

Agenda

www.oxford.gov.uk



Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 8 March 2022**

Time: **6.00 pm**

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

For further information please contact:

Emma Lund, Committee and Members' Services Officer

☎ 01865 252367

✉ 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.

View or subscribe to updates for agendas, reports and minutes at mycouncil.oxford.gov.uk.

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.

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning Services has issued the formal decision notice.*

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 21/03057/FUL: Radcliffe Observatory Quarter, Woodstock Road, Oxford, OX2 6GG

13 - 74

Site Address: Radcliffe Observatory Quarter, Woodstock Road, Oxford

Proposal: The construction of a new humanities building to include; academic faculty space, a concert hall, a theatre, experimental performance lab, lecture hall, public engagement and outreach facilities, new public realm and landscape space with associated access, servicing route, disabled parking facility and covered and open cycle spaces.

Reason at Committee: The proposal is a major development

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

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning Services has issued the formal decision notice.*

section 13 of this report 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 this report; and

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

- finalise the recommended conditions as set out in this 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 this 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.

4 21/0328/OUTFUL: Northfield House, Sandy Lane West, Oxford, OX4 6LD

75 - 150

Site Address: Northfield House, Sandy Lane West, Oxford OX4 6LD

Proposal: Hybrid application: Full planning application for the demolition of the existing Northfield Hostel buildings and erection of 2no. 4 storey buildings to provide 51 dwellings (Use Class C3). Provision of new pedestrian and vehicular accesses, vehicular and bicycle parking, landscaping, amenity space, refuse storage and noise attenuation works. Outline planning application for the erection of up to 10 dwelling houses (Use Class C3) on former playing field to the east of the existing

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning Services has issued the formal decision notice.*

Northfield Hostel buildings. All matters reserved except scale and access.

Reason at Committee: The proposal is a major development
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 13 of this report 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 this report; and
2. **agree to delegate authority** to the Head of Planning Services to:
 - Finalise the recommended conditions as set out in this 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 this 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.

5 21/03361/FUL: 152 London Road, Headington, Oxford OX3 9ED

Site Address: 152 London Road, Headington, Oxford OX3 9ED

Proposal: Demolition of existing retail store (Use Class E). Erection of new building at 1 to 5

151 -
188

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning Services has issued the formal decision notice.*

storeys containing retail store (Use Class E) and hotel (Use Class C1). Service area, landscaping, cycle parking, and drop off bays on Stile Road

Reason at Committee: The proposal is a major development

Recommendation: The Oxford City Planning Committee is recommended to:

1. **refuse the application** for the reasons considered fully in the report; and
2. **agree to delegate authority** to the Head of Planning Services to:
 - finalise the recommended reasons for refusing the application as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

6 Minutes

189 -
192

Recommendation: to approve the minutes of the meeting held on 15 February 2022 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.

| | |
|------------------------------------------------------------------------|-------|
| 21/00110/FUL: The Clarendon Centre, Cornmarket Street, Oxford, OX1 3JD | Major |
| 21/01176/FUL: Former Dominion Oils Site, Railway Lane, Oxford, OX4 4PY | Major |
| 21/01261/FUL: St Hilda's College, Cowley Place, Oxford, OX4 1DY | Major |
| 20/01276/FUL: Land At Jericho Canal Side | Major |

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning Services has issued the formal decision notice.*

| | |
|--------------------------------------------------------------------------------------------------|-----------------|
| 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 | Major |
| 21/01405/FUL: 1 & 3 Jack Straw's Lane and 302 304 & 312 Marston Road, Oxford | Major |
| 21/01695/FUL: Thornhill Park, London Road, Headington, Oxford, OX3 9RX | Major |
| 21/02120/OUT: Plot 18 And Plots 23-26, Oxford Science Park, Grenoble Road, Oxford, OX4 4GB | Major |
| 21/02513/FUL: Victoria Hotel, 178 - 184 Abingdon Road, Oxford OX1 4RA | Major |
| 21/02580/FUL: Marston Paddock, Butts Lane, Oxford, OX3 0QN | Major |
| 21/02581/FUL: 1 North Street, Oxford, OX2 0AY | Called-in |
| 21/02639/FUL: Land West Of 75 Town Furze, Oxford, OX3 7EW | Called-in |
| 21/02776/RES: Land At Barton, Northern Bypass Road, Oxford, OX3 9SD | Reserved Matter |
| 21/02941/FUL DEL - 11 Masons Road, Oxford, OX3 8QL | Called-in |
| 21/02977/FUL: 18 Bradmore Road, Oxford, OX2 6QP | Called-in |
| 21/03622/VAR: Helena Kennedy Centre, Headington Hill, Headington, Oxford OX3 0BT | Major |
| 21/03241/FUL: Julianstow Cottage, 10 Harberton Mead, Oxford, OX3 0DB | |
| 21/03544/CPU: 21 Meadow Prospect, Oxford OX2 8PP | Called-in |
| 22/00003/FUL: 40 Masons Road, Oxford OX3 8QJ | Called-in |
| 21/03549/FUL: 14 Flexney Place, Oxford OX3 7NN | Called-in |
| 21/03178/FUL: 3 Iffley Turn, Oxford OX4 4DU | Called-in |

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning Services has issued the formal decision notice.*

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 21/01176/FUL: Former Dominion Oils Site, Railway Lane, Oxford OX4 4PY | Major |
| 20/00081/RES: Oxford North Northern Gateway, Land Adjacent A44, A40, A34 and Wolvercote Roundabout A40 Section from Cherwell District Council Boundary to Wolvercote Roundabout, Oxford OX2 8JR | Major |
| 22/00040/PIP: The Crown and Thistle, 132 Old Road, Headington, Oxford OX3 8SX | Called-in |

8 Dates of future meetings

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

| 2022 | 2022 |
|----------|--------------|
| 12 April | 16 August |
| 24 May | 20 September |
| 21 June | 18 October |
| 19 July | 15 November |

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning Services has issued the formal decision notice.*

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.