

Agenda

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Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 15 October 2024**

Time: **6.00 pm**

Place: **Oxford Town Hall**

For further information please contact:

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Membership

City Councillors

Councillor Mary Clarkson (Chair)	Marston;
Councillor Laurence Fouweather (Vice-Chair)	Cotteslowe & Sunnymead;
Councillor Mohammed Altaf-Khan	Headington;
Councillor Nigel Chapman	Headington Hill & Northway;
Councillor Barbara Coyne	Headington Hill & Northway;
Councillor David Henwood	Rose Hill & Iffley;
Councillor Alex Hollingsworth	Carfax & Jericho;
Councillor Jemima Hunt	St Clement's;
Councillor Rosie Rawle	Donnington;
Councillor Dianne Regisford	Holywell;
Councillor Louise Upton	Walton Manor;
Councillor Simon Ottino	Northfield Brook

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 Declarations of interest

3 24/01631/FUL - Eastpoint

11 - 68

Site address: Sandford Gate, Sandy Lane West, Oxford, Oxfordshire.

Proposal: Demolition of existing office buildings (Use Class E). Erection of 3no. laboratory enabled office buildings (Use Class E), 1 no. building to accommodate car and bicycle parking facilities and mechanical plant and 1no. building to accommodate mechanical plant and amenity space. Provision of new access arrangements, landscaping and external cycle parking.

Reason at Committee: Major development.

RECOMMENDATION

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; and 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 this report; and
2. **agree to delegate authority** to the Head of Planning and

Regulatory 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 and Regulatory 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 this 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 and Regulatory Services considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

4 24/01481/FUL - Odeon

69 - 130

Site address: Cinema, George Street, Oxford, Oxfordshire.

Proposal: Demolition of the existing cinema (use class sui generis) and erection of an aparthotel (use class C1) to include ground floor community use (use class F2). Provision of external landscaping, cycle parking and refuse storage.

Reason at Committee: Major development.

RECOMMENDATION

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 13 of this report and grant planning permission; and 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 this report; and
2. **agree to delegate authority** to the Head of Planning and Regulatory 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

and Regulatory 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 this 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 and Regulatory Services considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

5 **22/03049/FUL - Land North of Bayswater Brook**

131 -
170

Site address: Land North of Bayswater Brook – see Appendix 1 for site plan.

Proposal: Erection of new A40 cycle and pedestrian bridge and associated pedestrian/cycle route connection works, formation of new vehicular access onto Elsfield Road and associated Elsfield Road/Woodeaton Road/Marston Interchange access and highway improvement works, formation of 2 no. new vehicular accesses onto Bayswater Road and associated highway improvement works on Bayswater Road, formation of 2 no. new Public Transport crossing bridges over the Bayswater Brook with associated bus route connection works, including a Public Transport-only access onto the A40, formation of 5 no. pedestrian/cycle bridges over the Bayswater Brook and associated pedestrian/cycle route connection works, flood alleviation measures along sections of the Bayswater Brook and landscape and infrastructure works (associated with the proposed residential and commercial development at Land North of Bayswater Brook solely within South Oxfordshire District Council).

Reason at Committee: This is a Major Planning Application.

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.

6 22/02446/CT3 - Donnington Recreation Ground

171 -
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Site Address: Donnington Recreation Ground, Freelands Road, Oxford, Oxfordshire – see Appendix 1 for site plan.

Proposal: Removal of existing fencing and formation of footpath and cycle path, installation of staggered, timber bollards, timber kissing gate and associated landscaping works and associated signage. (Amended landscape plans and additional information: Landscape Ecological Management Plan, Construction Environmental Management Plan: Biodiversity). (Amended Plans and Description).

Reason at Committee: Application was originally reported to Committee in October 2023 where Members resolved to grant permission subject to conditions and the completion of a legal agreement but since then changes have been made to the proposed landscaping and biodiversity net gain which Officers consider should be reported back to Committee.

RECOMMENDATION

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 and subject to:
 - the satisfactory completion of a legal Obligation 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 this 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 Obligation 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 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 Obligation referred to above and issue the planning permission.

7 **24/01469/LBC - 8 Dunstan Road, Oxford, OX3 9BY**

227 -
238

Site address: 8 Dunstan Road, Oxford, Oxfordshire, OX3 9BY – see Appendix 1 for site plan.

Proposal: Reconfiguration of internal areas to include the reduction in size of the ground floor entrance lobby, relocation of a door opening into the TV room and refurbishment of the kitchen including floor finishes. Floor to be part excavated for floor build-up. New internal door openings. Insertion of a structural steel beam.

Reason at Committee: The application has been submitted on behalf of a councillor.

RECOMMENDATION

Oxford City Planning Committee is recommended to:

3. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 13 of this report and grant planning permission; and
4. **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.

8 **Minutes**

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250

Recommendation: to approve the minutes of the meeting held on 17 September 2024 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.

22/02954/OUT: Land at Oxpens Road, Oxford OX1 1TB	Major
22/02955/FUL: Land at Oxpens Road, Oxford OX1 1TB	Major
23/01001/CT3: Tumbling Bay, Head of Bulstake Stream, Botley Road, Oxford	Called-in
23/02262/FUL: Churchill Hospital, Old Road, Headington, Oxford OX3 7JT	Called-in
24/00585/VAR: Car Park, Meadow Lane, Oxford OX4 4BJ	Called-in
24/01104/FUL: 35 Ash Grove, Oxford OX3 9JN	Called-in
24/01344/FUL and 24/01345/LBC: Waynflete Building, 1-8 St Clement's Street and 9-13 St Clement's Street, Oxford OX4 1DN	Major
24/01434/FUL: Stansfield Park, Quarry Road, Oxford	Major
24/01631/FUL: Sandford Gate, Sandy Lane West, Oxford OX4 6LB	Major
24/01780/VAR: Trinity House, John Smith Drive, Oxford OX4 2RZ	Major
24/01397/FUL: The Bungalow, Sandy Lane, Oxford OX4 6LL	Major
24/01821/FUL: Department of Physiology, Parks Road, Oxford OX1 3PT	Major
24/02206/FUL: 253 and 255-257 London Road	Called-in

10 Dates of future meetings

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

19 November 2024
10 December 2024
21 January 2025

25 February 2025
18 March 2025



Notes and Information for those attending