

Agenda

Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 15 April 2025**

Time: **6.00 pm**

Place: **St Aldate's Room - Oxford Town Hall**

For further information please contact:

Uswah Khan, Committee and Member Services Officer, Committee Services Officer

☎ 01865 529117

✉ DemocraticServices@oxford.gov.uk

Members of the public can attend to observe this meeting and.

- may register in advance to speak to the committee in accordance with the [committee's rules](#)
- may record all or part of the meeting in accordance with the Council's [protocol](#)

Information about speaking and recording is set out in the agenda and on the [website](#)

Please contact the Committee Services Officer to register to speak; to discuss recording the meeting; or with any other queries.

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Committee Membership

Councillors: Membership 10: Quorum 5: substitutes are permitted.

Councillor Mary Clarkson (Chair)	Marston;
Councillor Laurence Fouweather (Vice-Chair)	Cutteslowe & Sunnymead;
Councillor Mohammed Altaf-Khan	Headington;
Councillor Nigel Chapman	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;

There is currently one vacant seat on this Committee allocated to the Oxford Community Independent Group.

Apologies and notification of substitutes received before the publication are shown under *Apologies for absence* in the agenda. Those sent after publication will be reported at the meeting. Substitutes for the Chair and Vice-chair do not take on these roles.

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning and Regulatory Services has issued the formal decision notice.*

Oxford City Council, Town Hall, St Aldate's Oxford OX1 1BX

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 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 25/00037/FUL 109 Cricket Road, Oxford, Oxfordshire, OX4 3DL

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Site address: 109 Cricket Road, Oxford, Oxfordshire, OX4 3DL

Proposal: Erection of a single storey side extension. Conversion of garage to habitable space and replacement of garage door with 1no. window to front elevation. (amended application form).

Reason at Committee: The applicant is a member of staff of Oxford City Council.

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,
2. **Delegate authority** to the Director of Planning and Regulation to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or

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deletions as the Director of Planning and Regulation considers reasonably necessary

4 Minutes

Recommendation: to approve the minutes of the meeting held on 25 February 2025 as a true and accurate record.

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5 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.

22/02555/FUL: Plot 27, Oxford Science Park, Robert Robinson Avenue, Oxford OX4 4GA	Major
22/03078/FUL: Land Bounded by Meadow Lane and Church Way, Oxford	Major
23/00810/VAR: 19 Between Towns Road, Oxford, Oxfordshire, OX4 3LX	Major
23/00988/FUL: Bertie Place Recreation Ground and Land South West of Wytham Street, Oxford	Major
23/01001/CT3: Tumbling Bay, Head of Bulstake Stream, Botley Road, Oxford	Called in
23/01023/VAR: Radcliffe Observatory Quarter, Radcliffe Humanities, Woodstock Road, Oxford OX2 6GG	Major
23/01744/CEU: City of Oxford College, Oxpens Road, Oxford OX1 1SA	Major
23/01973/VAR: Northfield House, Sandy Lane West, Oxford OX4 6LD	Major
24/00585/VAR: Car Park, Meadow Lane, Oxford OX4 4BJ	Called in
24/01104/FUL: 35 Ash Grove, Oxford OX3 9JN	Called in
24/01807/FUL: 299-301 London Road, Headington, Oxford OX3 9HL	Called in

6 Dates of future meetings

Future meetings of the Committee are scheduled at 6.00pm on:
15 April 2025

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning and Regulatory Services has issued the formal decision notice.*

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20 May 2025

17 June 2025

15 July 2025

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Information for those attending

Recording and reporting on meetings held in public

Members of public and press can record, or report in other ways, the parts of the meeting open to the public. You are not required to indicate in advance but it helps if you notify the Committee Services Officer prior to the meeting so that they can inform the Chair and direct you to the best place to record.

The Council asks those recording the meeting:

- To follow the protocol which can be found on the Council's [website](#)
- Not to disturb or disrupt the meeting
- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule or show a lack of respect towards those being recorded.
- To avoid recording members of the public present, even inadvertently, unless they are addressing the meeting.

Please be aware that you may be recorded during your speech and any follow-up. If you are attending please be aware that recording may take place and that you may be inadvertently included in these.

The Chair of the meeting has absolute discretion to suspend or terminate any activities that in his or her opinion are disruptive.

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". The matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

Members' Code – Other Registrable Interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing** of one of your Other Registrable Interests*** then you must declare an

interest. You must not participate in discussion or voting on the item and you must withdraw from the meeting whilst the matter is discussed.

Members' Code – Non Registrable Interests

Where a matter arises at a meeting which ***directly relates*** to your financial interest or wellbeing (and does not fall under disclosable pecuniary interests), or the financial interest or wellbeing of a relative or close associate, you must declare the interest.

Where a matter arises at a meeting which affects your own financial interest or wellbeing, a financial interest or wellbeing of a relative or close associate or a financial interest or wellbeing of a body included under Other Registrable Interests, then you must declare the interest.

You must not take part in any discussion or vote on the matter and must not remain in the room, if you answer in the affirmative to this test:

“Where a matter affects the financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest You may speak on the matter only if members of the public are also allowed to speak at the meeting.”

