

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 23 June 2026

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Committee members present:

Councillor Clarkson	Councillor Fouweather
Councillor Altaf-Khan	Councillor Henwood
Councillor Upton	Councillor Bala
Councillor Corais	Councillor Davis
Councillor Rawle	Councillor Fry (For Councillor Railton)
Councillor Elphinstone (For Councillor Taylor)	

Officers present for all or part of the meeting:

Uswah Khan, Committee and Member Services Officer

Ross Chambers, Planning Lawyer

Andrew Murdoch, Development Management Service Manager

Hayley Jeffery, Development Management Team Leader (Majors)

Tracy Harvey, Planning Officer

Jennifer Coppock, Planning Officer

11. Apologies for absence

Councillor Railton and Taylor sent apologies.

Substitutions are shown above.

12. Declarations of interest

General

For 23/00988/FUL, Councillor Henwood declared that his group made a representation to the Oxford Local Plan concerning the application, however he had approached the meeting with an open mind.

For 26/00266/FUL, Councillor Corais declared that he was the Ward Councillor for Littlemore but had not discussed the application and had attended the meeting with an open mind.

For 26/00266/FUL, Councillor Elphinstone declared that she had been advised that she had made comments about the proposals and therefore had a pre-determined position. She would withdraw from the consideration of the item and leave the meeting.

For 26/00266/FUL, Councillor Davis declared that he had made comments on the Ellison Institute of Technology but not on the application and had attended the meeting with an open mind

13. Minutes

The Committee resolved to approve the minutes of the meeting held on 26 May 2026 as a true and accurate record.

14. 23/00988/FUL Bertie Place Recreation Ground And Land South West of Wytham Street, Oxford

The Committee considered an application for the erection of 31 affordable residential dwellings, with associated public open space, multi-use games area, childrens play area, access and landscaping (Amended Plans)

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

- Since the publication of the report, written submissions in the form of posters and a survey were published online, circulated to Planning Committee Members and displayed in the Town Hall this evening.
- The Planning Officer noted that Condition 17 had been amended to remove the reference to statutory Biodiversity Net Gain, as the application had been submitted before the regulations came into place. Additionally, paragraph 3.2 of the report referred to the legal agreement on the provision of affordable housing. The applicant had requested a staircasing arrangement allowing a minimum initial share of 10%, increasing to a maximum of 100% ownership.
- The proposal was a full planning application for the erection of 31 affordable residential dwellings with public open space, a Multi-Use Games Area (MUGA), children's play area, access and landscaping. The proposed use of the existing recreation ground had attracted significant local objections around loss, re-provision, or enhancement of open space and play facilities. Comments from

Environment Agency, Oxfordshire County Council, Sport England, Thames Valley Police, Thames Water and others contributed to assessments against local and national planning policy. However, the recommendation was that the scheme be approved after balancing all the relevant material planning considerations, particularly the adopted Local Plan site allocation for housing, provision of affordable housing and the city's need for new homes.

- Officers concluded that the lack of a 5-year housing land supply, site allocation, the benefits of delivering the allocated housing site and affordable homes outweighed the identified harms. The scheme was in broad compliance with the adopted Local Plan and National Planning Policy Guidance.
- It was therefore recommended that the Committee resolve to grant planning permission for the development proposed subject to the completion of a legal agreement to secure the affordable housing and the conditions listed in the report.

Councillor Muddiman and Kaddy Beck spoke against the application.

Stuart Moran spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by officers, applicant and the objector. The Committee's discussions included, but were not limited to:

- Concerns were raised regarding whether the Thames Valley Police (TVP) objections had been fully addressed. The Planning Officer noted that, while not all the objections had been addressed, the applicant had gone a long way towards addressing concerns. However, concerns remained regarding the location of the MUGA, which would be closer to existing and proposed homes, potentially leading to disturbances and antisocial behaviour. The Planning Officer acknowledged that these impacts had been carefully considered in the report but could not be fully mitigated. She noted that this formed part of the overall planning balance between harms and benefits. The Development Management Service Manager added that the report contains a full section on crime and safety, outlining which TVP concerns had and had not been addressed.
- Questions were raised regarding the air source heat pumps and whether an informative could be added encouraging them to be reversible. The Planning Officer advised that the technology exists, but details of the proposed heat pumps had not yet been provided. A condition requiring all details of the heat pump scheme was already proposed and she confirmed that an informative could be included.
- Questions were raised about the Homes England grant and whether the affordable housing provision would change if the grant funding was not available at 100%. The Development Management Service Manager explained that any proposed change to the housing mix a new application would return to committee for consideration, noting that 50% affordable housing would remain policy compliant. An informative was requested by the Committee to cover this eventuality.

