

Record of Decisions of the meeting of the Planning Review Committee On Thursday 5 February 2026

Set out below is a summary of the decisions taken at the meeting of the Planning Review Committee held on Thursday 5 February 2026.

The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Committee and Member Services.

6 25/02702/FUL Unit 11 Kings Meadow

Site address: Unit 11, Kings Meadow, Ferry Hinksey Road, Oxford

Proposal: Change of Use from hair dressing training company with ancillary workshop (Use Class E) to a Day Nursery (Use Class E(f)). Removal of 1no. roller shutter door and insertion of 3no. windows to front elevation and alterations to existing front door. Insertion of 3no. windows to side elevation.

The Planning Review Committee resolved to:

1. **Refuse planning permission** for the application for the reasons given in paragraph 1.2 of the case officer's report and to delegate authority to the Director of Planning and Regulation to:
 - finalise the reason for refusal including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.
2. **The recommended reasons for refusal are as follows:**
 - The proposals would involve the use of the application site for a more vulnerable use in the context of flooding in a location that falls within the defined area of highest risk of flooding (Flood Zone 3b). In addition to this the submitted Flood Risk Assessment (FRA) fails to sufficiently consider flood risk as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The application is therefore unacceptable in the context of Policy RE3 of the Oxford Local Plan (2036), Paragraph 170 of the NPPF and the Planning Practice Guidance (PPG).
 - The proposed development fails to provide adequate cycle parking for staff, parents or visitors travelling to the nursery. As a result the proposed development would be contrary to Policy M5 of the Oxford Local Plan (2036).

For more details on the subject of the Decision or for a copy of the Decision Note please contact:

Uswah Khan, Committee and Member Services Officer, Mobile: 01865 529117 or Email: democraticservices@oxford.gov.uk

The Record of Decision sets out the decision taken by the Committee. Details of the reasons for the decision and any alternative options put forward for consideration (if any) were published within the reports