Otherwise, you may stay in the room, take part in the discussion and vote.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

** Wellbeing can be described as a condition of contentedness, healthiness and happiness; anything that could be said to affect a person's quality of life, either positively or negatively, is likely to affect their wellbeing.

*** Other Registrable Interests: a) any unpaid directorships b) any Body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority c) any Body (i) exercising functions of a public nature (ii) directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management.

Procedure for dealing with planning applications at the Oxford City Planning Committee and Planning Review Committee

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner. Advice on bias, predetermination and declarations of interests is available from the Monitoring Officer.

The following minimum standards of practice will be followed:

1. All members of the Committee will have pre-read the officers' report. Committee members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful. (In accordance with the guidance at 24.15 (Planning Code of Practice) in the Council's Constitution).
2. At the meeting the Chair may draw attention to this procedure. The Chair may also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:
 - (a) the planning officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;
 - (d) speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;
 - (e) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant officers and/or other speakers); and
 - (f) voting members will debate and determine the application.
4. In determining an application Committee members should not:
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for overturning the officer's recommendation have been formulated including the reasons for refusal or the wording of any planning conditions; or
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

Public requests to speak

Members of the public wishing to speak must notify the Committee Services Officer by noon on the working day before the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Committee Services Officer (details are on the front of the Committee agenda).

Written statements from the public

Any written statement that members of the public or Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to give proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays of photos and/or pictures at the meeting or a room provided for that purpose as long as they notify the Committee Services Officer of their intention by noon two working days before the start of the meeting so that members can be notified. Applicants or members of the public are not permitted to exhibit photos and/or pictures in any electronic format.

Recording meetings

This is covered in the general information above.

Meeting Etiquette

All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.

This procedure is detailed in the Annex to part 24 of the Council's Constitution as agreed at Council in March 2023.

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Oxford City Planning Committee

15/04/2025

Application number:	25/00037/FUL		
Decision due by	6th March 2025		
Extension of time	17th April 2025		
Proposal	Erection of a single storey side extension. Conversion of garage to habitable space and replacement of garage door with 1no. window to front elevation. (amended application form)		
Site address	109 Cricket Road, Oxford, Oxfordshire, OX4 3DL – see Appendix 1 for site plan		
Ward	Donnington Ward		
Case officer	Nathan Wyness		
Agent:	Mr. Robert Tomlinson	Applicant:	Mr Michael Dalton
Reason at Committee	The applicant is a member of staff of Oxford City Council.		

1. RECOMMENDATION

1.1. Oxford City Planning Committee is recommended to:

1.1.1. **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

1.1.2. **delegate authority** to the Director of Planning and Regulation to:

finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a single storey side extension, conversion of garage to habitable space and replacement of garage door with 1no. window to front elevation

2.2. This report considers the following material considerations:

- Design

- Impact on Neighbouring Amenity
- Flooding and Surface Water Drainage
- Parking and Highways safety

2.3. Officers conclude that the proposed development would be acceptable with regard to its design. The proposal would not cause any detrimental impacts to the amenity of any neighbouring dwellings, subject to the recommended conditions and informatives. The proposal would be acceptable with regard to flood risk and surface water drainage, subject to the recommended conditions. The proposal would result in no issues in relation to parking and highways safety. Overall, the proposal is considered to accord with Policies S1, DH1, H14, H16 RE7, RE3, RE4 and M3 of the Oxford Local Plan 2036.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

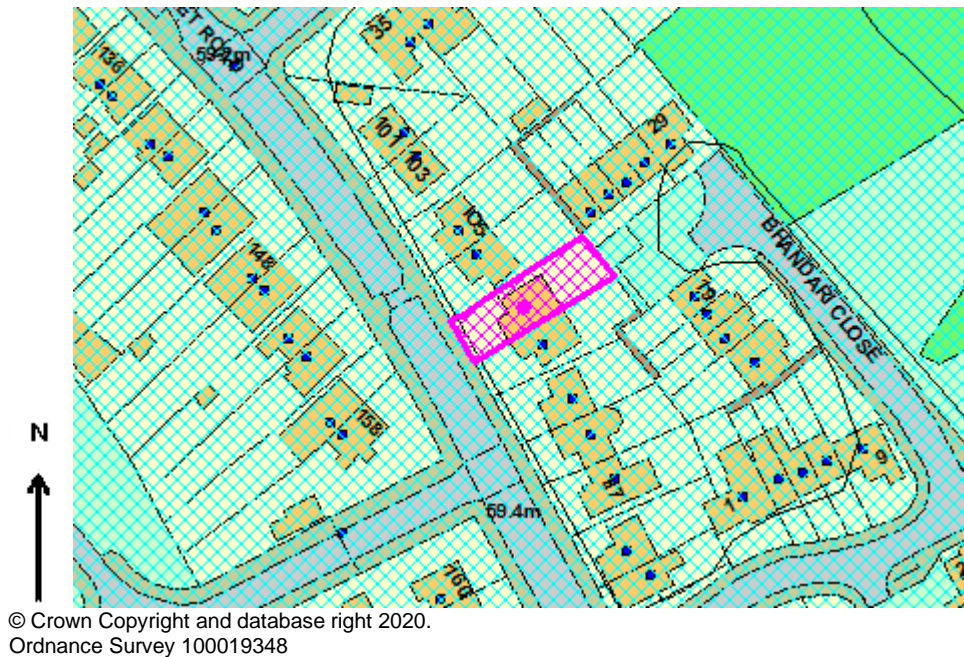
5.1. The site is located on the eastern side of Cricket Road, to the west of Cowley Road. The property is a two-storey semi-detached dwelling, comprised of a mix of red brick and white render and finished under a tiled roof. The property features an integrated garage on the front elevation and this is believed to be part of the original dwelling.

