

Agenda

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Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 10 August 2021**

Time: **6.00 pm**

Place: **Assembly Room - Oxford Town Hall**

For further information please contact:

Catherine Phythian, Committee and Members' Services Officer, Committee Services Officer

☎ 01865 252402

✉ DemocraticServices@oxford.gov.uk

Members of the public can attend to observe this meeting and.

- may register in advance to speak to the committee in accordance with the [committee's rules](#)
- may record all or part of the meeting in accordance with the Council's [protocol](#)

Information about speaking and recording is set out in the agenda and on the [website](#)

Please contact the Committee Services Officer to register to speak; to discuss recording the meeting; or with any other queries.

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All public papers are available from the calendar link to this meeting once published

Committee Membership

Councillors: Membership 11: Quorum 5: substitutes are permitted.

Councillor Colin Cook (Chair)	Osney & St Thomas;
Councillor Nigel Chapman (Vice-Chair)	Headington Hill & Northway;
Councillor Evin Abrishami	Donnington;
Councillor Mohammed Altaf-Khan	Headington;
Councillor Lizzy Diggins	Carfax & Jericho;
Councillor Laurence Fouweather	Cuttesslowe & Sunnymead;
Councillor Alex Hollingsworth	Carfax & Jericho;
Councillor Jemima Hunt	St Clement's;
Councillor Lucy Pegg	Donnington;
Councillor Ajaz Rehman	Lye Valley;
Councillor Louise Upton	Walton Manor;

Apologies and notification of substitutes received before the publication are shown under *Apologies for absence* in the agenda. Those sent after publication will be reported at the meeting. Substitutes for the Chair and Vice-chair do not take on these roles.

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Agenda

Pages

Planning applications - background papers and additional information

To see representations, full plans, and supplementary information relating to applications on the agenda, please [click here](#) and enter the relevant Planning Reference number in the search box.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

1 Apologies for absence and substitutions

2 Declarations of interest

3 **21/01053/RES: Oxford North (Northern Gateway) Land Adjacent To A44, A40, A34 And Wolvercote Roundabout, Northern By-Pass Road, Wolvercote, Oxford, OX2 8JR**

13 - 166

Site address: Land Bounded By A34 And A44 And A40, And Land South Of The A40, Oxford, OX2 8JP – see **Appendix 1** for site plan

Proposal: Reserved matters approval for earthworks, attenuation ponds, substations, services and areas of permanent and temporary landscaping. 18/02065/OUTFUL.

Recommendation:

The Oxford City Planning Committee is recommended to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and grant planning permission; and
2. **defer the approval of details pursuant to the following conditions relating to planning application**

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18/02065/OUTFUL, as submitted under application reference 18/02065/CND, to the Head of Planning Services separately from this application:

- Conditions 4a and 32 – Construction Traffic Management Plan (CTMP) relating to the earthworks and construction of the link road.
- Condition 20a and 48 – Construction Environmental Management Plan (CEMP) relating to the construction of the link road and the works comprised as part of this application.
- Condition 40 – Soil resource plan relating to the works comprised as part of this application.
- Condition 44 – Surface water drainage scheme relating to the construction of the link road and the works comprised as part of this application.
- Condition 56 – Phase 3 risk assessment for contamination relating to the construction of the link road and the works comprised as part of this application.

3. Agree to delegate authority to the Head of Planning Services to:

- Finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
- Finalise the informatives to be attached to the planning permission as the Head of Planning Services considers reasonably necessary and;
- Approve the reserved matters application; and
- Defer the approval of details of required by condition under application 18/02065/CND.

4 21/01495/FUL: 65 Owens Way, Oxford, OX4 2GG

167 -
176

Site address: 65 Owens Way, Oxford, OX4 2GG

Proposal: Formation of 1no rear dormer in association with a loft conversion and insertion of 3no rooflights to front elevation.

Reason at Committee: The applicant is an employee of Oxford City

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Council.

Recommendation:

The Oxford City Planning Committee is recommended to:

1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of the report and grant planning permission;

1.2. **agree to delegate authority** to the Head of Planning Services to:

finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

5 19/02816/FUL: Land Between 45 And 51 Hill Top Road, Oxford, Oxfordshire

177 -
212

Site address: Land between 45 And 51 Hill Top Road, Oxford

Proposal: Demolition of existing garage and erection of 1 x 4-bed dwelling and 1 x 5-bed dwelling (Use Class C3). Provision of amenity space, car parking and bin and cycle stores. Associated landscaping and boundary treatments (amended plans)

Reason at Committee: This application was called in by Councillors Hayes, Chapman, Tanner, Clarkson, Munkonge and Lygo due to concerns around car parking, amenities, neighbouring amenities, and the use of the site.

The application was previously considered at West Area Planning Committee on 9 February 2021 where the committee resolved to grant planning permission subject to a legal agreement. The application has been brought back to committee as the applicant has not agreed to enter into the legal agreement.

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Recommendation:

The Oxford City Planning Committee is recommended to:

1. **refuse the application** for the reason given in paragraph 1.1.2 of the report and delegate authority to the Head of Planning Services to:

- finalise the reason for refusal including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

The recommended reason for refusal is as follows:

1.2.1. The application site is already subject to an extant permission for the erection of a single dwellinghouse (19/02817/FUL), which, if implemented, would be located to the rear of the site. The two dwellings proposed as part of this application would be located to the front of the site and therefore the implementation of this permission would mean that it would not be impossible to implement permission 19/02817/FUL. Therefore, although the proposed development would be acceptable if implemented on its own, the Council has no way to prevent all three dwellings associated with the planning permissions 19/02816/FUL and 19/02817/FUL; the implementation of both permissions would give rise to an unacceptable arrangement on the site which would include an adverse impact on residential amenity and an overdevelopment of the site and failing to accord with Policies RE1, DH1, H14 and H16 of the Oxford Local Plan 2036 or paragraph 127 of the NPPF. The applicant has refused to enter a legal agreement where they agree to only implement one permission and therefore this application must be refused.

