FUL: 26 Horspath Road Oxford OX4 2QS

25 - 30

Site address: 26 Horspath Road Oxford OX4 2QS

Proposal: Erection of garden outbuilding.

Officer recommendation:

The East Area Planning Committee is recommended to **grant** planning permission for the reasons stated in the report and subject to the following conditions:

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified
4. Use of outbuilding

7 17/00692/FUL: 28 Horspath Road Oxford OX4 2QS

31 - 36

Site address: 28 Horspath Road, Oxford, OX4 2QS

Proposal: Erection of garden outbuilding

Officer recommendation:

The East Area Planning Committee is recommended to **grant** planning permission for the reasons stated in the report and subject to the following conditions:

Conditions

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified
4. Use of outbuilding

5. Removal of existing outbuilding

8 S 247 TCPA - footpath diversion re Windrush Tower

37 - 44

Site address: Windrush Tower, Blackbird Leys

Proposal: Application for a public path stopping up under Section 257 of the Town and Country Planning Act 1990.

Officer recommendation:

The East Area Planning Committee is recommended to make an order providing for the stopping up of part of the public highway footways outside Windrush Tower and that, if after making the order objections are received that cannot be resolved, it shall be submitted to the Secretary of State for a decision, or, in the event that no objections are received, the order shall be confirmed.

9 17/00586/FUL: 3 David Nicholls Close, Oxford, OX4 4QX

45 - 58

Site address: 3 David Nicholls Close, Oxford, OX4 4QX

Proposal: Change of use of annexe to provide 1 x 2-bed dwelling (Use Class C3). Insertion of 1no. replacement rear window including formation of juliette balcony. Insertion of 1no. replacement side door. Provision of private amenity space and erection of boundary fence. Erection of single storey front extension to existing annexe and provision of canopy to front elevation (part retrospective).

Officer recommendation:

The East Area Planning Committee is recommended to **refuse** planning permission for the reasons stated in the report.

10 Minutes

59 - 64

Minutes from the meeting of 10 May 2017.

Recommendation: That the minutes of the meeting held on 10 May 2017 are approved as a true and accurate record.

11 Forthcoming applications

Items currently expected to be for consideration by the committee at

future meetings are listed for information. This is not a definitive list and applications may be added or removed at any point. These are not for discussion at this meeting.

16/03006/FUL: Templars Square, Between Towns Road, Oxford	Major application
15/03342/FUL: 16 Clive Road	Called in
16/03034/FUL 44 Town Furze	Called in
17/00390/FUL: 22 Merewood Avenue, Oxford, OX3 8EF	Non delegated decision
16/01049/FUL: 474 Cowley Road, OX4 2DP	Major application
17/00963/FUL: Land Adjacent to 2, Rymers Lane, Oxford, OX4 3LA	Major development
17/00617/CT3: Oxford City Council Depot, Marsh Road, OX4 2HH	Council application
16/01894/FUL and 16/01895/LBD: Grove House, 44 Iffley Turn, Oxford, OX4 4DU	Called in
17/00218/FUL: 9 Sandfield Road, Headington, OX3 7RG	Call in
17/00740/FUL: 4 Marshall Road Oxford OX4 2NR	Call in
16/02549/FUL: Land Adjacent 4 Wychwood Lane, OX3 8HG	Non-delegated application
17/00584/FUL: Cotuit Hall Old House, Pullens Lane, Oxford, OX3 0DA	Major application

12 Dates of future meetings

The dates of future meetings are:

5 July 2017
 2 August 2017
 6 September 2017
 4 October 2017
 8 November 2017
 6 December 2017
 17 January 2018
 7 February 2018
 7 March 2018
 4 April 2018
 23 May 2018

Councillors 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

At the meeting

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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.

Preparation of Planning Policy documents – Public Meetings

4. 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.

Public requests to speak

5. Members of the public wishing to speak must notify the Democratic Services Officer by noon on the working day before the meeting, 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 in person, via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda).

Written statements from the public

6. Any written statements that members of the public and Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give 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. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

7. 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 by noon, two working days before the start of the meeting so that members can be notified.

Recording meetings

8. 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 place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
9. 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.

Meeting Etiquette

10. 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.
11. 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.

Code updated to reflect Constitution changes agreed at Council in April 2017.

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East Area Planning Committee

5th June 2017

Application Number: 17/00770/FUL

Decision Due by: 10th July 2017

Proposal: Erection of a two-storey annexe (with plant room at third-floor level) to create 6 new palliative care bedrooms, a new lymphoedema clinic, administration office space and staff welfare facilities.

Site Address: Sir Michael Sobell House Hospice Old Road Headington Oxford

Ward: Churchill Ward

Agent: Ms Georgia Burt

Applicant: Mrs Diane Gardner

Reason at Committee - Size of proposal meets threshold set in constitution

Recommendation:

The East Area Planning Committee is recommended to GRANT PLANNING PERMISSION for the reasons given below, and subject to conditions.

Reasons for approval

- 1 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.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Cycle parking
- 5 Construction Traffic Management Plan
- 6 Travel Plan

- 7 Landscape plan
- 8 Landscape Implementation
- 9 Hard Surface Design – tree roots
- 10 Underground Services – tree roots
- 11 Tree Protection Plan Implementation
- 12 Arboricultural Method Statement Implementation
- 13 Sustainable drainage – details
- 14 Sustainable drainage – implementation
- 15 Sustainable drainage – inert gravel materials
- 16 Biodiversity enhancements
- 17 Archaeology
- 18 Air quality – boiler details
- 19 Air quality – mitigation measures during construction
- 20 Land quality – phased risk assessment
- 21 Land quality – remedial works and validation report

Community Infrastructure Levy (CIL)

The development is liable for £32,898.40 of CIL.

Main Local Plan Policies

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- CP21** - Noise
- CP22** - Contaminated Land
- CP23** - Air Quality Management Areas
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees
- TR1** - Transport Assessment
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HE2** - Archaeology

Core Strategy

- CS2** - Previously developed and greenfield land
- CS9** - Energy and natural resources
- CS10** - Waste and recycling
- CS11** - Flooding
- CS12** - Biodiversity
- CS15** - Primary healthcare
- CS18** - Urban design, town character, historic environment

Sites and Housing Plan

SP8 - Churchill Hospital & Ambulance Resource Centre

Other Material Considerations

National Planning Policy Framework
Planning Practice Guidance

Representations Received

- **2 Dorchester Court, Kidlington:**

Objection due to inaccuracies in the submitted 'Flood Risk Assessment and Surface Water Drainage' report and insufficient detail of the proposed SuDS soakaway involving a 'balancing pond' in the Churchill Hospital field. There should be minimal run-off from all sources to the Boundary Brook to minimise erosional damage and thus drying to the southern unit of the Lye Valley SSSI.

Statutory and Non-Statutory Consultees

- Highways Authority: No objection subject to conditions.
- Natural England: Statutory nature conservation sites – no objection
Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Lye Valley SSSI has been notified.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife.

- Environment Agency Thames Region: No comments received.

Officers Assessment

Background to proposals

1. Sir Michael Sobell House Hospice comprises the original red brick 1970s Sobell House and a more recent curved part single, part two-storey building in a mixture of red brick and white render. It lies in the south-western part of the Churchill Hospital site and has an extensive area of garden with planting and seating. To the east of the site is a small pay & display car park, part of the hospital's overall parking provision. The Hospice lies at the edge of the hospital site, with the golf course and footpath connections to the south.
2. A two-storey annexe, incorporating plant material at roof level, is proposed to the existing facility, to be located on the existing garden area, retaining an internal landscaped courtyard garden. It would result in six new palliative care bedrooms for patients suffering from dementia, six outpatient clinical rooms as part of a new

lymphoedema clinic providing outpatient services to cancer sufferers, as well as office accommodation and staff facilities. With the exception of the new palliative care bedrooms, all other functions are relocation of existing facilities. Two additional disabled car parking spaces are proposed on the east of the site and a drop-off area close to the new entrance along the south of the site. The lines of the pay & display car park are proposed to be repainted to better organise this facility.

3. Please note that reference is made in the planning statement to a living green wall and green roof, although these do not appear on the plans. The applicant informed officers that these elements have been omitted from the scheme.
4. Officers consider the principal determining issues to be:
 - Principle of development
 - Form and appearance
 - Trees and landscaping
 - Highways impact and transport
 - Flood risk, drainage and impact on Lye Valley
 - Sustainability

Principle of development

5. The principle of redeveloping the site would accord with the aims of the National Planning Policy Framework and Oxford Core Strategy 2026 Policy CS2 which encourage development proposals to make an efficient use of previously developed land.
6. The site is located within the Churchill Hospital Site. This site is subject to a specific allocation policy, SP8, within the Sites and Housing Plan which makes clear that permission will only be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities. The proposal to provide additional accommodation would accord with the aims of this allocation policy.
7. Policy SP8 also requires development to demonstrate the following:
 - That the development will mitigate against traffic impacts and maximise access to alternative means of transport;
 - To ensure that the development does not lead to increased parking pressure on nearby residential streets;
 - To ensure that there will be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI;
 - To reduce surface water run-off in the area and be accompanied by an assessment of groundwater and surface water;
 - To incorporate sustainable drainage methods with an acceptable management plan.