5.2. The site is set back from the highway by a driveway and small grass area, and benefits from a garden to the rear.

5.3. This section of Cricket Road is residential in character, although there are various commercial units along Cowley Road to the east. The site does not lie within a Conservation Area.

5.4. The area of the proposed development is within Flood zone 1, with only the rear access to the proposed storeroom on the edge of Flood Zone 2. The site is, however, still surrounded by areas of Flood Zone 2, and some of the rear garden falls within Flood Zone 3.

5.5. See site location plan below:



6. PROPOSAL

6.1. The application proposes the erection of a single storey side extension along the north elevation to be used as a storeroom. The extension would have an approximate depth of 6 metres, a width of 1.6 metres and would be finished under a lean to roof with an eaves height of 2.1 metres and a maximum height of 2.5 metres. 1 no. door is proposed to the front elevation of the extension and 1 no. is proposed to the rear elevation. The extension would be finished in brick to match the existing property and will feature a fibre concrete corrugated roof.

6.2. The application also proposes the removal of the existing garage door, and insertion of 1 no. window in association of the conversion of the garage into a habitable room. This is proposed to be used as a study area.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

None relevant

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Other planning documents
Design	131-141	DH1: High quality design and placemaking	

Housing		H14: Privacy, daylight and sunlight H16: Outdoor amenity space standards	
Transport	109 - 118	M3: Motor vehicle parking	
Environmental	181 -182	RE3: Flood risk management RE4: Sustainable and foul drainage RE7: Managing the impact of development	
Miscellaneous	7-12	S1: Presumption in favour of sustainable development	

9. CONSULTATION RESPONSES

9.1. Site notices were initially displayed around the application site on 29th January 2025.

9.2. The application was later readvertised following the submission of an amended application form that declared the applicant was a Council employee. Further site notices were displayed around the application site on 18th February 2025.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

9.1. No comments received at time of writing.

Natural England

9.2. No comments received at time of writing

Public representations

9.3. No representations received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Design
- Neighbouring amenity

- Flooding and Surface Water Drainage
- Parking and Highways Safety

a. Design

- 10.2. This section of Cricket Road is characterised by a mix of semi-detached properties, many of which have been significantly altered and extended. While there is some variation in architectural style, it is evident that certain alterations do not maintain a strong relationship with the original design characteristics of the dwellings. Furthermore, there is considerable diversity in the architectural form of properties in this area, with many along the eastern side of Cricket Road featuring single-storey side extensions, which appear to be original elements of their design.
- 10.3. Although the proposed development would alter the original form of the dwelling, given that the property does not currently or originally feature a side extension, this change should be considered in the context of the surrounding built environment. Given the established precedent of varied designs and scaled alterations, as well as the presence of side elements as a characteristic feature along the eastern side of Cricket Road, the proposal represents a relatively modest and simple addition that would respect the character of the original dwelling. While it would be visible from the public realm, its scale and design do not introduce a level of harm sufficient to warrant refusal, particularly in light of similar extensions within the immediate vicinity. Furthermore the side extension would be feature a setback of 1.9m as well as a proportionate scale and use of matching materials, it is considered that the proposal would not be out of character and would not be harmful to the appearance of the streetscene. Consequently, the proposal is considered to be in keeping with the broader context and character of the street.
- 10.4. While the proposal is rather deep, in relation to the depth of the original property, in this case given the setback of 1.9m from the principal elevation and limited width of 1.6m, on balance the extension is considered to be of an appropriate scale given the character and context of the site and would read as a subservient addition to the host dwelling.
- 10.5. The walls of the extension would be constructed in brick to match the existing property, ensuring a cohesive appearance. The application form states that the roof would be finished in fibre cement corrugated material. This material is generally not regarded as high quality in design terms, and given that the extension roof will be visible from the public realm, officers consider it necessary to attach a condition requiring the submission of new roof details. These should provide a similar appearance to the roof material of the main dwelling to ensure a more sympathetic integration.
- 10.6. Overall, subject to the above condition the proposed brick and new roof material would be considered acceptable as they would form a good visual appearance to the host dwelling and would not be out of character with the surrounding area.

