

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 18 October 2022

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Committee members present:

Councillor Clarkson (Chair)	Councillor Upton (Vice-Chair)
Councillor Altaf-Khan	Councillor Aziz
Councillor Diggins (for Councillor Chapman)	Councillor Fouweather
Councillor Hollingsworth	Councillor Pegg
Councillor Rehman	

Officers present for all or part of the meeting:

Louise Greene, Planning Lawyer
Chloe Jacobs, Senior Planning Officer
Hayley Jeffery, Development Management Team Leader (East)
Mike Kemp, Principal Planning Officer
Emma Lund, Committee and Member Services Officer
Andrew Murdoch, Acting Head of Planning Services (Development Management)

Apologies:

Councillors Chapman, Hunt and Malik sent apologies.

Substitutes are shown above.

45. Declarations of interest

22/01538/FUL

Councillor Rehman declared a pecuniary interest in the application and stated that he would withdraw and leave the meeting room whilst the application was considered.

46. 22/01712/FUL: UYS Limited, Garsington Road, Oxford OX4 2BW

The Committee considered an application (22/01712/FUL) for temporary change of use from general industrial use (Use Class B2) to storage and distribution (Use Class B8) for a period of 5 years at UYS Limited, Garsington Road, Oxford OX4 2BW.

The Planning Officer gave a presentation and highlighted the following:

- Section 1.1.2 of the report required amendment to clarify that authority to finalise conditions and issue the decision was to be delegated to the Acting Head of Planning Services (Development Management);
- The building was currently vacant, and had been since UYS had left the site last year. It had been marketed since September 2020, and no occupier had yet been

found. However, the marketing summary suggested that the majority of interest was from potential Class B8 occupiers;

- Access to the site was only via the adjacent Unipart site, via a controlled security access point;
- The building was a large industrial structure, housing 12,173 sqm of Class B2 floor space;
- The building remains of a high standard and was capable of use for Class B2, or other Class B uses. Parking for 135 cars was provided on the site, and this would be unaltered by the planning application;
- The application site was located in the overall site allocation policy for Unipart, which was covered under policy SP7 of the Oxford Local Plan. The site allocation was permissive in principle of Class B8 uses on the Unipart site;
- Policy E1 of the Oxford Local Plan included a caveat that B8 uses would in general only be supported on employment sites where those uses supported existing employment operations on the site or Category 1 employment sites. It was not intended that the temporary B8 use within this proposal would be in connection with Unipart or another Category 1 employment use, and on that basis the proposal did depart from Policy E1 of the Local Plan. However, the site allocation for Unipart did not specifically require Class B8 uses on the site to be connected with Unipart or any other Category 1 employment use;
- The change of use would enable use by a greater range of occupiers, increasing the likelihood that the building would be brought back into operation in the near future;
- It was estimated that Class B8 use on the site would deliver 166 jobs. This was slightly lower than the 313 employees who had worked for UYS on the site; however, the building was currently providing no employment at all whilst it remained vacant;
- The application was for an intervening use, as the applicant had proposals to potentially develop the rear section of the Unipart site in the future, including the UYS building. The building would revert to its existing B2 use after the recommended 5 years temporary planning permission, and therefore the site would not be permanently lost as high generating Class B2 space;
- There would be no significant environmental issues resulting from the change of use in terms of noise or air quality. Whilst there was likely to be a higher number of HGV vehicles associated with Class B8 use, the overall number of vehicle movements was likely to significantly decline, particularly during the peak hours, as a result of fewer staff commuting to the site. There were no proposals to increase parking provision on the site;
- Officers considered that there were significant economic benefits arising from improving the chance that the building could be re-used and brought back into use

as an employment site, and for the reasons set out in the report approval of the application was recommended, subject to the condition shown in the report.

The Committee asked questions about the details of the application, which were responded to by officers. The Committee's discussions included, but were not limited to, the following:

- Land which had been allocated within Policy STRAT 12 of the South Oxfordshire Local Plan for residential development for the provision of 1800 homes lay to the south of the application site and not the east as set out in the report;
- The range of use for the building was limited due to its location within the wider Unipart site.

On being proposed, seconded and put to the vote the Committee agreed with the officer's recommendation to approve the application for the reasons given in the report and subject to the required planning conditions set out in the report.

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 Acting Head of Planning Services (Development Management) to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services (Development Management) considers reasonably necessary and issue the decision.

47. 22/01538/FUL: 72 The Slade, Oxford, OX3 7DX

The Committee considered an application (22/01538/FUL) for demolition of an existing garage, erection of a single storey side extension, and provision of bin and bike stores at 72 The Slade, Oxford OX3 7DX. The application was before the Committee as the applicant was an elected Councillor of Oxford City Council.

Councillor Rehman left the meeting room for this item and did not take part in determining the application.

The Planning Officer gave a presentation and highlighted the following:

- Section 1.1.2 of the report required amendment to clarify that authority to finalise conditions and issue the decision was to be delegated to the Acting Head of Planning Services (Development Management);
- 72 The Slade was a two-storey semi-detached property located on the east side of The Slade, near to the junction with Wood Farm Road. Access was via a private road which ran along the front of the application site. The property was currently in use as a Sui Generis House of Multiple Occupation (HMO) and had previously been extended by means of a single storey rear extension and a rear dormer window;

- The extension would replicate the existing design formation. Officers were of the view that the design would be of a similar appearance to the remainder of the site, especially when viewed from the front, and therefore did not consider that it would have any adverse impact with regard to visual amenity or the street scene;
- The extension would be sited between 8 and 10m from the properties on Wood Farm Road, and would sit only 0.3m taller than the existing garage. Given the single storey nature of the extension, and the separation distance between the extension and the rear of properties on Wood Farm Road, officers were of the opinion that the proposal would not have an adverse impact on neighbouring amenity;
- The bin and bike stores would be located at the front of the property and would be single storey and constructed from timber. For the reasons outlined in the report officers considered that these were acceptable;
- The main considerations for the application were the design impact on visual amenity, and the impact on neighbouring amenity. For the reasons outlined in the presentation and report, officers were of the opinion that the proposal was acceptable in design and amenity terms and therefore approval was recommended, subject to the conditions set out in the report.

The Committee asked questions on details of the application, which were responded to by officers. Discussion included the following:

- The design of the bike stores, each holding four bikes, could prove difficult for bikes to be taken out and put back in. Officers responded that the design was of a standard type, and balance was needed between ease of use and the size and visual impact of the bike stores;
- Natural England had requested further information as part of the application on whether the extension was to be constructed on existing hardstanding, as the site was in the Lye Valley catchment area. On the basis that it would be, Natural England was content for the application to be approved subject to a condition requiring that the site was drained using Sustainable Drainage Systems (SuDS);
- Although not recommended as part of the proposal which was before the Committee, the condition of the HMO application (ref: 20/00514/FUL) relating to parking permits would remain relevant.

On being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons given in the report and subject to the required planning conditions and informative set out in the report.

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 and informative set out in the report and grant planning permission; and

2. **delegate authority** to the Acting Head of Planning Services (Development Management) to finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services (Development Management) considers reasonably necessary and issue the decision.

48. Minutes

The Committee resolved to approve the minutes of the meeting held on 22 September 2022 as a true and accurate record.

49. Forthcoming applications

The Committee noted the list of forthcoming applications.

50. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 6.28 pm

Chair

Date: Tuesday 15 November 2022

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.