These matters are addressed later in this report.

8. The application sets out the role of Sobell House and the intention for the proposed development to accommodate an increase in the need for palliative care of fragile pensioners and patients with more complex needs such as dementia living in Oxfordshire over the next 15 years. Officers are satisfied that such a facility would comply with Oxford Core Strategy Policy CS15 in providing good healthcare facilities of the right type in the right location.
9. The principle of development is therefore considered acceptable.

Form and appearance

10. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate a high-quality urban design that responds to the site and its surroundings, creates a strong sense of place, attractive public realm, and provide high quality architecture. Policy CP8 of the Oxford Local Plan 2001-2016 also states that the siting, massing, and design of development should create an appropriate visual relationship with the form, grain, scale, materials, and details of the surrounding area.
11. The proposed annexe would be sited on the existing garden space that lies to the east of the main building. The development would retain garden space, albeit a smaller courtyard garden. The location of the extension is considered appropriate and would result in a more active frontage along this southern part of the site through the introduction of a new entrance and large glazing to the atrium, as well as increased passive surveillance.
12. The annexe would have a contemporary form which would create an appropriate relationship with the existing building. Materials, too, would echo those of the existing building with white render and some timber accents. Plant enclosure at roof level has been incorporated into the design to minimise the visual impact of the equipment.
13. The annexe is considered an appropriate and positive addition to this part of the site in its design and form, and would therefore comply with design policies.

Trees and landscaping

14. While the development will result in the loss of a large garden area, amenity space for users and visitors to the facility will be provided through a smaller landscaped courtyard garden. This would appear to be a high quality space with new tree planting and ample seating. A landscape plan is recommended to be required by condition.
15. The proposals require removal of nine existing trees as identified in the submitted Arboricultural Impact Assessment, including a high quality beech (T2) and visually attractive horse chestnut (T1) and catalpa (T10) trees. However, due to the location of the site and the presence of other trees and vegetation these trees have little significance in the wider landscape outside of the application site and their removal will not have a significant adverse effect on public amenity in the

area. Planting new trees as part of the final soft landscaping will help mitigate the lost canopy cover and the benefits it provides locally. Conditions are recommended to protect retained trees.

16. The proposal, subject to recommended conditions, is therefore considered to comply with policies CP11, NE15 and NE16 of the Oxford Local Plan 2001-2016.

Highways impact and transport

17. A transport statement has been submitted with the application. Two additional disabled car parking spaces are proposed along the eastern boundary to the site, as well as a drop-off area to the south in front of the proposed new entrance. Repainting of the lines in the small pay and display car park are also proposed which would result in three disabled parking spaces and ten other spaces. Overall, three new spaces would result. This increase in spaces is to provide parking for the increase in palliative care rooms as part of the proposal and to rationalise existing ad-hoc parking that is occurring along the frontage of Sobell House. While policy SP8 of the Sites and Housing Plan requires development to minimise car parking spaces on site, the proposed increase is considered minimal and necessary for disabled users of this particular healthcare facility. The Highways Authority has raised no objection.

18. The development is likely to result in an increased number of trips and therefore it is recommended that a Travel Plan is produced to encourage the use of sustainable transport modes to the site and mitigate the transport impacts of the site in line with policy CP1 and TR2 of the Oxford Local Plan 2001-2016 and SP8 of the Sites and Housing Plan.

19. Policy TR4 of the Oxford Local Plan requires one cycle parking space per five staff. There would be no increase in staff numbers as a result of the development and the applicant is not proposing any additional cycle parking on the site. Three existing areas of cycle parking are highlighted close to the site as part of the general Churchill Hospital provision; these are understood to be used by staff currently. Given that there is not to be an increase in staff numbers, it is not considered reasonable to require new on-site cycle parking for all 113 existing staff, i.e. 23 spaces. However, the existing provision is not considered to be sufficiently secure or convenient to encourage staff to commute by bicycle. Therefore, some on-site cycle storage – which shall be secure and covered – should be provided, and this is recommended to be required by condition.

20. A construction traffic management plan is recommended by officers.

Flood risk, drainage and impact on Lye Valley

21. The proposed development is located within Flood Zone 1 according to the Environment Agency's Flood Maps; the Environment Agency's Surface Flood Mapping does not indicate the development as being in an area subject to surface water flooding.

22. Both a ground investigation and a drainage layout with calculations have been

provided. The proposal includes a viable design which will ensure that the proposal will significantly reduce rainfall runoff post development.

23. It is noted that the proposed development is located within the Lye Valley Site of Special Scientific Interest (SSSI) catchment area. Given the sensitive nature of the Lye Valley SSSI to changes in rainfall runoff it is recommended that conditions be included to ensure that the proposal will not have a negative impact on water quality or rainfall runoff post development.
24. The County Council, as Lead Local Flooding Authority, considers the drainage scheme to be acceptable and has made a suggestion for a filtration system into Boundary Brook. Officers recommend this enhancement suggestion be added as an informative to any permission.
25. Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Lye Valley SSSI has been notified.
26. Inaccuracies in the 'Flood Risk Assessment and Surface Water Drainage' report were raised through the public consultation and these details have been corrected in a resubmitted report. Also raised was the lack of detail about the balancing pond included in Appendix 3 of this report. This pond is part of the overall Churchill Hospital drainage scheme and is remote from the site, forming no part of the drainage strategy as outlined for Sobell House.
27. Therefore, subject to conditions, the proposal is considered acceptable in flooding and drainage terms in accordance with policy CS11 of the Core Strategy, and with policy SP8 of the Sites and Housing Plan and CS10 of the Core Strategy with respect to protecting Lye Valley SSSI.

Sustainability

28. Policy CS9 of the Core Strategy require proposals to demonstrate how sustainable design and construction methods will be incorporated, and to optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials, and by utilising technologies that help achieve Zero Carbon Developments.
29. An energy statement has been submitted with the application which sets out a sensible approach to design for carbon reduction of the development.
30. The development is under 2,000 square metres and so no Natural Resource Impact Analysis nor the need to meet 20% of total energy requirements from on-site renewables and low carbon technologies is required under policy CS9 of the Core Strategy.
31. The proposal therefore complies with policy CS9 of the Core Strategy.

Other matters

32. **Biodiversity:** An ecology report has been submitted with the application and officers agree with its mitigation recommendations. In accordance with policy CS12 of the Core Strategy, details of the biodiversity enhancement measures are recommended to be secured by condition.
33. **Archaeology:** This application is of interest because it involves ground works in a location that has moderate potential for Roman archaeology. One of the most significant Roman pottery manufacturing sites in the region, located 320m to the east, was excavated at the Churchill Hospital in the 1970s. Bearing in mind the results of the submitted archaeological desk based assessment and the previous 2001 watching brief, officers recommend that an archaeological condition be applied to any consent in line with policy HE2 of the Oxford Local Plan.
34. **Air quality:** An adequate Air Quality Assessment was submitted for the proposed development. Conditions are recommended to confirm the type of combustion system to be installed on the development, and to secure the mitigation measures proposed to minimise the impact of dust emission.
35. **Land quality:** A report outlining the results of a site investigation undertaken in 2017 has been submitted. This does not satisfy the requirements as a phase 1 or phase 2 study and so conditions are recommended to secure the appropriate reports including a phased risk assessment and validation report following any remedial works, in order to comply with policy CP22 of the Oxford Local Plan.