- 10.7. The proposal would sit along the shared boundary with 107 Cricket Road. However, a gap would still be maintained between the two properties as the proposal is single storey only. Whilst this does have an impact on openness and views within in this part of the street, it does not protrude beyond the established rear and front elevation of the property. Given the context of the site where similar side elements currently exist, it is considered that the proposal would not significantly impact upon character or openness of the area.
- 10.8. The proposal would introduce a door on the front elevation of the extension. Whilst secondary doors are not typically encouraged, in this case given the significant setback from the front elevation, the additional door would not compete or draw focus from the original main door and would appear as a secondary/subservient door. The proposed rear fenestration matches the style and size of existing property.
- 10.9. The conversion of the garage would primarily involve internal alterations, with the only external change being the removal of the existing garage door and its replacement with a window. While the loss of the garage would represent a departure from the original character of the property, the new window would match the existing fenestration in the main dwelling. Given the varied presence of garages within the area, with some properties featuring them while others do not, the removal of the garage would not have a significant impact on the visual amenity or character of the street scene. It should also be noted the conversion of the garage into habitable room proposed under this application could likely be conducted under permitted development and would meet the requirements of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 10.10. The proposal is therefore considered to comply with Policy DH1 of the Oxford Local Plan 2036

b. Impact on neighbouring amenity

- 10.11. Policy H14 states that planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes and does not have an overbearing effect on existing homes. Appendix 3.7 of the Oxford Local Plan sets out guidelines for assessing the loss of sunlight and daylight using the 45/25-degree code.
- 10.12. Policy RE7 states that planning permission will only be granted for development that ensures that the amenity of communities, occupiers and neighbours is protected.
- 10.13. Policy H16 of the Oxford Local Plan 2036 states that planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space. H16 sets out the expectations for the size and quality of outdoor space across various types of dwellings.
- 10.14. The application site is located between 107 and 111 Cricket Road.

- 10.15. As the proposed extension is sited to the northern side of the application dwelling and does not extend beyond the rear elevation, it is considered that the extension and alterations would not have any impact upon the daylight afforded or outlook to 111 Cricket Road. The proposed alterations would not introduce any new windows or views into the neighbouring properties and therefore is not considered to result in any loss of privacy to 111 Cricket Road.
- 10.16. In terms of the existing situation at 107 Cricket Road, the closest opening with No.109 serves the garage. The 45-degree angle test is only applied to habitable rooms; therefore, the 45-degree angle does not need to be applied to these openings. As such the 45-degree angle test was applied to the rear window serving the kitchen/dining room, and the proposed extension would not contravene this angle.
- 10.17. Although the proposal will be sited along the boundary with No.107, given the low eaves height of 2.1m, high fence and only extending beyond the existing rear elevation of No.107 by 2m, it is not considered that the proposal would be unduly overbearing when experienced from the neighbouring property or affect outlook. Furthermore the low eaves of 2.1m would only be 0.1m greater in height than a boundary means of enclosure which could be erected under permitted development.
- 10.18. No openings are proposed to the side of the extension facing the neighbouring property and therefore it is considered that the proposal would not cause any detrimental privacy issues. In order to protect the amenity of surrounding residential occupiers, it is recommended that a condition is attached to this permission ensuring that no further side facing windows are inserted on the proposed development.
- 10.19. With regard to 107 Cricket Road, Officers note that a live application (reference 24/02199/FUL) has been submitted for the “erection of a single-storey side extension and conversion of garage to habitable space, ground floor fenestration alterations, and insertion of 1no. roof light to the front roof slope.” However, this application has yet to be determined, and there is no certainty that the proposed development will be implemented and as such cannot be afforded any weight.
- 10.20. Nonetheless should the proposed development at 107 Cricket Road be constructed, the proposed development at 109 would not have a detrimental impact in terms of light, outlook, or overbearingness. While a side window at No. 107 would face the proposed development at No. 109, this window would serve a bathroom, as such the amenity test does not need to be applied to this opening.
- 10.21. The converted garage is proposed to be used as a study, with access solely from the foyer of the dwelling. As such, it would remain an integral part of the existing residential use and function as an incidental or ancillary space. To ensure this remains the case and to protect the amenity of current and future occupiers, a condition has been recommended to secure this.
- 10.22. It is unclear from the plans if the proposed works include a raised platform. However if this is the case, given the relatively small scale of the platform,

subject to a condition ensuring the height of the patio is no higher than 0.3m, officers are satisfied that the ability to overlook into the neighbouring property would not be significantly different from the current patio at the property. Therefore it is considered that the patio would not be detrimental upon the privacy of the neighbouring occupiers.

10.23. Subject to the conditions recommended, the proposal is therefore considered to comply with Policy H14, H16 and RE7 of the Oxford Local Plan 2036.

c. Flooding and Surface Water Drainage

10.24. Policy RE3 of the Oxford Local Plan 2036 states that planning permission will not be granted for development in Flood zone 3b except where it is for water-compatible uses or essential infrastructure; or where it is on previously developed land, and it will represent an improvement for the existing situation in terms of flood risk. Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding.

10.25. Policy RE4 of the Oxford Local Plan 2036 states that all development proposals will be required to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off and reduce the existing rate of run-off on previously developed sites

10.26. The site is surrounded by areas of Flood Zone 2, and some of the rear garden falls within Flood Zone 3. It should be noted that area of the proposed development is within Flood Zone 1, with only the rear access to the storeroom extension on the edge of Flood Zone 2.

