

Agenda

Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 18 November 2025**

Time: **6.00 pm**

Place: **Long 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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mycouncil.oxford.gov.uk.*

All public papers are available from the calendar link to this meeting once published

Committee Membership

Councillors: Membership 11: Quorum 5: substitutes are permitted.

Councillor Mary Clarkson	Marston;
Councillor Laurence Fouweather	Cuttesslowe & Sunnymead;
Councillor Mohammed Altaf-Khan	Headington;
Councillor David Henwood	Rose Hill & Iffley;
Councillor Alex Hollingsworth	Carfax & Jericho;
Councillor Jemima Hunt	St Clement's;
Councillor Dianne Regisford	Holywell;
Councillor Anna Railton	Hinksey Park;
Councillor Louise Upton	Walton Manor;
Councillor Ajaz Rehman	Lye Valley;
Councillor Emily Kerr	St Mary's;

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.

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Agenda

	Pages
<p>Planning applications - background papers and additional information</p> <p>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 <input type="text"/> box.</p> <p>Any additional information received following the publication of this agenda will be reported and summarised at the meeting.</p>	
1 Apologies for absence	
2 Declarations of interest	
3 Minutes <p>Recommendation: to approve the minutes of the meeting held on 7 October 2025 as a true and accurate record.</p>	15 - 20
4 24/02890/FUL Hertford and Exeter College Playing Fields <p>Site address: Hertford And Exeter College Sports Grounds, Edgeway Road, Oxford, Oxfordshire</p> <p>Proposal: The upgrade of existing pitches and addition of new sports facilities including a light weight canopy and enclosure housing padel tennis courts, outdoor padel courts, cricket nets and the creation of a new basketball and netball hard surface court together with associated fencing. The refurbishment of Exeter Cricket Pavilion and Hertford Cricket Pavilion. Alterations to Exeter squash courts for use as a golf simulator and the change of use of Hertford squash courts to café, changing facilities, sports hub reception area and community facilities</p>	21 - 84

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with associated access, parking, cycle parking, refuse and recycling, new footpaths and landscape.

Reason at Committee: Major development

RECOMMENDATION

Oxford City Planning Committee is recommended to:

1. **Refuse the application** for the reasons given in paragraph 2 of this report and to delegate authority to the Director of Planning and Regulation to:
 - finalise the reasons 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 proposed padel enclosure would fail to preserve the openness of the Green Belt and would conflict with the purpose of including land within it. The proposals amount to inappropriate development in the Green Belt where no exceptions apply. There are no very special circumstances to allow such inappropriate development in the Green Belt. As such the proposals are contrary to Policies G1 and G3 of the Oxford Local Plan 2036 and Chapter 13 of the NPPF.
 - The application site includes extensive areas of Flood Zone 3b (the functional floodplain) in which only water-compatible development is permitted. The proposed car park, golf simulator and 'hall' in the Exeter Pavillion are not deemed water compatible under Annex 3 of the NPPF and therefore these uses are inappropriate. The proposed padel enclosure fails to comply with the sequential test, the Flood Risk Assessment fails to consider how people will be kept safe from the identified flood hazards, and it also fails to take the impacts of climate change into account. The proposals are contrary to Policy RE3 of the Oxford Local Plan 2036, Chapter 14 of the NPPF, and the Flood Risk and Coastal Change Planning Practice Guidance.
 - The proposed drainage strategy fails to clarify whether the design incorporates lining to all detention/attenuation

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features which is required to avoid a reduction in storage volume due to high groundwater levels. There are vague suggestions of bunding proposed to protect attenuation features in flood risk areas, however they have not been fully detailed. In addition the submission fails to confirm that the Applicant is the riparian owner of the land where two headwalls are proposed to discharge into the Peasmoor Brook, and insufficient detail has been provided to demonstrate how this would operate in times of flooding with reference to levels. Overall the submission fails to demonstrate that the drainage strategy proposed complies with Policy RE4 of the Oxford Local Plan 2036.

- Due to the size, mass and height of the padel enclosure, and the height of the proposed lighting and fencing structures associated with the intensification of use, the proposed development would detract from the setting of the existing building group on the site and their significance as Local Heritage Assets, the remote and peaceful character of the sports fields, the surrounding green spine and neighbouring Local Heritage Asset known as New Marston Meadows. The proposals would cause a high level of less than substantial harm to the setting of the identified heritage assets. The cumulative moderate level of public benefits derived from the proposed development would not outweigh the harm caused, and as such the proposals conflict with Policies RE2, DH1 and DH5 of the Local Plan and Chapter 16 of the NPPF.
- The application site is located on the edge of the River Cherwell floodplain, adjacent to the relict channel of the Peasmoor Brook, where there is potential for prehistoric and Roman activity. Given the site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, the Local Planning Authority require the developer to submit an appropriate field evaluation. In the absence of an archaeological evaluation, insufficient information has been submitted with the application to establish the significance of the heritage assets at this site, and as such the submission fails to demonstrate compliance with

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Paragraph 207 of the NPPF and Policy DH4 of the Oxford Local Plan 2036.