Conclusion:

The East Area Planning Committee is recommended to grant planning permission for the reasons set out above, and 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: 17/00770/FUL

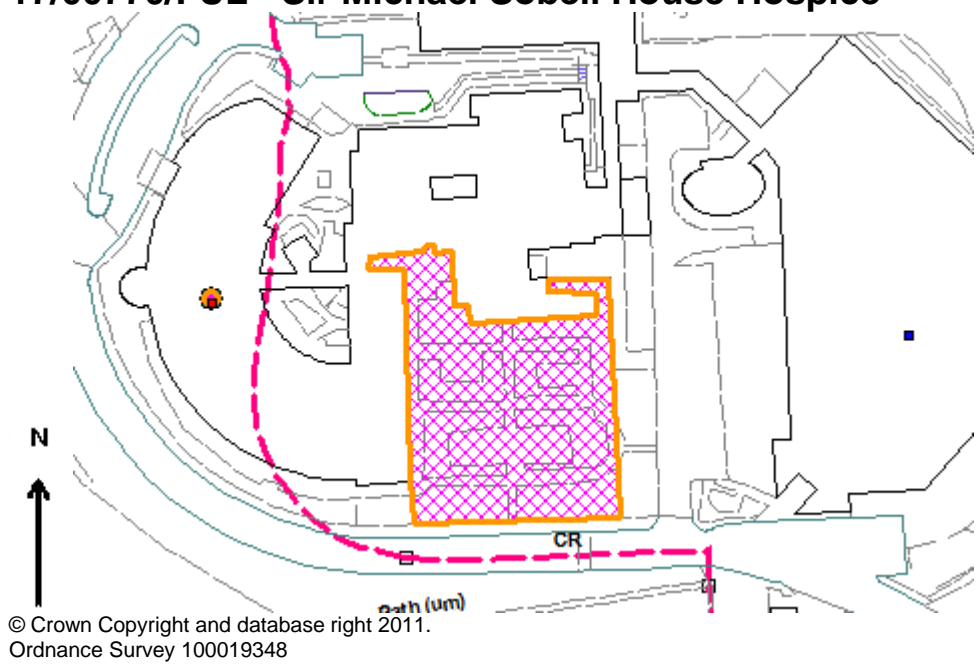
Contact Officer: Nadia Robinson

Date: 17th May 2017

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Appendix 1

17/00770/FUL - Sir Michael Sobell House Hospice



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Ordnance Survey 100019348

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East Area Planning Committee

5th June 2017

Application Number: 17/00690/FUL

Decision Due by: 16th June 2017

Proposal: Erection of garden outbuilding.

Site Address: 26 Horspath Road Oxford OX4 2QS

Ward: Lye Valley Ward

Agent: Mr Stephen Ingram

Applicant: Mr Shah Nawaz

Reason at Committee – Called in by Councillor Kennedy, supported by councillors Tanner, Rowley and Azad for the following reasons - overdevelopment of the back land and the 'block house effect for adjoining neighbour's and more importantly those to the rear of the property.

Recommendation:

The East Area Planning Committee is recommended to GRANT PLANNING PERMISSION for the reasons given below and subject to conditions.

Reasons for Approval

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified
- 4 Use of outbuilding

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

No planning history.

Representations Received:

No third party comments received.

Statutory and Non-Statutory Consultees:

- Bullingdon Community Association – no comments received
- Highways Authority – no comment.
- Natural England – no comment.

Officers Assessment:

Site and proposal:

1. 26 Horspath Road is a two storey semi-detached property within the Lye Valley ward of East Oxford. The property is typical of those found in the area with a side access to reasonably sized rear gardens. This application relates to the erection of a single storey rear garden outbuilding. This application is running concurrently with an application for an outbuilding at the adjoining dwelling, 28 Horspath Road.
2. Officers consider the principal determining issues in this application are:
 - Design
 - Residential Amrnty

Design

3. It is acknowledged that a single storey outbuilding can be constructed in the rear garden of this property under permitted development rights providing it is used for purposes incidental to the enjoyment of the dwellinghouse and it does not exceed 50% of the garden space. In this case the outbuilding requires a planning application as it exceeds the permitted height of 2.5 metres high within 2 metres of a boundary. The building is proposed to be rendered with uPVC windows which are widely used in the surrounding area. This could not be controlled under permitted development.
4. The design of the proposal is therefore considered acceptable in relation to conditions CP1, CP6 and CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

Residential Amenity

5. The building is a reasonable low height with a pitched roof which slopes away from the adjoining boundaries. Given the size of gardens in the area, the proposal in this case is therefore not considered to be detrimentally worse than what could be achieved under permitted development.
6. A condition is recommended that the building is used solely for purposes incidental to the enjoyment of the dwellinghouse and not as primary living accommodation to ensure that it is for occasional use to minimise the impact on the amenity of neighbouring occupiers in terms of disturbance in a garden environment.
7. The proposal is therefore considered acceptable in relation to conditions CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

Conclusion:

The East Area Planning Committee is recommended to grant planning permission for the reasons set out above, and 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 grant approval, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

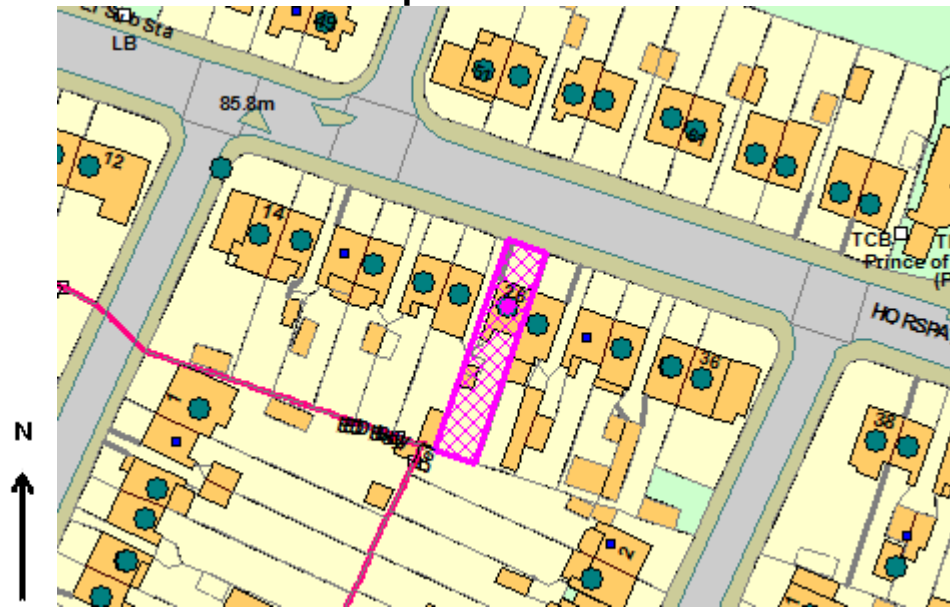
17/00690/FUL

Contact Officer: Sarah Orchard

Date: 17th May 2017

Appendix 1

17/00690/FUL - 26 Horspath Road



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East Area Planning Committee

5th June 2017

Application Number: 17/00692/FUL

Decision Due by: 16th June 2017

Proposal: Erection of garden outbuilding.

Site Address: 28 Horspath Road Oxford OX4 2QS

Ward: Lye Valley Ward

Agent: Mr Stephen Ingram

Applicant: Mr S. Nawaz

Reason at Committee – Called in by Councillor Kennedy, supported by councillors Tanner, Rowley and Azad for the following reasons - overdevelopment of the back land and the 'block house effect for adjoining neighbour's and more importantly those to the rear of the property.

Recommendation:

The East Area Planning Committee is recommended to GRANT PLANNING PERMISSION for the reasons given below and subject to conditions.

Reasons for Approval

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified
- 4 Use of outbuilding
- 5 Removal of existing outbuilding

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP10** - Siting Development to Meet Functional Needs

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

- HP9_** - Design, Character and Context
- HP14_** - Privacy and Daylight
- MP1** - Model Policy

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

71/24769/A_H - Erection of garage for private car. PER 14th September 1971.

Representations Received:

No third party comments received.

Statutory and Non-Statutory Consultees:

- Bullingdon Community Association – no comments received.
- Highways – no comment.
- Natural England – no comment.

Site and proposal

1. 28 Horspath Road is a two storey semi-detached property within the Lye Valley ward of East Oxford. The property is typical of those found in the area with a side access to reasonably sized rear gardens. This application relates to the erection of a single storey rear garden outbuilding. This application is running concurrently with an application for an outbuilding at the adjoining dwelling, 26 Horspath Road.
2. Officers consider the principal determining issues in this application are:
 - Design
 - Residential Amenity

Design

3. It is acknowledged that a single storey outbuilding can be constructed in the rear garden of this property under permitted development rights providing it is used for purposes incidental to the enjoyment of the dwellinghouse and it does not exceed 50% of the garden space. In this case the outbuilding requires a planning application as it exceeds the permitted height of 2.5 metres high within 2 metres of a boundary. The building is proposed to be rendered with uPVC windows which are widely used in the surrounding area. This could not be controlled under permitted development.
4. There is an existing large outbuilding on site at present. This approval is conditional on that being demolished (as shown on the proposed plans) to ensure that an adequate area of garden space is retained at the site.
5. The design of the proposal is therefore considered acceptable in relation to conditions CP1, CP6 and CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

Residential Amenity

6. The building is a reasonable low height with a pitched roof which slopes away from the adjoining boundaries. Given the size of gardens in the area, the proposal in this case is therefore not considered to be detrimentally worse than what could be achieved under permitted development.
7. A condition is recommended that the building is used solely for purposes incidental to the enjoyment of the dwellinghouse and not as primary living accommodation to ensure that it is for occasional use to minimise the impact on the amenity of neighbouring occupiers in terms of disturbance in a garden environment.
8. The proposal is therefore considered acceptable in relation to conditions CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

