

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 15 February 2022



Committee members present:

Councillor Cook (Chair)	Councillor Chapman (Vice-Chair)
Councillor Abrishami	Councillor Diggins
Councillor Fouweather	Councillor Hollingsworth
Councillor Hunt	Councillor Pegg
Councillor Rehman	Councillor Smowton (for Councillor Altaf-Khan)
Councillor Upton	

Officers present for all or part of the meeting:

Andrew Murdoch, Development Management Service Manager
Louise Greene, Planning Lawyer
Hayley Jeffery, Development Management Team Leader (East)
Amy Ridding, Principal Heritage Officer
Emma Lund, Committee and Member Services Officer

Apologies:

Councillor Altaf-Khan sent apologies.
Substitutes are shown above.

68. Declarations of interest

21/02431/FUL and 21/02432/LBC

Councillor Cook stated that as a member and trustee of the Oxford Preservation Trust and of the Oxford Civic Society, he had taken no part in those organisations' discussions regarding the applications before the Committee. He had also been a signatory to the call-in. Councillor Cook said that he 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 Upton stated that as a member and trustee of the Oxford Preservation Trust, she had taken no part in that organisation's discussions regarding the applications before the Committee. Councillor Upton said 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 Smowton stated that as a signatory to the call-in, and a member of Oxford YIMBY which campaigned on housing matters and which had not commented on the

applications, he 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 Fouweather stated that he had been a signatory to the call-in but 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.

69. 21/02431/FUL: Meadow Larkins, Larkins Lane, Oxford, OX3 9DW

The Committee considered an application (21/02431/FUL) for refurbishment and extension of an existing house to include: partial demolition and reconstruction of existing single storey stable conversion and adjacent remains of cowshed; replacement windows and doors; erection of a one and a half storey extension with a basement room; formation of a new boundary wall; alterations to a Grade II listed wall including widening of the opening; associated landscaping and provision of bin and cycle stores. The application also proposed change of use of land described as 'orchard' to be within the residential curtilage.

The Planning Officer gave a presentation covering the application and the related Listed Building Consent application which was the subsequent item on the agenda.

The Committee was informed that an additional condition was proposed in relation to both the Full and the Listed Building Consent applications requiring that the works to the cowshed and stables were substantially completed prior to the first occupation of the one and a half storey extension. This was in order to ensure that the public benefits of the scheme, as set out in the report, were achieved. It was also proposed that Condition 10 of the full application, relating to boundary treatments, be amended to include the retention of the eastern stone boundary wall.

Martin Armstrong, Jinny Blom and James Malcolmson, representing Friends of Old Headington, spoke against the application.

Jennifer Butler, local resident; Adrian James, agent; and Michael Dent, applicant spoke in favour of the application.

The Planning Officer advised the Committee that in considering the impact of the proposed development, great weight and importance had been given to the desirability of preserving the Grade II listed wall; the setting of the Grade II listed threshing barn and the Grade II listed farmhouse, Mather's Farm; and the special character and appearance of the Old Headington Conservation Area as designated heritage assets. For the reasons set out in the report it had been identified that the proposal would result in a low level of less than substantial harm to the significance of the designated heritage assets; that this harm was considered to be sufficiently mitigated by carefully considered and high quality design; and that it was justified by the need to ensure the optimum viable use of the site. The heritage benefits of the enhancements to the former barnyard, and the continued use and maintenance of the site, would constitute public benefits which would outweigh the low level of less than substantial harm caused. Additionally, the Full and Listed Building Consent applications would comply with the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, the Oxford Local Plan 2036 and Headington Neighbourhood Plan.

The Committee asked officers questions about the detail of the application.

In discussion, comment was made by Committee Members that the proposal would involve the removal of previous unsympathetic 1970s construction work, which would be of benefit to the conservation area; and that it would result in a sustainable family

home with high environmental standards, including improving biodiversity with the planting of a native species hedge.

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 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 the report and the addition of a condition requiring substantial completion of works to the cowshed and stable prior to first occupation of the one and a half storey extension and amendment of condition 10 to include the retention of the eastern stone boundary wall and grant planning permission.
2. **delegate authority** to the Head of Planning Services to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary
 - Issue the planning permission following the end of the amended consultation period which expires on 18th February 2022 and subject to no new material representations being received that have not already been considered in this report.

70. 21/02432/LBC: Meadow Larkins, Larkins Lane, Oxford, OX3 9DW

The Committee considered an application (21/12432/LBC) for alterations to Grade II listed wall including widening of opening, and the partial demolition and reconstruction of existing single storey stable conversion and adjacent remains of cowshed to habitable accommodation.

The Committee received a joint presentation covering the application and the related full application 21/02431/FUL which was the previous item on the agenda.

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

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

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 11 of the report and the addition of a condition requiring substantial completion of works to the cowshed and stable prior to first occupation of the one and a half storey extension and grant listed building consent.
2. **delegate authority** to the Head of Planning Services to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary
 - Issue Listed Building Consent following the end of the consultation period

which expires on 3rd March 2022 and subject to no new material representations being received that have not already been considered in this report.

71. Minutes

The Committee resolved to approve the minutes of the meeting held on 25 January 2022 as a true and accurate record.

72. Forthcoming applications

The Committee noted the list of forthcoming applications.

73. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00 pm and ended at 6.59 pm

Chair

Date: Tuesday 8 March 2022