6 Minutes

213 -
218

Recommendation: to approve the minutes of the meeting held on Tuesday 13 July 2021 as a true and accurate record.

7 Forthcoming applications

Items currently expected to be considered 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.

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19/02601/FUL: Frewin Quad, New Inn Hall Street, Oxford, OX1 2DH	
20/00549/LBC: Town Hall, St Aldate's, Oxford, OX1 1BX	
20/00934/FUL: Land To The Rear Of The George Inn, 5 Sandford Road, Littlemore, Oxford, OX4 4PU	
20/01276/FUL: Land At Jericho Canal Side And Community Centre, 33A Canal Street, Oxford, OX2 6BX	
20/01277/LBC: Land At Jericho Canal Side And Community Centre, 33A Canal Street, Oxford, OX2 6BX	
20/01535/FUL: McDonalds, 298 London Road, Headington OX3 8DJ	Called in
20/02450/FUL: Meadow Larkins, Larkins Lane, Oxford, OX3 9DW	
20/02455/LBC: Meadow Larkins, Larkins Lane, Oxford, OX3 9DW	
20/02651/FUL: 152 Godstow Road, Oxford, OX2 8PG	
20/03218/FUL: 244 Barns Road, Oxford, OX4 3RW	
21/00110/FUL: The Clarendon Centre, Cornmarket Street, Oxford, OX1 3JD	
21/00300/FUL: 17, 17A, 17B And 19 Between Towns Road, Oxford, OX4 3LX	
21/00335/FUL: Aldi, Botley Road, Oxford, OX2 0HA	
21/00502/FUL: Rear Of 10 - 28 Marshall Road, Oxford, OX4 2NR	
21/00675/FUL: 91 Lime Walk, Oxford, OX3 7AD	
21/00672/FUL: 4 Bladon Close, Oxford, OX2 8AD	Called in
21/00676/VAR: Site Adjacent Randolph Court, Churchill Drive, Oxford, OX3 7NR	
21/00778/FUL: 78-81 Magdalen Road, Oxford, OX4 1RF	
21/01185/FUL: Site Of Blocks C F G H J K L And M, Clive Booth Hall, John Garne Way, Oxford, OX3 0FN	
21/01261/FUL: St Hilda's College, Cowley Place, Oxford, OX4 1DY	
21/01217/FUL: Land To The West Of Mill Lane, Marston, Oxford, OX3 0QA	
21/01347/FUL: University Of Oxford Old Road Campus, Roosevelt Drive, Oxford, OX3 7FY	
21/01388/FUL: 1 Court Place Gardens, Oxford, OX4 4EW	
21/01405/FUL: 1 & 3 Jack Straw's Lane and 302 304 & 312 Marston Road, Oxford	
21/01449/FUL: Land South West Of St Frideswide Farm, Banbury Road, Oxford	
21/01743/VAR: Rhodes House, South Parks Road, Oxford, OX1 3RG	
21/01319/FUL: 226 Godstow Road, Land To The Rear Of, Oxford, OX2 8PH	Called in
21/01695/FUL: Thornhill Park, London Road, Headington, Oxford, OX3 9RX	

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Oxford City Council, Town Hall, St Aldate's Oxford OX1 1BX

21/01176/FUL: Former Dominion Oils Site, Railway Lane, Oxford, OX4 4PY	
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8 Dates of future meetings

Future meetings of the Committee are scheduled at 6.00pm on:

2021	2022
7 September	25 January
12 October	15 February
9 November	8 March
7 December	12 April

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Information for those attending

Recording and reporting on meetings held in public

Members of public and press can record, or report in other ways, the parts of the meeting open to the public. You are not required to indicate in advance but it helps if you notify the Committee Services Officer prior to the meeting so that they can inform the Chair and direct you to the best place to record.

The Council asks those recording the meeting:

- To follow the protocol which can be found on the Council's [website](#)
- Not to disturb or disrupt 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, even inadvertently, unless they are addressing the meeting.

Please be aware that you may be recorded during your speech and any follow-up. If you are attending please be aware that recording may take place and that you may be inadvertently included in these.

The Chair of the meeting has absolute discretion to suspend or terminate any activities that in his or her opinion are disruptive.

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". 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.

Procedure 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 interests is available from the Monitoring Officer.

The following minimum standards of practice will be followed:

1. All members of the Committee will have pre-read the officers' report. Committee 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 guidance at 24.15 (Planning Code of Practice) in the Council's Constitution).
2. At the meeting the Chair may draw attention to this procedure. The Chair may also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:
 - (a) the planning officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;
 - (d) speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;
 - (e) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant officers and/or other speakers); and
 - (f) voting members will debate and determine the application.
4. In determining an application Committee 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 overturning the officer's recommendation have been formulated including the reasons for refusal or the wording of any planning conditions; 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.

Public requests to speak

Members of the public wishing to speak must notify 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. Notifications can be made via e-mail or telephone, to the Committee Services Officer (details are on the front of the Committee agenda).

Written statements from the public

Any written statement that members of the public or 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 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

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Committee Services Officer of their intention by noon two working days before the start of the meeting so that members can be notified.

Recording meetings

This is covered in the general information above.

Meeting Etiquette

All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.

This procedure is detailed in the Annex to part 24 of the Council's Constitution as agreed at Council in January 2020.