10.27. A Flood Risk Assessment (FRA) has been submitted as part of this application. However the FRA was prepared prior to the change in flood maps for planning, and this states that the property is within Flood Zone 2/3. The FRA states that the site is at low risk of flooding from other, non-fluvial, sources.

10.28. In the case of this application, there is no proposal to increase the number of occupants by sub-division of the dwelling or otherwise, no ground floor bedrooms are proposed, and all finished floor levels will be matched to the existing levels. Officers have though recommended the flood resilience and resistance measures set out in the FRA be conditioned to reduce flood risk..

10.29. Subject to the conditions recommended, the proposal is therefore considered to comply with Policies RE3 and RE4 of the Oxford Local Plan 2036.

d. Parking and Highways Safety

10.30. Policy M3 states that in CPZs where development is located within a 400m walk to frequent public transport services and within 800m walk to a local supermarket or equivalent facilities, planning permission will only be granted for residential development that is car-free. In all other locations, planning permission will only be granted where the relevant maximum standards set out in Appendix 7.3 are complied with.

- 10.31. Policy RE7 of the Oxford Local Plan 2036 states that planning permission will only be granted for development that does not have unacceptable transport impacts.
- 10.32. 109 Cricket Road is located within the Cowley Marsh Controlled Parking Zone. Given the site is in a sustainable location, the development should be car free, or at least not result in an increase in car parking on the site.
- 10.33. The internal measurements of the existing garage are 2.4m x 5m, and therefore does not meet the 3.0m x 6.0m size requirement of a garage under current standards. As the garage does not meet the size requirement, it is not considered that there would be any loss of parking by converting the garage. At the front of the property, there is currently sufficient space to accommodate parking for one vehicle, as such there would be no reason to insist on the proposals being car free and it would be unreasonable to remove existing parking providing no additional spaces are proposed.
- 10.34. At the time of writing no comments have been received from the Highways Authority, however the site does not result in additional parking, or alterations to the existing parking arrangement and as such it is unlikely that the proposal will have a detrimental impact on the local highway network in traffic and safety terms
- 10.35. The development is therefore considered to comply with Policies M3 and RE7 of the Oxford Local Plan.

11. CONCLUSION

- 11.1. On the basis of the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes it clear that proposals should be assessed in accordance with the development plan unless material consideration indicate otherwise.
- 11.2. In the context of all proposals paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development. This means approving development that accords with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the Framework that protect areas or assets of particular importance provides clear reasons for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 11.3. Therefore it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

Compliance with development plan policies

11.4. In summary, the proposed development would enhance a residential property and is supported by the overall objectives of the Oxford Local Plan 2036 and Policy S1. The proposal would not cause harm to the character or appearance of the surrounding area and would be acceptable in design terms, in compliance with Policy DH1 of the Oxford Local Plan 2036. The proposals would not be detrimental upon any neighbouring occupiers and would comply with Policies H14 and RE7 of the Oxford Local Plan 2036. The proposals would be acceptable in regard to flood risk and would comply with Policies RE3 and RE4 of the Oxford Local Plan 2036. The proposals would be acceptable in regard to parking and highway safety and would comply with Policy M3 of the Oxford Local Plan 2036.

11.5. Therefore officers consider that the proposal would accord with the development plan as a whole.

Material considerations

11.6. The principal material considerations which arise are addressed above, and follow the analysis set out in earlier sections of this report.

11.7. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF for the reasons set out in the report. Therefore, in such circumstances, paragraph 11 is clear that planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.

11.8. Officers would advise members that, having considered the application carefully, including all representations made with respect to the application, the proposal is considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework, and relevant policies of the Oxford Local Plan 2036 and that there are no material considerations that would outweigh these policies.

11.9. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in section 12 of this report.

12. CONDITIONS

Time limit

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Development in accordance with approved plans

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings and to comply with Policy DH1 of the Oxford Local Plan 2036.

Materials – walls and fenestration

3. The materials to be used for the walls and fenestration shall be as specified in the application hereby approved. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policy DH1 of the Oxford Local Plan 2036.

Materials – roof

4. Notwithstanding the roof material shown on the approved plans, prior to their installation on site, details of a new roof material shall be submitted to and approved in writing by the Local Planning Authority. Only the approved roof material shall be used.

Reason: To ensure that the development is visually satisfactory as required by Policy DH1 of the Oxford Local Plan 2036.

Flood Resilience and Resistance Measures

5. Flood resilience and resistance measures should be incorporated into the building, as proposed in the submitted Flood Risk Assessment, and as in accordance with DEFRA/Environment Agency Planning Practice Guidance, and the DCLG publication 'Flood resilient construction of new buildings'.

Reason: To manage flood risk in accordance with the NPPF and Policy RE3 of the Oxford Local Plan 2036.

