

# Record of Decisions of the meeting of the Oxford City Planning Committee On Tuesday 18 November 2025

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Set out below is a summary of the decisions taken at the meeting of the Oxford City Planning Committee held on Tuesday 18 November 2025.

Decisions made by the Oxford City Planning Committee will be subject to a two-day call-in period.

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.

## 4      **24/02890/FUL Hertford and Exeter College Playing Fields**

Site address: Hertford And Exeter College Sports Grounds, Edgeway Road, Oxford, Oxfordshire

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

The Oxford City Planning Committee resolved to:

1. **Refuse the application** for the reasons given in paragraph 2 of the report, subject to an amendment to reason for refusal 3, 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 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 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 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

- 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**

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)

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.
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.

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

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).

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
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**

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

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

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
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.

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](mailto: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

The Decision is available on the [Council's website](#) for the call-in period.