

# Agenda

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## Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 9 November 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](mailto: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	apologies;
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;
Councillor James Fry	Walton Manor; substitute for Cllr Diggins

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

Cllr Diggins has sent apologies; Cllr Fry will substitute.

### 2 Declarations of interest

### 3 21/02007/PA18: Oxford Railway Station

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**Site address:** Oxford Railway Station, Park End Street, Oxford

**Proposal:** Application for Prior Approval - Part 18 of General Permitted Development Order (GPDO). Oxford railway station proposed west side engineering works to construct an additional platform 5 railway line with associated platform canopy cover and platform enclosures providing passenger facilities, along with a stair and lift access to a subway connection to a proposed secondary station entrance incorporating retail, public toilets, an open concourse, staff accommodation and a relocated station refuse area. Proposed replacement rail and pedestrian bridges over Botley Road along with alterations to the road to provide grade separated pavements each side. Reconfiguration of Roger Dudman Way to connect onto Cripsey Road and replacement of Sheepwash Bridge. Proposed demolition of the single storey railway buildings at the

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rear of platform 4, along with the Youth Hostel and removal of two small single storey commercial units between Cripsey Road and Roger Dudman Way. Formation of public realm to the west side of the proposed station building along with cycle parking facilities (PLEASE NOTE THIS IS NOT A PLANNING APPLICATION BUT A NOTIFICATION SUBMITTED BY NETWORK RAIL FOR PRIOR APPROVAL BY OXFORD CITY COUNCIL)

**Reason at Committee:** This application has been called in by Councillors Cook, Pressel, Clarkson, Upton, Munkonge and Rowley due to concerns about delivering a high public realm and sufficient cycle parking.

**Recommendation:**

The Oxford City Planning Committee is recommended to:

1. Delegate authority to the Head of Planning Services to:
  - grant prior approval, provided he is satisfied the flooding issues have been satisfactorily addressed and to also include the updating of plans to ensure they are correctly cross referenced, for the reasons given in the report and subject to the required conditions as set out in section 11, including such refinements, amendments, additions and/or deletions to those conditions and plans as the Head of Planning Services considers reasonably necessary.

**4 21/02053/FUL- Unit 1 And Unit 2, Botley Road**

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**Site address:** Unit 1 And Unit 2, Botley Road, Oxford

**Proposal:** Erection of extensions to the front and rear and external alterations throughout, including the installation of cladding and new glazing. Provision of dedicated foot/cycle access from Botley Road, cycle parking, erection of substation, external lighting, hard and soft landscaping, external loading bay, means of enclosure (including car park barriers) and associated works to enable the use of the building within Use Class E (Commercial,

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Business and Service) for research and development.

**Reason at Committee:** This is a major planning application

**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, subject to:
  - the satisfactory completion of a legal agreement (or unilateral undertaking) under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in the report; and
  - the receipt of comments from the Environment Agency.
2. **agree to delegate authority** to the Head of Planning Services to:
  - decide whether the application needs to be referred back to the committee on receipt of a response from the Environment Agency; and
  - 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 recommended legal agreement (or unilateral undertaking) under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in the report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
  - following the completion of the section 106 legal agreement (or unilateral undertaking) referred to above issue the planning permission.

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## 5 21/00672: 4 Bladon Close, Oxford, OX2 8AD

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**Site address:** 4 Bladon Close, Oxford, OX2 8AD

**Proposal:** Demolition of existing dwellinghouse and garage. Erection of 5 x 2 bedroom flats (Use Class C3). Provision of amenity space, bin and cycle stores.

**Reason at Committee:** This application was called in by Councillors Wade, Landell-Mills, Gant, Goddard, Roz Smith, Altaf Khan due to concerns around design, car parking, neighbouring amenities, legal covenants, land subsistence, asbestos, drainage, access, bin storage and sustainability.

### **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.
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.

## 6 Minutes

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**Recommendation:** to approve the minutes of the meeting held on 12 October 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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20/00934/FUL: Land To The Rear Of The George Inn, 5 Sandford Road, Littlemore, Oxford, OX4 4PU	Major
20/01276/FUL: Land At Jericho Canal Side And Community Centre, 33A Canal Street, Oxford, OX2 6BX	Major
20/01277/LBC: Land At Jericho Canal Side And Community Centre, 33A Canal Street, Oxford, OX2 6BX	Major
21/00110/FUL: The Clarendon Centre, Cornmarket Street, Oxford, OX1 3JD	Major
21/00300/FUL: 17, 17A, 17B And 19 Between Towns Road, Oxford, OX4 3LX	Major
21/01261/FUL: St Hilda's College, Cowley Place, Oxford, OX4 1DY	Major
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	Major
21/01449/FUL: Land South West Of St Frideswide Farm, Banbury Road, Oxford	Major
21/01743/VAR: Rhodes House, South Parks Road, Oxford, OX1 3RG	
21/01695/FUL: Thornhill Park, London Road, Headington, Oxford, OX3 9RX	Major
21/01176/FUL: Former Dominion Oils Site, Railway Lane, Oxford, OX4 4PY	Major
21/01645/FUL: 472-474 Banbury Road, Oxford, OX2 7RG	Major
21/02120/OUT: Plot 18 And Plots 23-26, Oxford Science Park, Grenoble Road, Oxford, OX4 4GB	Major
21/02160/VAR: Site Of Former Lucy Faithfull House, 8 Speedwell Street, Oxford, OX1 1PX	Major
21/02580/FUL: Marston Paddock, Butts Lane, Oxford, OX3 0QN	Major
21/02431/FUL: Meadow Larkins, Larkins Lane, Oxford, OX3 9DW	called in
21/02432/LBC: Meadow Larkins, Larkins Lane, Oxford, OX3 9DW	called in
21/02639/FUL: Land West Of 75 Town Furze, Oxford, OX3 7EW	called in
21/02581/FUL: 1 North Street, Oxford, OX2 0AY	called in

## 8 Dates of future meetings

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

2021	2022
22 November	25 January

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7 December	15 February
	8 March
	12 April

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



## **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.**