

Minutes of a meeting of the Planning - Oxford City Planning Committee on Monday 22 November 2021

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Committee members present:

Councillor Cook (Chair)	Councillor Chapman (Vice-Chair)
Councillor Abrishami	Councillor Altaf-Khan
Councillor Diggins	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
Robert Fowler, Development Management Team Leader (West)
Hayley Jeffery, Development Management Team Leader (East)
Louise Greene, Planning Lawyer
Catherine Phythian, Committee and Member Services Officer
Gill Butter, Principal Heritage Officer
Clare Gray, Principal Planner
Sarah Orchard, Principal Planning Officer

Apologies:

There were no apologies.

47. Declarations of interest

General

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 stated that he and his wife were both employees of Oxford University but that their employment had no bearing on 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 stated that was an employee of Oxford University but that her employment had no bearing on 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.

21/01347/FUL

Councillor Abrishami stated that she was employed at the Warneford Hospital, which was adjacent to the application site. 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.

21/01388/FUL

Councillor Pegg stated that she worked for The Wildlife Trusts at the national level and that, whilst she was aware that a local trust: BBOWT (Berks, Bucks and Oxon Wildlife Trust) had submitted an objection to the application, she had not been involved in that and she had not made her mind up on the matter, and approached it with an open mind.

21/02384/RES

Councillor Cook stated that he had spoken to a constituent regarding this application but that his remarks had been limited to advice on the planning process and committee procedures. He had not commented on the details of the application and 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.

48. 21/01388/FUL: 1 Court Place Gardens, Oxford, OX4 4EW

The Committee considered an application (21/01388/FUL) for planning permission for the demolition of 36 existing residential dwelling and erection of 71 dwellings including associated earthworks, hard and soft landscaping, bin storage and cycle and car parking.

The Planning Officer presented the report and advised the Committee that:

- The development site had been allocated for graduate student accommodation or residential accommodation in the Oxford Local Plan (Policy SP34).
- There had been no objections from the statutory consultees
- The reference to “U” quality trees in paragraphs 10.164 and 10.166 should be corrected to reference “C” quality trees. The error didn’t have any impact on the assessment of the trees.
- In respect of Biodiversity Net Gain: the reference to the “poor” condition of the woodland habitat in Paragraph 10.167 was a general statement. Planning officers accepted the formal classification of “moderate” for that area of woodland habitat as stated in the Biodiversity Net Gain metric.
- Planning officers were satisfied that the report addressed all of the points made in the correspondence circulated to the Committee by the Pro-Vice Chancellor of the University of Oxford and from the Friends of Iffley Village
- No objections had been received from Environmental Health Officers concerning noise

The Planning Officer informed the Committee that she proposed to include additional conditions to restrict permitted development rights and to address noise.

Local residents Chris Rust, and Phil Hart and Julia Falconer representing Friends of Iffley Fields spoke against the application.

Anna Strongman, representing the University spoke in favour of the application.

The Committee asked questions of the officers about the details of the application.

In discussion the Committee noted the following points:

- Environment Act 2021 – although this had received Royal Assent Part 6 on Biodiversity was not yet the law and until such time the existing biodiversity net gain target of 5% as set out in the Local Plan carried greater weight. PV panels – the proposed buildings had been oriented to allow for PV panels to be installed on the south facing roofs of all of the dwellings as far as possible
- PV panels – the proposed buildings had been oriented to allow for PV panels to be installed on the south facing roofs of all of the dwellings
- Materials for roads and pavements – this would be covered by Condition 3
- As detailed in the report the potential hydrological impacts on the Lowland Fen habitat and the Rivermead Nature Reserve (designated as a SLINC - Site of Local Importance to Nature Conservation) had been fully assessed and planning officers were satisfied that the proposed SUDS would restrict run-off from the site to greenfield rate
- The Sun Study assessment considers the loss of light to 1 Eastchurch and notes that the existing trees already have a considerable impact on daylight and sunlight in the rear garden and that the impact of the new development, although different in form, would not materially exacerbate that impact

The Committee observed that all the background documents relating to the application should be made available to the public via the website and asked planning officers to ensure that this included the updated documentation relating to the biodiversity assessment.

In reaching its decision, the Committee considered all the information put before it and agreed with the conclusions set out in the officer report.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application with the addition of further conditions regarding the restriction of permitted development rights and noise.

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 the addition of further conditions as detailed above 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;
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;

- complete 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;
- issue the planning permission.

49. 21/01347/FUL: University Of Oxford Old Road Campus, Roosevelt Drive, Oxford, OX3 7FY

The Committee considered an application (21/01347/FUL) for planning permission for the construction of 4552 square metres of office, research and teaching space (F.1 Use Class) for the Institute for Global Health. Provision of an outbuilding to provide cycle parking, bin storage and associated sprinkler system with associated hard and soft landscaping works.

The Planning Officer presented the report and advised that Paragraph 9.102 should be corrected to state that “**no** hedgehog holes would be required.”

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.

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 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. **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 the 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.
- receive confirmation that the deed of variation to the S106 agreement (under application 12/02072/OUT) with the County Council has been completed to cover this application.

50. 21/02384/RES: Latent Logic, 8 Hollybush Row, Oxford

The Committee considered a reserved matters application (21/02384/RES - details of reserved matters (appearance and landscaping)) for planning permission for the redevelopment of Public House (The Adventurer) with four storey building comprising office space, short stay (hotel) accommodation and 1 x 1 bedroom and 1 x 2 bedroom apartments (including private amenity space, bin storage and cycle parking).

The application had been referred to the Committee at the request of the Head of Planning Services due to concerns regarding rights to light and loss of privacy to neighbouring properties.

The Planning Officer presented the report.

Angie Malcomson, local resident, spoke against the application.

Neil Warner, agent, spoke in favour of the application.

The Committee noted the concerns raised by the objector but recognised that these were matters which had been considered when planning permission was granted in 2018 (18/02103/OUT) and 2019 (19/03013/FUL). The Committee noted that those concerns had no bearing on the reserved matters application before them.

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.

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.
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.

51. Minutes

The Committee resolved to approve the minutes of the meeting held on 9 November 2021 as a true and accurate record.

52. Forthcoming applications

The Committee noted the list of forthcoming applications.

53. Dates of future meetings

The Committee noted the dates of future meetings.

The Committee agreed to schedule a provisional meeting on 9 December 2021 to consider applications relating to the development of land at Jericho Canal Side And Community Centre. The requirement for this additional meeting would be confirmed on 1 December 2021.

The meeting started at 6.00 pm and ended at 7.45 pm

Chair

Date: Tuesday 7 December 2021

When decisions take effect:

Cabinet: after the call-in and review period has expired

Planning Committees: after the call-in and review period has expired and the formal decision notice is issued

All other committees: immediately.

Details are in the Council's Constitution.