Conclusion:

The East Area Planning Committee is recommended to grant planning permission for the reasons set out above, and 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 grant approval, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

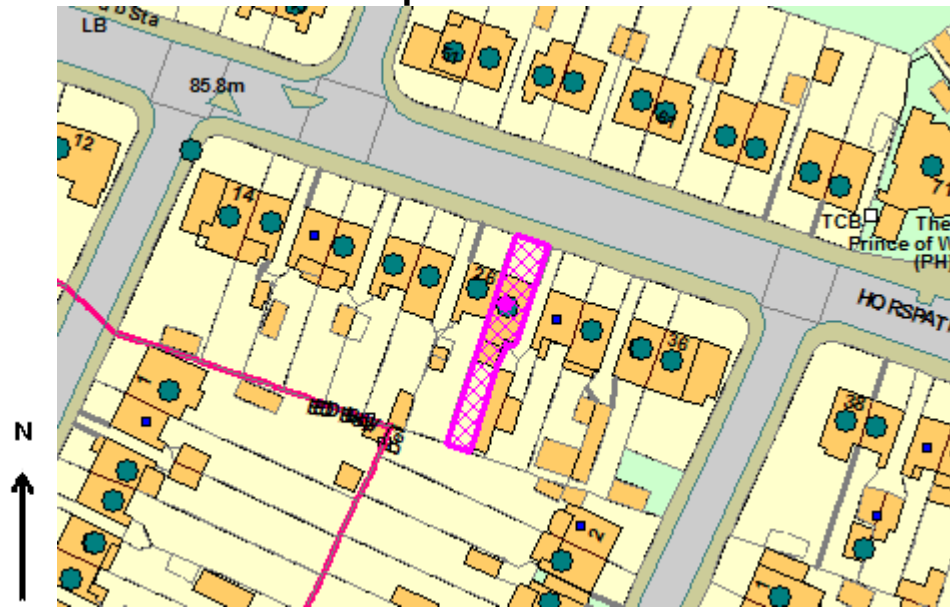
17/00692/FUL

Contact Officer: Sarah Orchard

Date: 17th May 2017

Appendix 1

17/00692/FUL - 28 Horspath Road



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East Area Planning Committee

5th June 2017

Please note: this is not a planning application.

Reference Number: 14/02641/CONSLT

Decision Due by: 5th June 2017

Proposal: Application for a public path stopping up under Section 257 of the Town and Country Planning Act 1990.

Site Address: Windrush Tower, Blackbird Leys (**site plan: appendix 1**)

Ward: Northfield Brook Ward

Agent: Willmott Dixon Energy Services

Applicant: Oxford City Council

Reason at Committee The applicant is Oxford City Council.

Recommendation:

The East Area Planning Committee is recommended to make an order providing for the stopping up of part of the public highway footways outside Windrush Tower and that, if after making the order objections are received that cannot be resolved, it shall be submitted to the Secretary of State for a decision, or, in the event that no objections are received, the order shall be confirmed.

Background

1. At the 10 May 2017 meeting, the Committee resolved to make an order to divert the footpaths outside Windrush Tower. Since notice was given of the order, two issues have arisen. Firstly, the order needed to specify that the "old route" of the footpaths concerned needed to be stopped up. Secondly, the plan that was submitted did not tally with a plan of the same area submitted under a different highways procedure to the Highways Authority.
2. The Committee is therefore asked to make the revised order to correct these issues. There is no practical difference on the ground, as this is purely a technical requirement.
3. An application has been made to stop up and replace three short stretches of the footpath around Windrush Tower under Section 257 of the Town and Country Planning Act (TCPA) 1990, associated with planning application 14/02641/CT3 at Windrush Tower in Blackbird Leys.

4. This planning application was approved on 12 November 2014 by the East Area Planning Committee, along with four other planning applications made by Oxford City Council for the refurbishment of the City's five tower blocks.
5. Application 14/02641/CT3 included a forward extension to the lobby and an enlarging of the car parking area south of Windrush Tower and accessed from Knights Road. These changes would interrupt the existing footpaths and so the footpaths are proposed to be diverted to enable the development.

Section 257 orders

6. Section 257 of the TCPA 1990 gives local planning authorities power to authorise the stopping up or diversion of any footpaths, bridleways or restricted byways where they are satisfied that it is necessary to enable development to be carried out.
7. This is a separate legal process to a planning application and the diversion cannot be made as part of the application for planning permission for the proposed development.
8. The process is for the order to be made, then it must undergo formal 28 day consultation period before it can be confirmed. If no objections are made, the order is confirmed as an unopposed order. If objections are made and cannot be overcome during the formal consultation process, the order must be submitted to the Secretary of State for a final decision on whether to confirm it.
9. The draft order can be found in **Appendix 2**.

Assessment

10. It is not a statutory requirement to undertake a formal consultation exercise at this stage, prior to the order being made. Officers understand that the applicant has informally consulted the utility companies and the Highways Authority and no concerns were raised regarding the principle of the footpath changes.
11. The footpath changes are minimal and are unlikely to cause any inconvenience for pedestrians. Although part of the diversion will take pedestrians over the vehicle entrance from Knights Road into the car parking area to the south of Windrush Tower, this is not a highway and traffic speeds will be very low and therefore not unduly hazardous for pedestrians.
12. Officers are therefore satisfied that there will be no disadvantage or loss to members of the public generally or to persons whose properties adjoin the footpath as a consequence of the footpath changes. The proposed diversion retains a means of access which will meet the needs of members of the public and local residents.
13. Officers therefore recommend that the East Area Planning Committee makes the order.

Background Papers: 14/02641/CT3, 14/02641/CONSLT, Section 257 Order

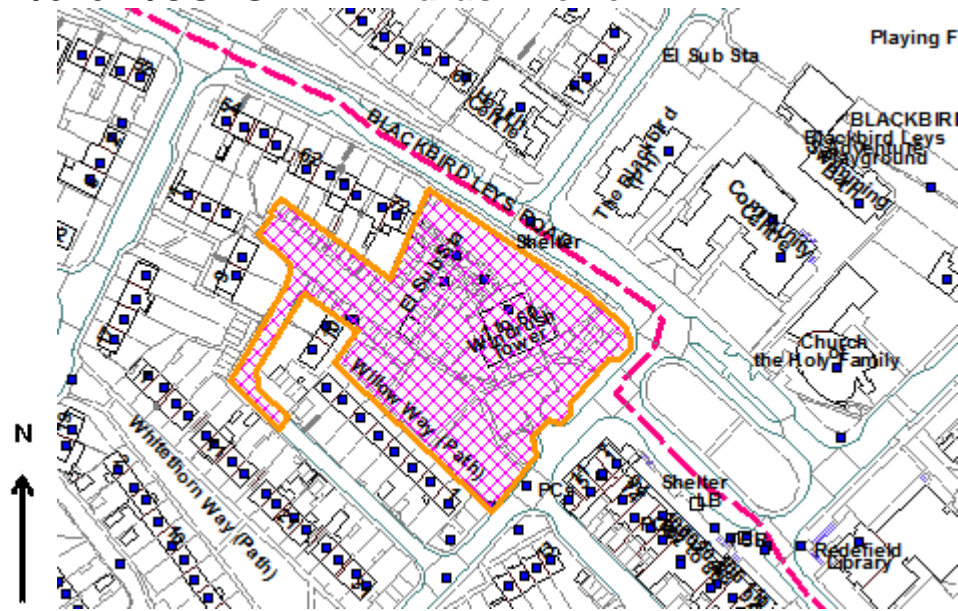
Contact Officer: Nadia Robinson

Date: 22 May 2017

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Appendix 1

14/02641/CONSLT - Windrush Tower



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Appendix 2

14/02641/CONSLT – Windrush Tower

OXFORD CITY COUNCIL

Town and Country Planning Act 1990 (TCPA 1990), Section 257

PUBLIC PATH STOPPING UP ORDER

This order is made by Oxford City Council under section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up the footpath to which this order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990, namely the development described in Part 1 of the Schedule to this order “the Schedule” with reference 14/02641/CT3 granted on 12 November 2014.

1. The footpath over the land shown by a hatched area on the attached map and described in Part 2 of the Schedule shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of Oxfordshire County Council an alternative highway for use as a replacement for the said footpath as provided in Part 2 of the Schedule and shown by a dotted area on the attached map.
3. The stopping up of the footpath shall have effect on the date on which Oxfordshire County Council certifies that the terms of Article 2 above have been complied with.
4. Where immediately before the date on which the footpath is stopped up there is apparatus under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

Made: 5 June 2017

The Common Seal of the Oxford City Council

was hereto affixed

in the presence of:

Authorised Signatory

The SCHEDULE

Part 1

Description of development

Works to Windrush Tower to include Thermal upgrade and recladding, the formation of new entrance lobby, provision of car parking and landscaping, replacement windows and provision of windows to balconies, demolition of roof top parapet structure and installation of feature corner parapet to South East elevation.