SuDS

6. All impermeable areas of the proposed development, including roofs, driveways, and patio areas should be drained using Sustainable Drainage measures (SuDS). This may include the use of porous pavements and infiltration, or attenuation storage to decrease the runoff rates and volumes to public surface water sewers and thus reduce flooding.

Soakage tests should be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches. Where infiltration is not feasible, surface water should be attenuated on site and discharged at a controlled discharge rate no greater than prior to development using appropriate SuDS techniques and in consultation with the sewerage undertaker where required.

If the use of SuDS are not reasonably practical, the design of the surface water drainage system should be carried out in accordance with Approved Document H of the Building Regulations. The drainage system should be

designed and maintained to remain functional, safe, and accessible for the lifetime of the development.

Oxford City Council SuDS Design Guide can be found at www.oxford.gov.uk/floodriskforplanning

Reason: To avoid increasing surface water run-off and volumes to prevent an increase in flood risk in accordance with Policy RE4 of the Oxford Local Plan 2036.

Use of garage

7. The garage conversion hereby permitted shall not be used other than for purposes incidental or ancillary to the enjoyment of 109 Cricket Road, and shall not be used as a separate unit of accommodation or any business, commercial or industrial purposes.

Reason: To ensure that the development does not give rise to an adverse impact on the amenity of surrounding occupiers as required by Policy H14 of the Oxford Local Plan 2036.

Amenity – patio

8. Notwithstanding the approved plans, the patio at the rear of the extension hereby permitted shall not exceed 300mm in height when measured from the existing natural ground level to the upper surface of the property.

Reason: To safeguard and protect the amenities and privacy of the adjoining occupiers in accordance with Policies DH1 and H14 of the Oxford Local Plan 2036.

No additional windows

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no additional windows, doors or openings shall be placed in the side elevation(s) of the extensions hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policy H14 of the Oxford Local Plan 2036.

INFORMATIVES

NPPF

1. In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive

discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

Party Wall Act

2. Your attention is drawn to the provisions of the Party Wall Act 1996. A copy of an explanatory booklet is available to download free of charge from the following website
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>

13. APPENDICES

None

14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 25 February 2025



Committee members present:

Councillor Clarkson (Chair)

Councillor Chapman

Councillor Henwood

Councillor Hunt

Councillor Upton

Councillor Fouweather (Vice-Chair)

Councillor Coyne

Councillor Hollingsworth

Councillor Rawle

Officers present for all or part of the meeting:

Uswah Khan, Committee and Member Services Officer

Andrew Murdoch, Development Management Service Manager

Hayley Jeffery, Development Management Team Leader (East)

Natalie Dobraszczuk, Development Management Team Leader (Majors)

Uswah Khan, Committee and Member Services Officer

Emma Granger, Planning Lawyer

Gill Butter, Principal Heritage Officer

Sarah Orchard, Principal Planning Officer

Nia George, Principal Planning Officer

Dr James Barlow, Environmental Quality Team Leader

63. Apologies for absence and substitutions

Councillor Altaf-Khan sent apologies.

Councillor Regisford attended online but didn't partake in the vote of any agenda items.

64. Declarations of interest

General

In relation to 24/01344/FUL Councillor Upton stated that both Civic Society and OPT commented on this item. She clarified that, while she was a member of both organisations, she was not a member of their Planning Committee or involved in the planning applications.

65. 24/01344/FUL - Waynflete Building, 1- 8 St Clement's Street, And 9-13 St Clements Street, Oxford

The Committee considered an application for the redevelopment of the site comprising the demolition of the Waynflete Building and the existing extensions at the rear of 9-13 St Clements. Erection of new buildings to accommodate commercial uses at ground level fronting St Clements, replacement student accommodation and sub-dean flats, and provision of a multipurpose space. Installation of comprehensive landscaping scheme (amended plans and ownership certificate).

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed elevations and plans.

- The application sought planning permission for the redevelopment of the site following the demolition of the Waynflete Building and the existing extensions at the rear of 9-13 St Clements. The proposal included the construction of new buildings to accommodate commercial uses at ground level, fronting St Clements, along with replacement student accommodation and sub-dean flats. Additionally, a multipurpose space was proposed, along with a comprehensive landscaping scheme.
- The application site is predominantly occupied by the Waynflete Building to the west and 9-13 St Clements to the east, located on the northern side of The Plain and St Clements. Notable buildings nearby included the River Cherwell and Magdalen Bridge to the west, as well as the main Magdalen College site to the north of the River Cherwell and the Magdalen School site to the south of the application site. The site is currently a mix of business uses and college accommodation, with the proposed development intending to retain these uses.
- The Planning Officer provided a verbal update, noting that the considerations of the associated listed building consent application were also relevant to this application. A small amount of less than substantial harm associated with the loss of the rear projections of 9-13 St Clements was deemed justified by the significant public benefits, which outweigh the harm. The Planning Officer also clarified that this did not affect the recommendation made in the report. Additionally, the Officer stated a condition was added to clarify the use of the multipurpose space, which had not been explicitly defined in the application description or documentation. As outlined in the officer's report, this space would be ancillary to the student accommodation, and a condition to clarify this would be appropriate. The development was considered to provide a higher standard of student accommodation with a more energy-efficient building. The low level of less than substantial harm from the loss of the existence building was outweighed by the design and energy efficiency of the new development. The impact on neighbouring amenities was on balance considered acceptable in the urban environment.
- The recommendation is for Planning Committee to approve planning permission subject to conditions and section 106 agreement as set out in the officer report.