- Questions were raised to the objector about alternative nearby locations for a larger MUGA. The objector noted that there was a play area at Fox Crescent with a kick-about facility, but it was smaller than Bertie Place.
- Concerns were raised regarding compliance with Policy G5. The Planning Officer explained that, although the application site is currently open space, it is allocated for development under Policy SP32 and is not identified on the Policies Map as protected open space under Policy G5..
- Concerns were raised around the footbridge and access arrangements. The Planning Officer advised that, if members wished to ensure the existing bridge was closed and removed, Condition 43 could be amended to secure its removal.
- Questions were raised regarding the flood evacuation plan and whether it had been updated following the revised flood mapping by the EA. The Planning Officer confirmed that the submitted evacuation plan was dated from 2023 and had not been prepared using the latest flood mapping. However, a condition was proposed requiring a new flood evacuation plan to be submitted and approved.
- Concerns were raised around the extent to which emerging policies, including reprovion policies such as G1, could be taken into account. The Planning Officer advised that the relevant draft policies were subject to significant unresolved objections and therefore could be afforded little weight at this stage, as they may change through the Local Plan examination process. The Development Management Service Manager stated that, while the emerging policy recognised constraints associated with reprovion, it did not materially strengthen the position and the site remained allocated for housing to help meet identified housing needs.
- Questions were raised regarding natural surveillance around the MUGA. The applicant advised that landscaping design would incorporate natural surveillance and acknowledged the concerns raised by TVP. They noted that the proposed trees around the MUGA would be relatively small and would not obstruct views. The applicant confirmed that further detailed design work would be undertaken to address TVP conditions and minimise opportunities for crime and antisocial behaviour.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons set out in the report and subject to conditions including the additional points raised in discussions relating to informatives, changes to conditions 17 & 43 and a legal agreement to secure the provision of 22 units of social rent accommodation (11 one bedroom, one 2 bedroom and ten 3 bedroom). As well as the provision of nine 2 bed shared ownership units. The shared ownership units to be eligible for staircasing from 10% up to 100% home ownership.

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:
 - 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 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
- 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 Planning and Regulation considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

15. 26/00266/FUL Plots 23-26, Oxford Science Park, Grenoble Road, Oxford

Councillor Elphinstone left the meeting.

The Committee considered an application for the partial demolition, alterations and upward extension to existing buildings and erection of 2no. link atriums to provide 1no. building for research and development (Use Class E). Provision of access, parking and landscaping works.

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 Planning Officer provided a verbal update. With regards to the Community Infrastructure Levy (CIL), taking account of the scale of development already delivered on the site and captured through CIL, the remaining CIL contribution for the scheme was recalculated at £315,515.42p, representing a significant reduction from the figure set out in the report. This is due to CIL already being paid by the previous applicants on the building structures that would remain on site and the CIL calculation for this application being based on additional floorspace only.
- In respect of ecology, the original recommendation sought delegated authority for the Director of Planning and Regulation to negotiate and finalise the mechanism for securing Biodiversity Net Gain. Since publication of the report, officers had received an amended BNG metric and assessment which confirmed that 10% BNG would be achieved through a combination of on and off-site enhancements. The off-site units would be purchased from The Trust of Oxfordshire's Environment and used on a site near Thame. The applicant had provided sufficient information to give officers confidence that the BNG condition under schedule 7a of the Town and Country Planning Act 1990 would be

discharged through a biodiversity gain plan agreed with the local Planning Authority, following the approval of planning permission.

- Concerns had been raised during the pre-application process regarding embodied carbon, particularly given the partial demolition of recently constructed buildings and the direction of emerging policies. However, the applicant demonstrated a strong commitment to circular economy principles through the retention of the existing structural frame, the re-use of building elements on and off-site, the minimisation of construction waste and the specification of recycled and responsibly resourced materials.
- The proposal included provision of 332 car parking spaces, a substantial reduction from the 861 previously approved, equating to a mode share of 34%. Adequate cycle parking would be provided across the site, with further details secured by condition. Officers were satisfied that the development would not give rise to adverse impacts in relation to flood risk, drainage, land contamination, noise pollution or air quality impact.
- It was recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions in section 12 and to the satisfactory completion of the legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers.

Guy Wakefield and Matt Abney 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:

- Questions were raised regarding employment opportunities for local people and the proportionality of jobs within the facilities. The Planning Officer advised that the applicant had agreed to enter into a Community Employment and Procurement Plan, which would secure a requirement for 20% of employees during the operational phase to be recruited from an Oxfordshire post code. This would be secured by legal agreement.
- Concerns were raised about how the loss of the tree belt on the site would be compensated. The Planning Officer explained that there was no opportunity to provide additional replacement planting on-site. The applicant added that efforts had been made to maximise planting along the boundary to compensate for the loss of trees approved under the previous application and that there was no scope for any further tree planting beyond what was proposed.
- Questions were also raised regarding the reduction in car parking spaces and how this had been assessed. The Planning Officer explained that the Highways Authority had been consulted on the application and as set out in the report, the projected car mode share would be reduced to 34%, representing a significant reduction from the consented scheme and that the applicant's had robustly justified the level of parking proposed within the submitted Transport Assessment, as required by policy. Taking into account the site's sustainability and the likely patterns of staff, the level of parking is considered appropriate. No further reduction in parking provision was considered necessary.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer’s recommendation to approve the application for the reasons set out in the report and subject to conditions and 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. **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
 - finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers 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 Planning and Regulation considers reasonably necessary; and
 - complete the section 106 legal agreement referred to above and issue the planning permission.

16. Forthcoming applications

The Committee noted the list of forthcoming applications.

17. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6pm and ended at 8.30pm.

Chair

Date: Tuesday 14 July 2026

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.