Part 2

Description of site of existing path

The existing path comprises three areas of the highway being to the south east of Windrush Tower Knights Road Oxford:

Area A is an irregular shaped area measuring a maximum length of approximately 3.5 metres and has a maximum width of approximately 1.7 metres,

Area B measures a maximum length of approximately 27.6 metres and has a maximum width of approximately 1.8 metres,

Area C measures a maximum length of approximately 14 metres and has a maximum width of approximately 2 metres.

Part 3

Description of site of alternative highway

The alternative highway path comprises two areas being to the south east of Windrush Tower Knights Road Oxford:

Area 1 is a triangular shaped area measuring approximately 7.3 metres at its widest point,

Area 2 is an irregular shaped area to the south east of Windrush Tower.

East Area Planning Committee

5th June 2017

Application Number: 17/00586/FUL

Decision Due by: 22nd May 2017

Proposal: Change of use of annexe to provide 1 x 2-bed dwelling (Use Class C3). Insertion of 1no. replacement rear window including formation of juliette balcony. Insertion of 1no. replacement side door. Provision of private amenity space and erection of boundary fence. Erection of single storey front extension to existing annexe and provision of canopy to front elevation (part retrospective).

Site Address: 3 David Nicholls Close Oxford OX4 4QX

Ward: Littlemore Ward

Agent: N/A

Applicant: David Henwood

Reason at Committee – Applicant is a Councillor

Recommendation:

The East Area Planning Committee is recommended to REFUSE PLANNING PERMISSION for the following reasons:

Reasons for Refusal

1. The proposed conversion of the existing annexe to a new independent dwelling would represent an intensification of use of the application site. The resultant small plot size, limited amenity space and shared parking facilities of the proposed dwelling would fail to reflect the overall scale, features and characteristics of the surrounding properties in the area and, as such, would harm the character and appearance of the surrounding Littlemore Conservation Area. Therefore, the proposal would not accord with Policies CP1, CP6, CP8 and HE.7 of the Oxford Local Plan 2001-2016, Policy CS18 of the Oxford Core Strategy 2026 and Policies HP9 and HP10 of the Sites and Housing Plan 2011- 2026.
- 2 The proposed development would provide an unacceptable standard of accommodation for future occupants with regards to private external space. The proposed external amenity space would be of an inadequate size and proportions and would be overshadowed due to its orientation and means of enclosure, resulting in a low quality space that would be insufficient to serve a two bedroomed family dwelling. Therefore, the proposal would be contrary to

Policies CP1, and CP10 of the adopted Oxford Local Plan 2001 - 2016 and HP13 of the Sites and Housing Plan.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS9 - Energy and natural resources

CS10 - Waste and recycling

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

MP1 - Model Policy

HP2 - Accessible and Adaptable Homes

HP9 - Design, Character and Context

HP11 - Low Carbon Homes

HP12 - Indoor Space

HP13 - Outdoor Space

HP14 - Privacy and Daylight

HP15 - Residential cycle parking

HP16 - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Core Planning Principles

Paragraph 17

Section 6 – Supporting a Wide Choice of High Quality Homes

Paragraphs 47 – 55

Section 7 – Requiring Good Design

Paragraphs 56 - 68

Section 12 – Conserving and Enhancing the Historic Environment

Paragraphs 126 - 141

This application is in or affecting the Littlemore Conservation Area.
Planning Practice Guidance

Relevant Site History

99/00126/NF - Extension at side and rear of existing garage. Approved 10th March 1999.

99/00928/NFH - Extension at side & rear of garage, raise walls of existing structure & provide new roof to provide storage in roof space & domestic workshop on ground floor. (Amendment to application 99/126/NF). Approved 16th September 1999.

00/00724/NFH - Alterations to existing garage. Additional windows to front elevation, raising the roof to ridge height of 7.30m and the provision of a 1st floor for use as games room, sensory room and storage. Refused 11th July 2000

00/00724/NFH - 00/00022/REFUSE - Alterations to existing garage. Additional windows to front elevation, raising the roof to ridge height of 7.30m and the provision of a 1st floor for use as games room, sensory room and storage. Appeal dismissed 1st January 2001.

02/00010/FUL - Alterations to existing garage including the introduction of additional windows to front elevation, raising the roof to a ridge height of 5.75 m and provision of a 1st floor. Withdrawn 19th March 2002.

02/01542/FUL - Retention of existing garage, including first floor, with ridge height of 5.75 metres incorporating windows at first floor to front elevation, roof lights to rear elevation and false chimney as owl nesting box. Refused 14th October 2002.

02/01542/FUL - 03/00013/REFUSE - Retention of existing garage, including first floor, with ridge height of 5.75 metres incorporating windows at first floor to front elevation, roof lights to rear elevation and false chimney as owl nesting box. Appeal Dismissed 26th June 2003.

04/01550/FUL - Erection of canopy and insertion of windows at first floor level to front elevation. (Amended Plan). Refused 30th September 2004.

04/01550/FUL - 04/00101/REFUSE - Erection of canopy and insertion of windows at first floor level to front elevation. (Amended Plan). Appeal dismissed 27th June 2005.

05/02177/FUL - Erection of canopy. Alterations to window. (Amended plans). Refused 19th December 2005.

05/02177/FUL - 06/00019/REFUSE - Erection of canopy. Alterations to window. (Amended plans). Appeal allowed 19th June 2006.

06/01569/VAR - Velux rooflight to rear elevation of garage (variation of condition 4 of planning permission 99/00126/NF). Approved 22nd September 2006.

06/02014/VAR - Velux rooflights to rear elevation of garage (variation of condition 4 of planning permission 99/00126/NF) and erection of canopy to front. Approved 11th December 2006.

07/00561/VAR - Insertion of two rear first floor windows (variation of condition 4 of planning permission 99/00126/NF) (Amended plan). Refused 4th May 2007.

07/00561/VAR - 07/00044/REFUSE - Insertion of two rear first floor windows (variation of condition 4 of planning permission 99/00126/NF) (Amended plan). Appeal dismissed 11th December 2007.

08/00357/VAR - Four (in total) velux roof lights in rear elevation of garage (variation of condition 4 of planning permission 99/00126/NF). Approved 7th May 2008.

08/00980/FUL - Retention of first floor window and screen to garage. Refused 10th July 2008.

08/00980/FUL - 08/00081/REFUSE - Retention of first floor window and screen to garage. Appeal withdrawn 10th November 2008.

08/01935/CEU - Application for a Lawful Development Certificate for the retention of 1st floor North facing window. Approved 27th October 2008.

08/02327/CEU - Application for a Lawful Development Certificate for the retention of a first floor north facing window. Approved 24th December 2008.

09/00019/CEU - Application for a lawful development certificate for the retention of a first floor north facing window. Approved 27th February 2009.

09/00729/FUL - Erection of canopy. Approve 3rd June 2009.

09/02797/FUL - Erection of car port. Refused 20th May 2010.

09/02797/FUL - 10/00051/REFUSE - Erection of car port. Appeal dismissed 18th August 2010.

10/01412/FUL - Two storey front extension (amended description and plans). Refused 17th December 2010.

10/01412/FUL - 11/00017/REFUSE - Two storey front extension (amended description and plans). Appeal dismissed 7th July 2011.

11/00394/FUL - Increase in ridge height of roof of garage to 5.85m. (Retrospective). Refused 21st April 2011.

12/01722/CEU - Certificate of lawfulness to certify that the ridge height at 5.9m is lawful. Refused 28th August 2012.

12/02105/FUL - Change of use of garage to 1-bedroom dwelling (class C3). (Amended plans). Refused 10th October 2012.

12/02105/FUL - 13/00005/REFUSE - Change of use of garage to 1-bedroom dwelling (class C3). (Amended plans). Appeal dismissed 1st July 2013.

15/02061/FUL - Increase in ridge height of garage roof. (Retrospective). Conversion of garage into 1 x 1-bed annexe (Use Class C3). Approved 9th September 2015.

Representations Received:

No third party comments received.

Statutory and Internal Consultees:

- Littlemore Parish Council – Objected to the application on the basis that the proposed dwelling would be situated at the back corner of the site and that the amenity space would be located to the front of the proposed dwelling and would be enclosed by a 2 metre high fence which would not be acceptable at the front of the property. Concerns were also raised that the proposed enlarged upstairs window would overlook the back boundary of the site.
- Oxfordshire County Council Highways – No objections subject to a condition requiring details to be submitted relating to cycle storage.