Dr Peter Collins spoke against the application.

Dinah Rose, Steven Sensecall and Gavin Henderson 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's discussions included, but were not limited to:

- Concerns were raised regarding cycle parking, as well as cycle and pedestrian safety around the proposed development. The Planning Officer confirmed that cycle stands would be re-provided in front of the Sainsburys unit, with only the loss of two spaces, which would be covered by a section 278 agreement through the section 106 agreement. Regarding cycle and pedestrian safety, the Planning Officer explained that a construction traffic management plan would be put in place. Throughout the planning application process, Oxfordshire County Council Highways had been aware of the site's sensitivity and requested additional information on collision data.
- Questions were raised about the retail unit, particularly regarding the impact of servicing for the retail space and public access. The Planning Officer clarified the retail unit's size would be reduced and was therefore unlikely to be used by delivery lorries on the scale of the existing Sainsbury's lorries. Additionally, the Officer noted that Magdalen College School had access from the layby used for school drop off to a staircase down to the river terrace, with access under the bridge to avoid school pupils having to walk across The Plain. The proposed development would not prevent this from being able to take place. Regarding public access, the Planning Officer noted that it was not currently available, but there was potential for public access in the future if people are using the multipurpose space.
- Concerns were also raised about the height of the proposed buildings in relation to the existing structures. The Heritage Officer explained relevant planning policy, the design rationale and that the application had considered the impact that the new buildings would have in significant views. The Architect further clarified that the scheme aimed to introduce a variety of building forms, of differing heights and masses that would relate appropriately to the surrounding immediate and wider context in which the new buildings would be seen. On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report, and subject to the conditions set out in the report (with an additional condition relating to defining the use of the multipurpose space) and the completion of a legal agreement.

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 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 Director of Place and Regulation to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Place and Regulation 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 Director of Place and Regulation considers reasonably necessary; and
 - complete the section 106 legal agreement referred to above and issue the planning permission.

66. 24/01345/LBC - Waynflete Building and 9-13 St Clements

The Committee considered an application for the alterations to Nos 9-13 St Clements including demolition of rear ranges and partial demolition of boundary walls, internal alterations and alterations associated with fabric upgrades to improve thermal performance. (Amended description)

The Heritage Officer gave a presentation outlining the details of the site, the existing buildings, their immediate, surrounding context and the proposal. This included site photos as well as existing and proposed elevations and plans.

- The application sought planning permission for alterations to 9-13 St Clements, which included the demolition of rear ranges, partial demolition of boundary walls, internal alterations and alterations associated with fabric upgrades to enhance thermal performance.
- It was noted that there would be a low level of less than substantial harm caused to the significance of the listed buildings principally due to the demolition of the rear ranges of the frontage buildings. However, this harm was deemed justified by the substantial alteration that had occurred to the rear ranges during the latter half of the C20 and the early C21. The low level of significance of the rear ranges, along with the public benefits that would arise directly from the proposed development including the upgrading of the fabric of the listed buildings, would, officers considered, outweigh the level of less than substantial harm that would be caused.

- The recommendation is for Planning Committee to grant listed building consent subject to conditions set out in the officer's report.

Dinah Rose, Steven Sensecall and Gavin Henderson spoke in favour of the application.

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

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report, and subject to the conditions set out in the report and the completion of a legal agreement.

The Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the recommended listed building conditions set out in section 12 of this report grant listed building consent and
2. **Agree to delegate authority** to the Director of Place & Regulation to:
 - Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Place & Regulation considers reasonably necessary.

67. 23/02262/FUL - Clinical Biomanufacturing Facility, Churchill Hospital

The Committee considered an application for the erection of a modular manufacturing building (Use Class E), extension to service road, installation of sprinkler with palisade fencing, electrical transformer, vehicle barriers, bollards and lampposts, provision of car and cycle parking, bin storage, loading area, fencing and landscaping (amended description, plans and drainage strategy).

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed elevations and plans.

- The application sought planning permission for the erection of a modular manufacturing building and associated works at the Clinical Biomanufacturing Facility in Churchill Hospital, Headington. The Clinical Biomanufacturing Facility is located on the eastern side of Churchill Drive, within the wider Churchill Hospital Site. The facility is used for clinical medicine, providing a link between academic research and clinical drug development to facilitate rapid progress into clinical trials.
- The Planning Officer provided a verbal update, stating that it was noted in the Committee report that the recommendation was for Planning Committee to grant approval, subject to Natural England removing their objection. The Council had not yet received further comments from Natural England, and as

such, the objection still stood. However as emphasised in the Committee report, Officers expected the objection to be removed in due course.

