

Remote meeting

Minutes of a meeting of the East Area Planning Committee on Wednesday 3 March 2021

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Committee members present:

Councillor Taylor (Chair)

Councillor Altaf-Khan

Councillor Chapman

Councillor Simm

Councillor Hollingsworth (for Councillor Lloyd-Shogbesan)

Councillor Tanner (Vice-Chair)

Councillor Aziz

Councillor Clarkson

Councillor Wade (for Councillor Roz Smith)

Officers present for all or part of the meeting:

Adrian Arnold, Head of Planning Services

Sally Fleming, Planning Lawyer

Hayley Jeffery, Development Management Team Leader

Catherine Phythian, Committee and Member Services Officer

Andrew Murdoch, Development Management Service Manager

Mike Kemp, Principal Planning Officer

Sarah Orchard, Principal Planning Officer

Apologies:

Councillors Lloyd-Shogbesan and Roz Smith sent apologies.

Substitutes are shown above.

55. Declarations of interest

20/02983/FUL: Cllr Hollingsworth stated that his partner was an employee of the OUH Trust and, although he had no pecuniary interest in the item, he would for transparency leave the meeting for consideration of the item and take no part in its determination.

General: Councillor Wade stated that as a member of the Oxford Civic Society, she had taken no part in that organisation's discussions or decision making regarding the applications before the Committee and that she was approaching the applications with an open mind, would listen to all the arguments and weigh up all the relevant facts before coming to a decision.

Councillor Hollingsworth left the meeting at this point.

56. 20/02983/FUL: John Radcliffe Hospital, Headley Way, Oxford, OX3 9DU

The Committee considered an application (20/02983/FUL) for planning permission for the demolition of the existing Barnes Unit and link corridor and the relocation of the tissue building; the erection of new Adult Intensive Care Unit (AICU) over 5 floors to connect to the existing Trauma Building across 4 floors; a new replacement link corridor within the AICU building connecting the Trauma Building with the main hospital entrance; ancillary works; and erection of new substation in Car Park 1 at the John Radcliffe Hospital, Oxford (part retrospective).

The Planning Officer presented the report and confirmed that a revised drainage strategy with further justification for discharging to a private sewer had been received since the publication of the report and that consequently the County Council had removed its objection.

The Planning Officer then offered the following clarification in regard to the provision of disabled parking bays in Car Park 1. Although the development would lead to an overall reduction of 15 parking bays these would not be disabled bays. The current provision of 15 disabled parking bays would be reduced to 8 operational bays during the construction phase of the development. However, Condition 16 specified that a minimum of 15 disabled parking bays should be provided within 3 months of completion of the development.

Mark Patt, representing Headington Heritage spoke against the application.

Dr David Garry, representing the OUH Trust, spoke in favour of the application. Charmaine Hope, Clinton Green, Craig Merrifield, Huw Mellor and Katherine Jones representing the applicant were present to answer questions.

The Committee asked questions of the officers and public speakers about the details of the application.

The Committee sought to establish whether the need for extra critical care capacity was a long-term or permanent issue or purely related to the COVID pandemic. They were informed that the shortage of ICU beds across the region had been identified prior to 2020.

Planning Officers noted the comments made by the Committee regarding aspects of the drainage strategy and advised a final detailed drainage strategy would be negotiated prior to issuing of a decision as works had already commenced on site.

Planning Officers assured the Committee that the concerns raised about the need for a holistic approach to planning and traffic management at the JR site, and more generally at the hospital sites in Headington, was fully recognised and was the subject of wider strategic discussions between the OUH Trust and the Local Planning Authority.

In reaching its decision, the Committee considered all the information put before it.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

The East Area Planning Committee resolved to:

1. **approve the application** for the reasons given in the report, subject to the finalisation of a drainage strategy and construction environment management plan and subject to the required planning conditions set out in section 12 of the report and grant planning permission; and
2. **delegate authority** to the Head of Planning Services to:
 - review the final drainage strategy and construction environment management plan and finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

Councillor Hollingsworth joined the meeting at the conclusion of this item.

57. 20/03198/FUL: Land To The Rear Of 4 Lime Walk, Oxford, OX3 7AE

The Committee considered an application (20/03198/FUL) for planning permission for the erection of a part four, part three storey building to create 4 x 1-bed flats and 3 x 2-bed flats (Use Class C3); erection of single storey building to create 1 x 2-bed flat (Use Class C3); provision of private amenity space, bin and cycle stores, alterations to landscaping and formation of 1no. disabled parking space.

The Planning Officer presented the report. She confirmed that since the publication of the report a satisfactory energy statement had been received which met carbon reduction targets under Policy RE1 of the Oxford Local Plan 2036.

In reaching its decision, the Committee considered all the information put before it.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application.

On being put to the vote the Committee agreed the resolution as set out below.

The East Area 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 the report and grant planning permission; and
2. **delegate authority** to the Head of Planning Services to:
finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

58. 19/02003/FUL: Plot 16, Oxford Science Park, Robert Robinson Avenue, Oxford,OX4 4GA

The Committee considered an application (20/03198/FUL) for planning permission for the proposed erection of two linked Class B1 office buildings with associated landscaping, car parking, infrastructure and related works.

The Planning Officer presented the report. He recommended the inclusion of an extra condition for the management and maintenance of the surface water drainage. He confirmed that an updated energy strategy had been submitted and accepted since the publication of the report.

Emma Andrews and Rory Maw, representing the applicant, spoke in favour of the application and answered questions from the Committee.

In reaching its decision, the Committee considered all the information put before it.

After debate and on being proposed, seconded and put to the vote, the Committee agreed with the officer's recommendation to approve the application subject to conditions and to the completion of a legal agreement with the inclusion of an additional condition relating to the management and maintenance of surface water drainage.

The East Area 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 the report and the inclusion of an additional condition relating to the management and maintenance of surface water drainage and to 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 were set out in the report; and
2. **delegate authority** to the Head of Planning Services to:
 - Finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning Services 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 the report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in the report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
 - Complete the section 106 legal agreement referred to above and issue the planning permission.

59. Minutes

The Committee resolved to approve the minutes of the meeting held on 3 February 2021 as a true and accurate record.

60. Forthcoming applications

The Committee noted the list of forthcoming applications.

61. Dates of future meetings

The Committee noted that the next meeting would be held on 7 April 2021.

The meeting started at 3.00 pm and ended at 4.40 pm

Chair

Date: Wednesday 7 April 2021

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