Site and Proposal

1. David Nicholls Close is a residential cul-de-sac characterised by large detached dwellings set within spacious plots. The application site is located towards the end of the cul-de-sac and comprises a detached two storey red brick building to the south west of no. 3 David Nicholls Close.
2. On 9th September 2015 the East Area Planning Committee approved plans to convert the garage building into a 1-bedroom annexe. Condition 4 of this permission restricted the use of the annexe to ancillary accommodation as part of the family dwelling house 3 David Nicholls Close which cannot be used as an independent unit of accommodation. The annexe building has a garage, front porch with an adjoining room and a bedroom, bathroom and kitchen upstairs.
3. The application proposes the change of use of the existing annexe to 1x 2-bedroom dwelling (Use Class C3). The proposal includes the enlargement of an existing first floor rear window and inclusion of a Juliette balcony; the insertion of 1 replacement side facing door; and the erection of 2 metre high feather edge wood fencing to enclose an area of proposed amenity space and along the boundary with no. 3 David Nicholls Close.
4. The application also seeks retrospective consent for a single storey front extension and supporting front canopy. The extension infills an area measuring 5.6 metres in width and 1 metre in depth. The front canopy extends the porch canopy with a ridge height of 2.9 metres.
5. Officers consider that the principal determining issues in this case are:
 - Principle of development;
 - Impact on the conservation area/design;
 - Residential amenity;
 - Impact on Neighbours;

- Highways impacts;
- Sustainability.

Principle of development

6. The National Planning Policy Framework (NPPF) advises that housing applications should be considered in the context of the presumption in favour of sustainable development. For decision making this means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF as a whole or where specific policies within the NPPF indicate that development should be restricted. The extent to which the proposed development complies with this is considered further in later sections of the report.
7. The new property would occupy part of an existing residential garden and so Policy HP10 of the Sites and Housing Plan applies. This states that planning permission will be granted for new dwellings on residential garden land provided that:
 - a. the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment, and
 - b. the size of plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of existing and surrounding buildings, and the minimum requirements for living conditions set out in Policies HP12, HP13, HP14 and Nationally Described Space Standards, and
 - c. any loss of biodiversity value on the site will be mitigated, and where practicable measures to enhance biodiversity through habitat creation or improvement are incorporated.

These three issues are discussed in later sections of the report.

8. The development is for one additional dwelling and so, to comply with the Balance of Dwellings SPD, the development must not result in the loss of a family dwelling. The existing house at no. 3 David Nicholls Close is to be retained as part of this proposal. The proposal is therefore acceptable in principle.

Impact on the character of the area/ Design

9. The application site is located within Littlemore Conservation Area. The Conservation Area Appraisal sets out the characteristics of the Conservation Area with specific reference to the development at David Nicholls Close:

“Late 20th/early 21st century development has taken place along Sandford Road within Littlemore in the form of David Nicholls Close and the Speedwell School site. David Nicholls Close provides driveway access to

Lawn Upton School and has now been developed with detached houses. A semblance of open character has been retained despite the development due to the set back position of the houses and their open front gardens. The houses do not impact upon the appearance of the main road as they are mainly tucked away behind Lawn Upton Lodge and the curve of the road prevents clear views along the close from the main road.”

10. David Nicholls Close is characterized by large detached dwellings set within spacious plots. The frontages of the dwellings are predominantly open and uncluttered and contribute to the overall open character of the quiet residential road.
11. Currently, the lawful use of the application building is as a residential annexe which is specifically linked, by condition, to the main dwelling at no. 3 David Nicholls Close. The application building has an extensive planning and appeal history and has transformed over time from a small garage to the relatively large annexe which is visible today. The history of the site will be discussed briefly below.
12. Part of the planning history which is relevant to the current application is application 12/02105/FUL which proposed a change of use of the garage to building to a 1-bedroom dwelling. The application was refused on 10th October 2012 for 3 reasons: the poor quality of the internal space; the failure to provide external amenity space; and the failure to provide adequate cycle parking. The decision was subsequently appealed with the Inspector dismissing the appeal and upholding the reasons for refusal. During this application and appeal the proposals failed to provide the space and facilities required by the relevant planning policies. The issue of character was not discussed as it was, at this stage, an incomplete proposal as it failed to comply with the policy requirements for a new dwelling. The fact that the current proposal now includes these ‘missing’ elements allows for a more complete appraisal of the application site including the extent to which the plot can support all the elements required for a new residential dwelling and the potential impact on the character of the surrounding area.
13. Following the refusal of the 12/02105/FUL application and dismissed appeal the applicant submitted application 15/02061/FUL which sought an increase in ridge height of the garage roof (retrospective) and the conversion of the garage into 1 x 1-bed annexe.
14. Application 15/02061/FUL was approved by Officers on the basis that it would provide an acceptable standard of accommodation as it would be restricted to family members who would have access to the main dwelling and its amenity space and cycle parking. The Officer’s report was explicit in its view stating: “It has been the Council’s position all along, reiterated with the refusal of application reference: 12/02105/FUL and subsequent dismissed appeal that the conversion of the garage to a separate unit of accommodation is not acceptable.”

15. In assessing the current application Officers have considered the fall-back position of the approved annexe building. As mentioned in paragraph 12, while it is important to remember that the impact of the existing building was considered to be acceptable, this was on the basis of it fulfilling an ancillary use and without the additional cycle storage/ bin storage/ amenity space that has been included in this application.
16. The current application proposes 2 metre high boundary fencing to demarcate the separate plots and to surround an area of external amenity space to the front of the building. By enclosing the site to form two separate plots (for no. 3 David Nicholls Close and the application site) the proposal would create a much smaller plot than is characteristic of the surrounding area. The constraints of this smaller plot would be demonstrated not only visually but operationally through the proposed shared vehicle parking arrangements and the location of the proposed amenity space to the front of the existing building. Officers consider that this would be uncharacteristic of the surrounding area where no such arrangement currently exists. The proposal would fail to respect the open character of the Conservation Area by undermining the open front gardens which are specifically referenced within the Conservation Area Appraisal.
17. As such the proposed conversion of the existing annexe to a new independent dwelling would represent an intensification of use of the application site. The resultant small plot size, limited amenity space and shared parking facilities of the proposed dwelling would fail to reflect the overall scale, features and characteristics of the surrounding properties in the area and, as such, would harm the character and appearance of the surrounding Littlemore Conservation Area. Therefore, the proposal would not accord with Policies CP1, CP6, CP8 and HE.7 of the Oxford Local Plan 2001-2016, Policy CS18 of the Oxford Core Strategy 2026 and Policies HP9 and HP10 of the Sites and Housing Plan 2011- 2026.

Residential amenity

Internal Space

18. The proposal would comply with the Nationally Described Space Standards in terms of internal space despite demonstrating an unconventional internal layout. The submitted plans do not appear to be appropriate in terms of accessible homes. However, it is possible that this could have been secured by way of condition if the application were to have been recommended for approval to ensure the dwelling complied with Part M4(2) of Building Regulations.
19. The previous application 12/02105/FUL was refused due to the poor internal living accommodation arising from the lack of natural light entering the proposed property due to small windows and the narrow obscure vertical glass blocks on the rear elevation. The Inspector agreed that there would be “very limited sunlight penetration of the ground floor rooms and low levels of daylight

generally on the ground floor". The current proposal has altered the internal arrangement so that the habitable rooms would be located on the first floor of the building and a bedroom would be located on the ground floor. While Officers consider that the ground floor of the building would still suffer from a lack of natural lighting, on balance, the limited light to a bedroom would not warrant the refusal of the application.

External Amenity Space

20. The application proposes 16.2 metres of external residential amenity space which would be located to the front of the building and entirely enclosed by 2 metre high fencing to the south, west and north and by the existing boundary wall to the east.

21. Policy HP11 of the Sites and Housing Plan sets out the factors which are material in assessing whether adequate amenity space has been provided; of particular relevance to this application are paragraph (e): "the orientation of the outdoor area in relation to the sun", paragraph (f): "the degree to which enclosure and overlooking impact on the proposed new dwellings..." and paragraph (g): "the overall shape, access to and usability of the whole space provided".

22. Additionally paragraph A3.24 states:

"Family homes (as defined in the Glossary) will require additional space. Inside such homes, adequate space should be provided for at least four occupants. Houses with 2 or more bedrooms must also provide direct access to a private garden with adequate space for children to play in, and for family activities. The City Council will expect an area of private garden for each family house which is at least equivalent to the original building footprint."

23. Family Homes are defined in the Glossary as:

"A self-contained house (or bungalow) of 2 or more bedrooms, or a self-contained flat either with 3 or more bedrooms or otherwise deemed likely to encourage occupation by a family including children."

24. The application proposes a two bedroom dwelling which Officers consider to fall within the definition of a 'family home'. As such, the proposed amenity space would fail to be acceptable in terms of its size relative to the proposed dwelling and its failure to demonstrate direct access from the building.

25. Additionally the orientation of the proposed amenity space is such that it would be located to the north west of the existing building and north of the existing dwelling at no. 3 David Nicholls Close. Due to its location sunlight would be limited and partially, if not fully, obstructed by the existing buildings. The proposed 2 metre high fencing surrounding the space would further exacerbate this issue, increasing the sense of enclosure.