- The proposed development was considered to be acceptable in terms of its design and would not cause detrimental harm to the character and appearance of the surrounding area, nor to the setting of the non-designated heritage assets on the wider Churchill site. The proposals would not cause any detrimental impacts on the amenity of neighbouring occupiers, nor would the proposal cause any impact with regard to highways and car parking, bicycle storage, sustainable design and construction, land quality, archaeology or trees. The proposal, as amended, would not cause any detrimental impact concerning drainage, biodiversity, or the SSSI.
- Subject to the recommended unilateral undertaking, conditions and informatives, and Natural England removing their objection, the proposals were considered to comply with the relevant policies such as the local plan, the Headington Neighbourhood plan and the NPPF.

Professor Catherine Green, Dawn Brodie, Petar Petrov and David Giles spoke in favour of the application.

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

- Concerns were raised regarding the Natural England objection. The Planning Officer clarified that they expected Natural England to remove their objections, and the latest comments received explicitly asked the applicants to conduct further monitoring of the groundwater levels on the site during peak periods in February. This was because Natural England expected February levels to be the wettest, to capture the worst-case scenario. The February results were lower than the previous readings taken, and the Planning Officer stated that they were requesting approval subject to Natural England withdrawing their objection. The Officer clarified that if Natural England did not remove their objection, the scheme would need to be revised further based on the received comments and potentially reported back to Committee.
- Concerns were raised about whether the site or drainage area fell within the Lye Valley SSSI Catchment. The Environmental Quality Team Leader stated that determining the catchment was difficult as there is a new study on the Lye Valley SSSI which is currently unpublished but regarded as the best available up-to-date information. The Environmental Quality Team Leader explained that whether the site did or did not fall within the catchment, either way the impacts of the scheme were considered to be appropriately mitigated.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report, and subject to the conditions set out in the report and the completion of a legal agreement.

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 this report and grant planning permission subject to:
 - to the removal of an objection from Natural England;
 - the satisfactory completion of a unilateral undertaking 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 Director of Place & Regulation to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Place & Regulation considers reasonably necessary; and
 - finalise the recommended unilateral undertaking 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 Director of Place & Regulation considers reasonably necessary; and
 - complete the unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 referred to above and issue the planning permission.

68. 24/02206/FUL - 253 And 255-257 London Road, Headington

The Committee considered an application for the demolition of the existing semi-detached building and outbuildings, erection of a part three, part four-storey apartment block with basement to create 6 x 4 bed, 2 x 3 bed and 1 x 2 bed HMO flats (Use Class C4), provision of private amenity space, 1no. short-stay car parking bay, bin and cycle stores and associated landscaping (Amended plans and additional reports).

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed elevations and plans.

- The application sought planning permission for the demolition of the existing buildings at 253, 255 and 257 London Road and the erection of a part three, part four-storey building, with associated works to create nine flats intended for use as houses of multiple occupation.
- The site is located on the corner plot between London Road and Barton Road within Headington. To the west, there is Headington district centre, designated as an area of change and a transport hub as allocated in the

Oxford Local Plan, and to the east the Headington roundabout, which leads out of the city. The site itself was not an allocated site for development and was situated 500 metres outside the boundary of the district centre.

- The development was deemed unacceptable due to its scale, massing, form and detailed design. In particular the predominantly flat roof design, use of materials, inclusion of a basement with an underground garden, and vertical fenestration detailing were considered to result in a bulky and prominent form of development. This would fail to appropriately respond to the site's context, appearing dominant on the street and causing harm to the predominantly low-scale, domestic character of the surrounding townscape. The proposal would neither enhance local distinctiveness, nor adequately respond to the sites character. The proposal is therefore considered harmful to visual amenity and an overdevelopment of the site which would not result in a high-quality development contrary to the NPPF, National Design Guide, policies DH1 and DH7 of the Oxford Local Plan and policies CIP1, CIP3 and GSP4 of the Headington Neighbourhood Plan.

Adrian James (Agent) spoke in favour of the application.

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

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to refuse the application for the reasons listed on the report.

The Oxford City Planning Committee resolved to:

1. **Refuse the application** for the reason given in paragraph 1.1.2 of this report and to delegate authority to the Director of Place and Regulation to:

- finalise the reason for refusal including such refinements, amendments, additions and/or deletions as the Director of Place and Regulation considers reasonably necessary.

2. **The recommended reason for refusal is as follows:**

- The proposal due to its scale, massing, form, and detailed design would result in an overly bulky and prominent form of development which would fail to appropriately respond to the context of the site, appearing as an alien feature within the streetscene, causing harm to the predominantly low scale domestic townscape character of the area. The proposal would not create or enhance local distinctiveness, it would not respond appropriately to the site and character of the area, nor would it be an innovative design which would enhance the identity, character and setting of the area. As such the proposal would be considered contrary to Policies DH1 and RE2 of the Oxford Local Plan, Policies GSP4, CIP1 and CIP3 of the Headington Neighbourhood Plan, as well as the NPPF.

69. Minutes

The Committee resolved to approve the minutes of the meeting held on 21 January 2025 as a true and accurate record.

70. Forthcoming applications

The Committee noted the list of forthcoming applications.

71. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6:00pm and ended at 8:30pm.

Chair

Date: Tuesday 18 March 2025

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.

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