

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 25 June 2024

www.oxford.gov.uk



Committee members present:

Councillor Clarkson (Chair)	Councillor Fouweather (Vice-Chair)
Councillor Altaf-Khan	Councillor Lygo (for Councillor Chapman)
Councillor Henwood	Councillor Hollingsworth
Councillor Hunt	Councillor Rawle
Councillor Upton	

Officers present for all or part of the meeting:

Felicity Byrne, Principal Planning Officer
Tobias Fett, Principal Planning Officer
Hayley Jeffery, Development Management Team Leader (East)
Emma Granger, Planning Lawyer
Emma Lund, Committee and Member Services Officer

Apologies:

Councillors Chapman, Coyne and Regisford sent apologies.
Substitutes are shown above.

9. Declarations of interest

23/01950/FUL

Councillor Hollingsworth declared that he rented an office within a building on Transport Way. However, it was not sufficiently close as to be affected by the application.

Councillor Clarkson declared that, in response to a query from the applicant, she had spoken to him in general terms regarding the planning application process; however, she had not expressed any opinion on the proposal.

10. 23/01950/FUL: County Trading Estate, Transport Way, Oxford OX4 6LX

The Committee considered an application (23/01950/FUL) for the demolition of the existing building and construction of a new warehouse with ancillary office area at County Trading Estate, Transport Way, Oxford.

The application sought approval for the demolition of the existing warehouse building and the erection of a purpose-built warehouse with a small four-storey office and product display area to the north of the site. This would be accompanied by HGV servicing, car and cycle parking and landscaping. Access arrangements to the site would remain as currently.

The Planning Officer gave a presentation and reported that the proposal was recommended for approval for the reasons given in the report and subject to the conditions set out in the report.

Lucy Minoli (for the applicant) spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by officers and the applicant.

The Committee noted that the proposal included an extension to the existing B8 use on the site, contrary to the Oxford Local Plan 2036 Policy E1 which only supports such development if it is in direct support of a category 1 employment site. This was not the case for this application. Officers clarified that the extent of the additional B8 use was 123sqm of new warehouse space.

Whilst acknowledging the importance of Policy E1 in prioritising the best and most efficient use of land, on the basis of the small amount of new B8 use involved; the fact that it would allow the continued growth of a local, well-established business and local employer; and the fact that it would provide an improved quality of facilities the application was considered to be acceptable, notwithstanding the departure from Policy E1 in this instance.

On being proposed, seconded, and put to the vote the Committee agreed with the officers' recommendation to approve the application for the reasons set out in the report and subject to the 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 Head of Planning and Regulatory 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 and Regulatory Services considers reasonably necessary.

11. 24/01141/POM: Land South West of St Frideswide Farm, Banbury Road, Oxford OX2 8EH

The Committee considered an application (24/01141/POM) for variation of the completed legal agreement attached to planning permission 21/01449/FUL to change the tenure of plots 66 and 67 (2x4BH) from shared ownership to social rent and the tenure of plots 60 and 61 (2x3BH) from social rent to shared ownership.

The Planning Officer gave a presentation and reported that the variation to the legal agreement was sought as even a share as low as 10% was not financially feasible for those who would qualify for shared ownership under the Homes England Capital Funding Guide, due to the Open Market Value of these properties. Thus, these units

would most likely remain unsold and unoccupied. However, the 3-bedroomed units were feasible as shared ownership and could be sold as such.

The proposed modification would also benefit the Council by providing larger 4-bedroomed houses as social rent to help meet the current housing need for these property types.

On being proposed, seconded, and put to the vote the Committee agreed with the officers' recommendation to modify the legal agreement for the reasons set out in the report.

The Oxford City Planning Committee resolved to:

1. **approve** the modification to the legal agreement for the reasons given in the report; and
2. **delegate authority** to the Head of Planning & Regulatory Services to:
 - 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 the report (including to dovetail with and where appropriate, reinforce the conditions and informatives attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
 - complete the section 106 legal agreement referred to above.

12. Minutes

The Committee resolved to approve the minutes of the meeting held on 21 May 2024 as a true and accurate record.

13. Forthcoming applications

The Committee noted the list of forthcoming applications.

14. 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 16 July 2024

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.