26. Officers note that the proposed cycle storage is located within the amenity

space which would further limit its usability although acknowledge that it may be possible for the cycle parking provision to be located elsewhere on the application site.

27. Therefore, the proposed development would fail to provide adequate living conditions for future occupants with regards to private external space. The proposed external amenity space would be of an inadequate size and proportions and would be overshadowed due to its orientation and means of enclosure, resulting in a low quality space that would be insufficient to serve a two bedroomed family dwelling. Therefore, the proposal would be contrary to Policies CP1, and CP10 of the adopted Oxford Local Plan 2001 - 2016 and HP13 of the Sites and Housing Plan.

Impact on Neighbouring Occupiers

28. The nearest residential properties to the application building are no. 3 David Nicholls Close, approximately 2 metres to the north east of the site, and no. 3 Lanham Way 'Woodlands', approximately 15 metres to the south west. To the immediate south/ south west of the building is an undeveloped area of green space.
29. The application proposes minor external changes including a single storey front, infill, extension and the insertion of a larger window and Juliette balcony in the rear elevation. Officers consider that due to the location and size of the extension there are no significant impacts on the occupiers of no. 3 David Nicholls Close.
30. The location of the new window would be on the southern elevation of the building at the furthest point from no. 3 Lanham Way. As such, Officers conclude that there would not be significant harmful overlooking impacts arising from the proposal. There would be a slight increase in the amount of overlooking of the green space to the south but this is not considered harmful to existing residential occupiers.

Highways impacts

31. The application proposes that two off-street car parking spaces would be retained for the existing dwelling and three off-street car parking spaces would be associated with the new dwelling. However, the dimensions of the existing garage are considered too small to accommodate a modern car according to the County Council's Design Guide for New Residential Developments document. Furthermore, the off-street parking spaces for the existing dwelling would be in front of this garage and therefore it would be inaccessible for new proposed dwelling. Accordingly the proposed garage is not considered a car parking space.
32. There are four off-street car parking spaces proposed on the shared drive, two associated with each of the dwellings. This is in line with the recommended number in policy HP16 of the Sites and Housing Plan of two off-street car parking spaces for 2-bed or larger dwellings.

33. The plans indicate cycle parking areas for each of the dwellings, although the number and means of enclosure for the cycle parking spaces is not indicated. Furthermore, the dimensions of the cycle parking areas shown do not appear to be sufficient. The Sites and Housing Plan recommends two cycle parking spaces for a 2-bed dwelling and three cycle parking spaces for 3- bed and larger dwellings. Therefore, the Local Highway Authority did not object to the application, subject to the inclusion of a condition to secure cycle parking details. A condition requiring the submission of these details could be included if the proposal were otherwise acceptable.

Sustainability

34. Policy CS9 of the Core Strategy sets out a commitment to optimising energy efficiency through a series of measures including the utilisation of technologies that achieve Zero Carbon developments. There is now a wide acceptance that sustainability considerations need to be factored into the planning of new developments. New developments, including conversions and refurbishments, will be expected to achieve high environmental standards.

35. Policy HP11 of the Site and Housing Plan states all development proposals must submit an energy statement to show how energy efficiencies have been incorporated into the development. This has not been submitted with the application. However, details could have been sought via a condition to satisfy this requirement had the application been recommended for approval.

Conclusion:

36. The East Area Planning Committee is recommended to refuse planning permission for the reasons set out above.

Human Rights Act 1998

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

Section 17 of the Crime and Disorder Act 1998

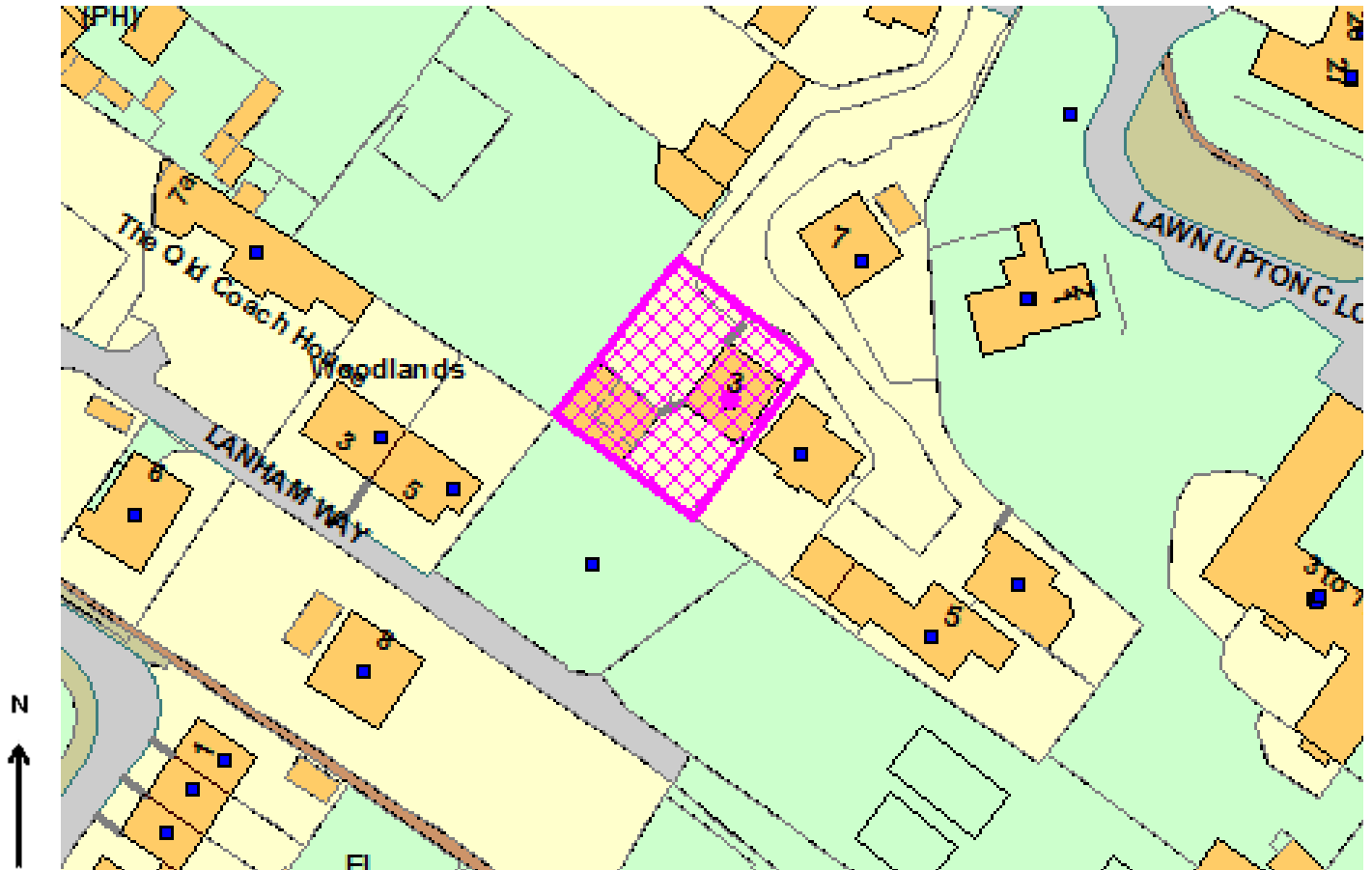
Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to refuse, officers consider that the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

Contact Officer: Natalie Dobraszcyk

Date: 18th May 2017

Appendix 1

17/00586/FUL – 3 David Nicholls Close



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Ordnance Survey 100019348

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Minutes of a meeting of the EAST AREA PLANNING COMMITTEE on Wednesday 10 May 2017

www.oxford.gov.uk



Committee members:

Councillor Henwood (Vice-Chair)

Councillor Chapman

Councillor Clarkson

Councillor Lloyd-Shogbesan

Councillor Paule

Councillor Taylor (Chair)

Councillor Wilkinson

Councillor Wolff

Officers:

Adrian Arnold, Development Management Service Manager

Philip Devonald, Planning Legal Locum

Sian Saadeh, Development Management Team Leader

Jennifer Thompson, Committee and Members Services Officer

Apologies:

Councillor Lygo sent apologies.

117. Election of Chair for the remainder of the municipal year

Councillor Henwood as Vice-Chair started the meeting.

Councillor Taylor was proposed, seconded and elected as Chair of the Committee by a majority vote.

118. Declarations of interest

None.

119. 16/02997/OUT: Land Adjacent , 2 Rymers Lane, Oxford, OX4 3LA

Councillor Clarkson arrived just before the start of this item and took part in the decision. Councillor Lloyd-Shogbesan arrived during the debate and took no part in the debate or decision.