- The energy statement submitted claims that the proposed padel enclosure would be exempt from Part L Building Regulations and therefore claim the proposed padel enclosure would not need to achieve at least a 40% reduction in the carbon emissions compared with a 2013 building regulations compliance base case in accordance with the requirements of Policy RE1. No evidence has been submitted with the application however to confirm this from a building control inspector and therefore in the absence of such the submission fails to demonstrate that the proposals comply with Policy RE1 of the Oxford Local Plan 2036.
- The acoustic assessment fails to consider the noise which would be emitted from the proposed air source heat pumps on sensitive receptors and local amenity. In the absence of any assessment, the submission fails to demonstrate how the air source heat pumps would not result in any detrimental impacts in relation to noise and disturbance and therefore fails to demonstrate compliance with Policies RE7 and RE8 of the Oxford Local Plan 2036.

5 25/02197/FUL 15 Halliday Hill

85 - 106

Site address: 15 Halliday Hill, Oxford, Oxfordshire, OX3 9PY

Proposal: Sub-division of existing dwelling to create 2 x 1 bed flats (Use Class C3). Alterations to fenestration. Provision of private amenity space, bin and bike stores. (amended description and plans).

Reason at Committee: Applicant is a Councillor

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. **Agree to delegate authority** to the Director of Planning and

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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.

6 **25/00823/FUL 11 Glebelands**

107 -
124

Site address: 11 Glebelands, Oxford, Oxfordshire, OX3 7EL

Proposal: Demolition of existing detached garage and existing rear extension. Erection of a part single, part two storey rear extension. Erection of a two storey side extension. (Amended description and amended plans).

Reason at Committee: Delegated Application called in by Councillors Rehman, Miles, Harley, Stares, Azad and Henwood for reasons of potential impact on the Lye Valley nature reserve, over development and massing of site, change of street scene and loss of semidetached appearance.

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
2. **Agree to 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.
 - and issue the planning permission.

7 **25/01749/FUL 8 Dunstan Road**

125 -
134

Site address: 8 Dunstan Road, Oxford, Oxfordshire, OX3 9BY

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Proposal: Provision of cycle storage (part-retrospective).

Reason at Committee: The application has been submitted by a Councillor.

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
2. Agree to 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 Head Director of Planning and Regulation considers reasonably necessary.

8 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.

22/03078/FUL: Land Bounded by Meadow Lane and Church Way, Oxford	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
24/01104/FUL: 35 Ash Grove, Oxford OX3 9JN	Called in
25/01859/OUTFUL: Warneford Hospital, Warneford Lane, Oxford, OX3 7JX	Major
25/00813/OUT: Land Adjacent The Iffley Academy, Iffley Turn, Oxford, OX4 4DU	Major

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25/01053/FUL: Oxfam, 2700 John Smith Drive, Oxford, OX4 2JY	Major
24/02361/FUL: New Barclay House, 234 Botley Road, Oxford, OX2 0HP	Major
25/00307/FUL: Oxford Sports Park, Oxford Road, Horspath, Oxford, OX33 1RT	Major
25/01588/FUL: Ozone Leisure Park, Grenoble Road	Major
24/00318/FUL - Land To The North Of Goose Green Lane, Oxford, Oxfordshire	Major
23/01198/FUL - Unit 1, Ozone Leisure Park, Grenoble Road, Oxford, Oxfordshire, OX4 4XP	Major
25/01126/FUL - Land Adjacent To Ivy Lane Oxford Oxfordshire OX3 9BN	Called in
25/01518/FUL - 54 Rose Hill	Called in
25/02358/FUL - 11 Broadhead Place, OX3 9RE	Called in – Cllrs Chapman, Munkonge, Ottino, Fry, Pressel, Turner
25/02702/FUL - St Thomas's Nursery	Called in – Cllrs Pressel, Brown, Ottino, Taylor, Railton, Smith
25/01788/FUL - Summertown House 369 Banbury Road Oxford Oxfordshire	Called in – Cllrs Fouweather, Sandelson, Goddard, Smowton, Miles, Gant

9 Dates of future meetings

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

9 December 2025

20 January 2026

24 February 2026

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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.