

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 7 December 2021

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Committee members present:

Councillor Cook (Chair)	Councillor Chapman (Vice-Chair)
Councillor Abrishami	Councillor Fouweather
Councillor Hollingsworth	Councillor Hunt
Councillor Pegg	Councillor Rehman
Councillor Upton	

Officers present for all or part of the meeting:

Andrew Murdoch, Development Management Service Manager
Hayley Jeffery, Development Management Team Leader (East)
Mike Kemp, Principal Planning Officer
Sally Drury Smith, Planning Lawyer
Catherine Phythian, Committee and Member Services Officer

Apologies:

Councillor Diggins sent apologies.

54. Declarations of interest

Councillor Cook stated that as a Council appointed trustee for the Oxford Preservation Trust and as a member of the Oxford Civic Society, he had taken no part in those organisations' discussions or decision making regarding the applications before the Committee. He said that he was approaching all of the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Councillor Upton stated that as a Council appointed trustee for the Oxford Preservation Trust and as a member of the Oxford Civic Society, she had taken no part in those organisations' discussions or decision making regarding the applications before the Committee. She said that she was approaching all of the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

21/02884/CT3

Councillor Hollingsworth stated that as a member of Cabinet he had previously been party to a decision to upgrade this facility as part of the Council's de-carbonisation agenda. He made this declaration for reasons of transparency. He was approaching the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Councillor Upton stated that as a member of Cabinet she had previously been party to a decision to upgrade this facility as part of the Council's de-carbonisation agenda. She made this declaration for reasons of transparency. She was approaching the application with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

55. 21/00300/FUL: 17, 17A, 17B And 19 Between Towns Road, Oxford, OX4 3LX

The Committee considered an application (21/00300/FUL) for planning permission for the demolition of no's 17 and 17b Between Towns Road and Cowley Conservative Club, erection of three, four and five storey building incorporating 189 student study rooms, indoor and outdoor communal space, bin and bicycle storage and ground floor space for local community use falling within F2 of the Use Classes Order as amended.

The Planning Officer presented the report and corrected a typographical error at paragraph 10.51: in the second to last line "*acceptable*" should be deleted and replaced with "*unacceptable*".

In response to a specific question from the Committee Nik Lyzba, agent, confirmed that there would be management operating on site at all times to support the residents and to respond to issues or problems. Nevertheless the Committee considered that the scope of Condition 34 (Student Accommodation Management Plan) should be revised to address concerns about potential anti-social behaviour.

The Committee agreed to include an informative relating to the need to provide further highway safety measures for the increased number of cyclists who would be turning right out of St Luke's Road onto Between Towns Road.

Overall the Committee agreed that this was a welcome development, providing student accommodation through the re-purposing of a poor quality site in a sustainable location.

In reaching its decision, the Committee considered all the information put before it.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application, subject to the amendments detailed above.

The Oxford City Planning Committee resolved 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 subject to the revision of Condition 34 and the inclusion of an informative relating to highway safety measures for cyclists and grant planning permission subject to:
 - the satisfactory completion of a legal agreement 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
- 2. 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 recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this

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

- Complete the section 106 legal agreement referred to above and issue the planning permission.

56. 21/02884/CT3 - Hinksey Outdoor Swimming Pools, Abingdon Road, Oxford, OX1 4RP

The Committee considered an application (21/02884/CT3) for planning permission for the installation of a ground source heat pump comprising slinkies/pipes within lake connected to main building with below ground pipes.

The Planning Officer presented the report and made the following verbal updates:

- The Environment Agency (EA) had submitted a response on 6 December 2021 raising no objection to the development. Therefore recommendation 1 should be revised to delete reference to EA objections and recommendation 2 should be revised to remove the 2nd and 3rd bullet points
- Following further negotiations between interested parties, the Council's Planning Officers, the Council's Flood Mitigation Officer and the applicant's consultants and following the receipt of a revised Flood Risk Assessment there was no longer a requirement for compensatory measures for the storage of flood water to be provided and as a result the 4th bullet point of recommendation 2 could be deleted.
- Condition 5: Construction Traffic Management Plan (CTMP) – this had been submitted, reviewed and deemed acceptable by planning officers and the County Council as Highways Authority. The Condition would be updated to require compliance with the submitted CTMP.

In reaching its decision, the Committee considered all the information put before it. After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application subject to the amendments detailed above.

The Oxford City Planning Committee resolved 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. 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.
 - Issue the planning permission.

57. Minutes

The Committee resolved to approve the minutes of the meeting held on 22 November 2021 as a true and accurate record.

58. Forthcoming applications

The Committee noted the list of forthcoming applications.

59. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 7.00 pm

Chair

Date: Tuesday 25 January 2022