The Committee considered an application for outline planning permission for the provision of development comprising a purpose built student accommodation facility of

39 study bedrooms with ancillary facilities for use during academic term time and vacation periods, including means of access and scale (with all other matters reserved) on land adjacent to 2 Rymers Lane.

Roger Smith, representing the agent, spoke in support of the application. In answer to questions he said he was of the view that the applicant would be willing to consult with officers and the ward councillors on the management plans relating to students.

The Committee resolved to grant outline planning permission for application 16/02997/OUT, and delegate to officers the issuing of the notice of permission following the completion of a legal agreement in the terms outlined below and subject to conditions set out below:

1. Time limit for commencement.
2. Approved plans and documents.
3. Submission of Reserved Matters.
4. Samples.
5. Landscape hard surface design - tree roots.
6. Landscape underground services - tree roots.
7. Tree Protection Plan (TPP) 1.
8. Arboricultural Method Statement (AMS) 1.
9. Student Accommodation - F/T students only.
10. Student Accommodation - No Cars.
11. Student Accommodation - Management Plan.
12. Student Accommodation - out of term use.
13. Student Travel and Information Pack.
14. Construction Traffic Management Plan.
15. Drainage Strategy.
16. Details of Cycle and Refuse Storage.
17. Noise Insulation.
18. Details of Sustainability Measures.
19. Biodiversity enhancements.
20. Contaminated Land Remediation Strategy.
21. Contaminated Land Validation Report.
22. Method statement for Piling of foundations.

Legal Agreement: Affordable Housing Contribution in accordance with Sites and Housing Plan Policy HP6 and the Affordable Housing and Planning Obligations SPD.

120.17/00522/FUL: 24 Ambleside Drive, OX3 0AQ

The Committee considered an application for the demolition of the existing bungalow; erection of three storey building to provide 4 x 1-bed flats and 2 x 2-bed flats (Use Class C3); erection of 2 x 2-bed semi-detached dwellings (Use Class C3); and provision of car parking and amenity space at 24 Ambleside Drive, OX3 0AQ.

The Committee resolved: to refuse planning permission for application 17/00522/FUL for the following reasons:

1. The proposal, because of the amount of accommodation, number of units proposed, together with their form, site coverage and location to the rear of the site, as well as the design and location of the proposed parking area, amenity

area and landscaping, represents a cramped form of development and poor quality design which would be uncharacteristic in its suburban residential context and would therefore harm the character and visual amenity of the wider area, contrary to policy CS18 of the Oxford Core Strategy, policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001 to 2016 and policies HP9 and HP13 of the Sites and Housing Plan.

2. The proposal does not provide an appropriate housing mix for the location and includes the net loss of a family dwelling. It therefore fails to ensure that a balanced mix of housing is provided for the City and is contrary to Policy CS23 of the Oxford Core Strategy and the Balance of Dwellings SPD.
3. The application fails to provide any contribution to affordable housing and no evidence has been provided to indicate that on-site provision or a financial contribution towards affordable housing would make the scheme unviable. As a result, the development fails to neither provide an appropriate mix of housing nor contribute to the wider housing needs of the City, and is contrary to Policy HP4 of the Sites and Housing Plan (2013) and Policy CS24 of the Core Strategy (2011).
4. The proposed arrangements for waste and cycle storage for the proposed units would be unacceptable as there is not sufficient space to meet all waste and cycle storage needs in safe, discreet and conveniently accessible way. As a result the provision of cycle parking for the dwellings is inadequate and the proposed development would be unacceptable in the context of Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 and HP15 of the Sites and Housing Plan (2013).
5. The proposed parking area does not have sufficient space to enable vehicles to turn and manoeuvre within the site and cannot all be used concurrently. The proposed arrangement would therefore be detrimental to highway safety. The development is therefore contrary to Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP16 of the Sites and Housing Plan (2013).
6. The application fails to provide any details of how sustainable design and construction methods would be incorporated nor an energy statement to show how energy efficiencies have been incorporated into the development have been provided. The proposal therefore does not comply with policy HP11 of the Sites and Housing Plan 2011-2026 or policy CS9 of the Oxford Core Strategy 2026.
7. The application fails to provide any information it relation to the impact on biodiversity and ecology. The proposal represents a severance of ecological links through overdevelopment and culverting and the net loss of biodiversity would be detrimental to the ecology and environment of the site and City. As no mitigation is proposed the proposed development is contrary to policy CS12 of the Oxford Core Strategy.
8. The application is not supported by a Flood Risk Assessment and therefore the proposal fails to provide sufficient robust evidence to satisfactorily demonstrate that the development will be safe for its lifetime and or provide a suitable basis for assessment to be made of the flood risks arising from the proposed development contrary to Policies SP18 of the SHP, CP22 of the OLP and CS11 of the CS and paragraphs 102 and 103 of the NPPF.

9. The proposed development fails to provide adequate quantity or quality of outdoor amenity space for all to the detriment of future occupiers' residential amenity. The proposed shared garden space is inadequate in size and would provide a poor outlook towards the car park and bin area and as such is contrary to policy CP10 of the Oxford Local Plan 2001-2016 and policy HP13 of the Sites and Housing Plan 2011-2026.
10. The proposal, because of the comings and goings to and from the backland location of the proposed residential units and parking area, represent an un-neighbourly form of development as existing neighbouring householders are likely to suffer from noise and disturbance to their private gardens to the detriment of the residential amenities they should reasonably expect to enjoy. As a result, the development cannot be considered acceptable in the context of the Council's adopted planning policies, specifically Policy CP1, CP10, CP20 and CP21 of the Oxford Local Plan 2001-2016 and Policy HP14 of the Sites and Housing Plan (2013).

121.17/00557/FUL: 114 Leiden Road, OX3 8QU

The Committee considered an application for the change of use from dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) and provision of bin and cycle stores at 114 Leiden Road, OX3 8QU

Jim Driscoll, the architect, spoke in support of the application.

The Committee resolved to grant planning permission for application 17/00557/FUL subject to the conditions below:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Bicycle and bin storage.
4. SuDs.

122.16/02017/FUL: 14 Holyoake Road, Oxford, OX3 8AE

The Committee considered an application for the demolition of existing side extension; erection of 2 x 4-bed semi-detached dwellinghouses (Use Class C3); provision of new access with car parking for 2 vehicles, private amenity space and bin and cycle store at 14 Holyoake Road, OX3 8AE.

This had been deferred from the meeting of 8 February to allow for the submission of accurate plans which were now before the committee for consideration.

Jane Ferguson, local resident, spoke objecting to the application and the effect of this on her privacy and amenity.

The Committee asked questions of the officers to clarify matters such as design, impact on Linden court, access to the rear of the house and the lifetime homes standards on adaptability and accessibility. As a result the Committee agreed to add a further condition to require obscure glazing to the upper windows on the rear elevation to a minimum height of 1.7m measured from the floor level to prevent the overlooking of

rooms in Linden Court, and a condition to require compliance with appropriate optional building regulations standards to ensure accessibility of the development.

The Committee resolved to grant planning permission subject to the conditions below:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Obscure glazed side windows.
5. Obscure glazed rear windows - – to be obscure glazed to a minimum height of 1.7m measured from the floor level.
6. Boundary treatments.
7. Removal of PD rights.
8. Variation of local traffic order.
9. Cycle storage.
10. Vision splays.
11. Drainage details.
12. Refuse and Recycling Storage.
13. Landscaping.
14. Houses to be constructed in accordance with the optional building regulations relating to accessibility.

123.16/02624/FUL: 17 Kestrel Crescent

The Committee considered an application for the erection of a two storey side extension to form 1 x 2-bed dwellinghouse (Use Class C3); provision of private amenity space, car parking and bin and cycle store; and erection of a two storey rear extension to existing dwellinghouse at 17 Kestrel Crescent, OX4 6DY.

The Committee resolved to grant planning permission subject to the conditions below, and to delegate the issuing of the permission to officers following the satisfactory completion of a legal agreement for the matters set out in the report:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials – matching.
4. Car Parking Provision.
5. Visibility Splays.

124.S 247 TCPA - footpath diversion re Windrush Tower

The Committee considered a report setting out a proposed diversion of a public path under Section 257 of the Town and Country Planning Act 1990 Windrush Tower, Blackbird Leys required as a result of implemented planning permissions.

The Committee resolved that an order be made providing for the diversion of part of the public footpaths, as shown on the plan at **appendix 2 of the report**.

And noted that if after making the order objections are received that cannot be resolved, it shall be submitted to the Secretary of State for a decision. In the event that no objections are received, the order shall be confirmed

125.Minutes

The Committee resolved to approve the minutes of the meeting held on 8 March 2017 as a true and accurate record.

126.Forthcoming applications

The Committee noted the list of applications.

127.Dates of future meetings

The Committee noted the meeting dates including changes.

The meeting started at 6.00 pm and ended at 7.45 pm