

Agenda



Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 24 May 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.

Members will be appointed to the Committee at the Annual Council meeting on 18 May 2022.

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

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 Election of Chair for the Council Year 2022-23

3 Election of Vice-Chair for the Council Year 2022-23

4 Declarations of interest

5 21/02776/RES: Land At Barton, Northern By-pass Road, Oxford, OX3 9SD

11 - 40

Site Address: Land at Barton, Northern By-pass Road, Oxford, Oxfordshire

Proposal: Details of Reserved matters (layout, scale, appearance and landscaping) for Phase 2 and 4 of Barton Park pursuant to Condition 3 of outline planning permission 13/01383/OUT. These works comprise of residential units (Use Class C3) and commercial units (Use Class E) with associated public realm and highway works including landscaping, cycle and car parking.

Reason at Committee: The proposal is a major development.

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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 this report and grant approval to the reserved matters; 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 landscaping proposals, plans and planting schedule prior to the issue of the decision notice, and
 - Authorise the Head of Planning Services to agree the change in the affordable housing mix set out in the S106 agreement associated with application 13/01383/OUT in writing, to be issued with the decision notice, and issue the decision notice.

6 21/02581/FUL: 1 North Street, Oxford, OX2 0AY

41 - 76

Site Address: 1 North Street, Oxford, Oxfordshire OX2 0AY

Proposal: Erection of a three storey building to create 6 x 2 bed flats (Use Class C3). Demolition of existing single storey extension to clubhouse. Erection of part single, part two storey rear extension to the existing clubhouse. Alterations to the fenestration throughout. Extension and alterations to the existing roof including the formation of 4no dormers, addition of external stair access and insertion of rooflights. Alterations to the extended clubhouse to create 2 x 2 bed flats and 1 x 1 bed flat (Use Class C3). Alterations to boundary treatments. Provision of private amenity space, car parking, bin and cycle stores.

Reason at Committee: This application was called in by Councillors Pressel, Corais, Fry, Tidball, Turner, Munkonge following their concerns about the proposed development in relation to the external appearance of the site and alleged

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deficiencies in the proposed environmental measures of the proposed 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 12 of this 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 this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

7 22/00393/FUL: 39 South Parade, Oxford OX2 7JL

77 - 102

Site Address: 39 South Parade, Oxford, Oxfordshire, OX2 7JL

Proposal: Partial demolition of the existing building. Erection of a three storey building to create 6 x 1 bed flats (Use Class C3). Alterations to the existing building to form 3 x 1 bed flats (Use Class C3) and alterations to fenestration on the west elevation. Provision of bin and bicycle stores. Alterations to landscaping and ancillary works.

Reason at Committee: Called-in by the Head of Planning Services following concerns from councillors with regard to the impact on neighbouring amenity, highways impacts, loss of garden space and general design issues.

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 this 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 this report including such refinements, amendments, additions and/or

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deletions as the Head of Planning Services considers reasonably necessary.

8 Minutes

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Recommendation: to approve the minutes of the meeting held on 12 April 2022 as a true and accurate record.

9 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.

21/01176/FUL: Former Dominion Oils Site, Railway Lane, Oxford, OX4 4PY	Major
21/01261/FUL: St Hilda's College, Cowley Place, Oxford, OX4 1DY	Major
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
21/02639/FUL: Land West Of 75 Town Furze, Oxford, OX3 7EW	Called-in
21/03114/CT3: Former Workshop at Lanham Way, Oxford, OX4 4PU	OCHL application
21/03622/VAR: Helena Kennedy Centre, Headington Hill, Headington, Oxford OX3 0BT	Major
21/03241/FUL: Julianstow Cottage, 10 Harberton Mead, Oxford, OX3 0DB	
21/03178/FUL: 3 Iffley Turn, Oxford OX4 4DU	Called-in
21/01176/FUL: Former Dominion Oils Site, Railway Lane, Oxford OX4 4PY	Major
22/00081/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

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22/00040/PIP: The Crown and Thistle, 132 Old Road, Headington, Oxford OX3 8SX	Called-in
22/00410/LBC: Green Templeton College, Woodstock Road, Oxford, OX2 6HG	Major
22/00409/FUL: Green Templeton College, Woodstock Road, Oxford OX2 6HG	Major
22/00129/FUL: 5 Oxford Castle, New Road, Oxford OX1 4AY	Called-in
22/00131/LBC: 5 Oxford Castle, New Road, Oxford OX1 1AY	Called-in
22/00130/ADV: 5 Oxford Castle, New Road, Oxford, OX1 1AY	Called-in
22/00675/RES: Part Of 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	Reserved Matter
22/00289/FUL: 75 Langley Close, Oxford OX3 7DB	
22/00679/FUL: Headington Hill Campus, Oxford Brookes University, Headington Hill, Oxford OX3 0BT	Major
22/00042/FUL: 6 Doris Field Close, Oxford OX3 0DP	Called-in
21/03582/FUL: The Deaf and Hard of Hearing Centre, 10 Littlegate Street, Oxford OX1 1RL	Major

10 Dates of future meetings

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

2022	2022
21 June	18 October
19 July	15 November
16 August	13 December
20 September	24 January 2023

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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.