

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 20 August 2024

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Committee members present:

Councillor Clarkson (Chair)	Councillor Fouweather (Vice-Chair)
Councillor Coyne	Councillor Henwood
Councillor Hollingsworth	Councillor Hunt
Councillor Rawle	Councillor Ottino (for Councillor Chapman)
Councillor Regisford	Councillor Upton

Officers present for all or part of the meeting:

Victoria Ashton, Planning Officer
Jane Cotton, Planning Lawyer
Robert Fowler, Development Management Team Leader (West)
Amber Khaloon, Trainee Solicitor
Emma Lund, Committee and Member Services Officer

Apologies:

Councillors Altaf-Khan and Chapman sent apologies.
Substitutes are shown above.

21. Declarations of interest

There were no declarations of interest.

22. 24/00667/FUL: 111 and 113 Wytham Street, Oxford OX1 4TN

The Committee considered an application (24/00667/FUL) for demolition of existing rear extension at 113 Wytham Street; erection of a part single, part two storey rear and side extension at 113; erection of a first floor rear extension at 111 Wytham Street; alterations to roof to form hip to gable; formation of 2no. rear dormers in association with loft conversions; formation of front porch to 113; installation of 2no. solar panels to front elevation of 111; installation of 2no. solar panels to the front elevation of 113; insertion of 2no. rooflights to the front elevation of 111; insertion of 3no. rooflights to the front elevation of 113; alterations to 1no. rooflight to the front elevation of 111 and alterations to front bay window to 111. A severable development where the development at 113 and the development at 111 could be carried out individually (amended description).

The Planning Officer gave a presentation outlining the details of the site location and the proposals; this included site photos and existing and proposed elevations and plans. The following was highlighted:

- The application was a joint application, and officers had therefore considered the potential planning impacts including potential impact on neighbouring amenity in the event that one of the properties did not proceed with the proposed development. This was because the two dwellings were in different ownerships, and officers considered that the development could be implemented on each property separately, which would give rise to different amenity impacts. Officers considered that the impact to neighbouring amenities for both properties would be acceptable for the reasons set out in the officers' report. As a result, a legal agreement was not considered necessary as each of the extensions would be acceptable in isolation of the other.
- Condition 4, which was recommended as part of the permission, sought to address the eventuality that the existing extension at 113 were demolished and not re-built, as this would raise a concern in design terms with the party wall between the two existing rear single storey extensions. By inclusion of this condition, officers have requested further information about the finish of this wall to be provided in the instance that the wall were left visible, in order to ensure high quality design. This condition would not need to be discharged if the flank wall were not left exposed.
- A separate application for the erection of a single storey rear outbuilding at no. 113 Wytham Street was also before the Committee for consideration, and that application included land contamination as a material consideration. The Planning Officer clarified that this was due to the rear garden (where the outbuilding would be sited) being located on a former landfill site. However, the joint application for nos. 111 and 113 did not raise any land contamination issues as the area of development did not fall within the area of the previous landfill site in the rear garden: this had been confirmed with the Council's Land Contamination Officer.
- The proposal was deemed to be acceptable with regard to design, impact on neighbouring amenity, flooding and ecology and was therefore recommended for approval, subject to the conditions outlined in the officers' report.

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

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 is 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 Services considers reasonably necessary.

23. 24/00668/FUL: 113 Wytham Street, Oxford OX1 4TN

The Committee considered an application (24/00668/FUL) for erection of a detached single storey rear outbuilding and installation of solar panels to outbuilding roof at 113 Wytham Street, Oxford.

The Planning Officer gave a presentation outlining the details of the site location and the proposal. This included site photos and the proposed elevations and plans. The Planning Officer highlighted that the application was deemed acceptable in terms of design, neighbouring amenity, flooding and land contamination and was therefore recommended for approval subject to the conditions outlined in the officers' report.

The Committee asked questions about the details of the application, which were responded to by officers. In response to a question, officers drew attention to condition 4 which stipulated that the development may only be used for a purpose incidental to the use of the dwellinghouse at 113 Wytham Street. It also stipulated that no cooking facilities may be installed in the outbuilding, in order to ensure that it was not used for primary living accommodation.

On being proposed, seconded and put to the vote the Committee agreed with the officers' recommendation to approve the application 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.

24. Minutes

The Committee resolved to approve the minutes of the meeting held on 16 July 2024 as a true and accurate record.

25. Forthcoming applications

The Committee noted the list of forthcoming applications.

26. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 6.17 pm

Chair

Date: Tuesday 17 September 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.