

Agenda Item 3

West Area Planning Committee

17th April 2013

Application Number: 11/02881/FUL

Proposal: Extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces.

Site Address: Castle Mill, Roger Dudman Way.

Ward: Jericho and Osney

Applicant: The University of Oxford

Recommendation: Committee is recommended to note the position.

Background to Report

1. The Committee, at its meeting on 7th February 2013, resolved to NOTE the report of the Head of City Development: Roger Dudman Way: 11/02881/FUL, and
 - To instruct the Head of City Development to negotiate with the University of Oxford in order to ameliorate the size and impact of the development given planning permission under 11/02881/FUL
 - To instruct the Head of City Development to submit a report back to this Committee at the earliest opportunity on the progress of his negotiations, and by the scheduled April 2013 meeting at the latest
 - To establish a working party, to include members of local amenity groups as well as members and officers, to recommend to the Council any changes to procedures or policies which the process of handling and determining the application

Progress to date

2. Following an initial meeting a letter was sent to the Director of Estates at the University on 4th March, **Appendix 1**.
3. A letter in response was received on 22nd March 2013, **Appendix 2**. The letter explains in particular that the University is very much aware of serious concerns that have been expressed and it is keen to investigate mitigating actions. The

letter offers to work with City Council officers to consider potential options in more detail.

4. At the time of writing this work is still underway and it is not possible to report to this meeting on the outcome of that work. Therefore Members are asked to recognise that work is still in progress and that a further report will be brought to its next meeting.
5. In the light of this officers are not able to present to the Committee the full report it would need in order to consider whether or not discontinuance of the planning permission is an option open to the Council. This is because in reassessing the planning merits of the development, the potential for mitigation is one of the relevant material considerations that will need to be taken into account by the Committee.
6. It had been intended to hold the first meeting of the working party requested by the Committee on 27th March 2013. However, officers felt obliged to postpone the meeting in the light of the pre-action protocol letter received to the Council from Protect Rural England (CPRE) threatening Judicial Review, and the extensive interaction between the media and the City Council in recent weeks. It was considered that it would be more appropriate to undertake an assessment of lessons to be learnt after the Council had made a decision with respect of discontinuance and when there is no longer any potential conflicts of interest.
7. Committee is recommended to note the position.

Background Papers: Planning applications 97/00342/NOY, 02/00898/RES, 11/02881/FUL.

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Date: 5th April 2013