

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 15 October 2024



Committee members present:

Councillor Clarkson (Chair)	Councillor Fouweather (Vice-Chair)
Councillor Altaf-Khan	Councillor Coyne
Councillor Henwood	Councillor Hollingsworth
Councillor Hunt	Councillor Rawle
Councillor Regisford	Councillor Upton
Councillor Ottino (for Councillor Chapman)	

Officers present for all or part of the meeting:

Andrew Murdoch, Development Management Service Manager
Hayley Jeffery, Development Management Team Leader (East)
Uswah Khan, Committee and Member Services Officer
Emma Granger, Planning Lawyer
Jennifer Coppock, Principal Planning Officer
Chloe Jacobs, Senior Planning Officer
Clare Golden, Team Leader, Urban Design and Heritage
Celeste Reyeslao, Scrutiny and Governance Advisor

37. Apologies for absence and substitutions

Councillor Chapman sent apologies.

Substitutions are shown above.

38. Declarations of interest

General

Councillor Upton declared that as a member and trustee of the Oxford Preservation Trust she had taken no part in that organisation's discussions about any of the applications before the Committee. She also stated that she had a one hour a week contract with Christ Church College and as they were part of the applicant team taking part, she would leave the meeting room during this item.

Councillor Rawle expressed that she is the Donnington Ward Councillor, therefore would leave the meeting room during the Donnington Recreation Ground application.

Councillor Coyne declared that she is a resident at Barton Park and is involved in the group looking at road safety issues.

Councillor Clarkson stated that she would leave the meeting room during the last item as she has a personal interest to the application and Councillor Fouweather will chair the meeting from then until the end.

39. 24/01631/FUL - Eastpoint

The Committee considered an application (24/01631/FUL) for the demolition of existing office buildings (Use Class E). Erection of 3no. laboratory enabled office buildings (Use Class E), 1 no. building to accommodate car and bicycle parking facilities and mechanical plant and 1no. building to accommodate mechanical plant and amenity space. Provision of new access arrangements, landscaping and external cycle parking.

The Planning Officer gave a presentation and provided the following updates and clarifications:

- One verbal update noted the travel plan monitoring fee which is set out in the list of planning obligations has been reduced from £13,060 down to £6,530. The Planning Officer stated that this is to cover one framework travel plan and one full travel plan for the whole site rather than three full travel plans for each building. This change came following discussions with the applicants and a further understanding of how the multi-storey car park will be managed.
- The building which was proposed would include a learning lab located in one of the ground floor buildings, dedicated to tailoring the needs of local school children. The plan would have a breakout space, a lab area and toilets. The plans would be developed in consultation with the River Learning Trust.
- A single-storey Pavilion Building would provide a flexible space with toilets which would be available for public use, and this would be secured within the section 106. There would be potential to offer space for various events such as community workshops, public meetings, staff collaboration, and informal breakout space. The proposal would deliver a gross internal area of 20,730 square metres. The multistorey car park would be accessed through a partial two-way entry point of Sandy Lane West and would accommodate 299 car parking bays, with four accessible bays provided externally to the rear of the Pavilion building. In addition to this, eight visitor spaces would be provided on site. The multistorey carpark would accommodate 280 cycle parking spaces with 50 spaces located externally throughout the site and 15 electric scooter spaces adjacent to the external cycle parking.
- The applicant would carry out improvement works and resurface and widen the pedestrian lane across sandy west lane and enhance lighting and widen the underpass where possible.
- Double yellow lines would be extended along Sandy Lane West to help avoid unauthorised parking and two road humps would be installed to reduce vehicle speeds. In order to reinstate the bus service and enhance the sites sustainability, the applicant would carry out works to bring the bus turnaround area back into use. Works include the removing of existing bollards, curb realignment to allow double decker bus to turn, resurfacing and reinstatement of street lighting. Details of works would be secured via a s278 agreement with highway authority.

- The development is formed of separate buildings which helps to breakup the mass and enables development to feel open rather than defensive. Additionally, the buildings are characterised by horizontal banding and curved corners.
- The application site lies approximately 250 metres west of the Littlemore Conservation Area at its nearest point and forms part of the heritage assets wider setting. The proposal would be visible but visual harm has been mitigated by varying the colour of the two main buildings and reducing the massing. Although the development would still be visible, it would only be visible from part of the Conservation Area, therefore the impact is limited, and the harm is a low level.
- In accordance with paragraph 206 of NPPF, the need for high quality lab enabled office space within the part of the golden triangle, provides clear and convincing justification for the heritage harm caused. Furthermore, in line with paragraph 208 of the NPPF, the public benefits of this development include the local economic uplift, a commitment to employ a proportion of local residents, enhancement to the pedestrian, cycle and bus infrastructure, the provision of a school lab, the 10% net gain of biodiversity on site and a 40.9 reduction in carbon emission. The benefits would therefore outweigh the low level of less substantial harms of the setting of the Littlemore Conservation Area.
- In conclusion, officers considered that the proposed development would respond appropriately to the site context and the local plan policies. It is therefore recommended that the Planning Committee approve the application, subject to section 106 legal agreement and the finalisation of conditions.

Robert Linnell (agent) spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by the officers and agent.

On being proposed, seconded and put to the vote the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report, the verbal updates on the travel plan and subject to the conditions set out in the report.

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 the 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 Head of Planning and Regulatory 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 and Regulatory 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 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 Head of Planning and Regulatory Services considers reasonably necessary; and

- complete the section 106 legal agreement referred to above and issue the planning permission.

40. 24/01481/FUL - Odeon

The Committee considered an application (24/01481/FUL) for the demolition of the existing cinema (use class sui generis) and erection of an aparthotel (use class C1) to include ground floor community use (use class F2). Provision of external landscaping, cycle parking and refuse storage.

The Planning Officer gave a presentation and provided the following updates and clarifications:

- The Planning Officer noted there was one verbal update. Thames Water removed its requirement to restrict occupation until sewage works has been carried out. This is due to the current capacity of the treatment works which has been considered suitable to accept the development taking into account the additional floor space.
- The proposed building would have a gross internal area of 6050 square metres. 3060 square metres of this floor area would be given to the community space at ground floor level. The Planning Officer confirmed that the maximum height of the building would be 19.7 metres to the roof level and up to 21m, including mechanical plant screen which would be located centrally on the roof plan.
- The aparthotel would accommodate 145 rooms with kitchenettes as well as a café, lounge, gym, laundry facilities and a 24-hour reception on the ground floor. External cycle stores for community staff and visitors would be located to the rear of the building fronting Gloucester Green, as well as bin storage. The proposal includes a seating area within the public realm, which extends around the northern and eastern elevations of the proposed buildings.
- The existing building does not appropriately respond to the site's location with the city centre's primary shopping frontages. The proposed ground floor would interact positively with the site's context, enhancing the public realm. The proposed large full height window would animate the street and would be a significant improvement to the existing building.
- The entrance to the community space is appropriately located, on the angled corner between George Street and St Georges Place which would be highly visible from the public realm and would best accommodate the level changes across the site. The second entrance would be located along Gloucester Green which is positive as it will promote further use of the space and enhance the public realm, as this elevation is currently blank.
- Taking the heritage harm into account, it was considered by officers that the proposal would result in high level of less than substantial harm. Additionally, the proposal would also result in a low to moderate level of harm to a number of listed buildings, as set out in the committee report. In accordance with paragraph 206 in NPPF, it is considered that the heritage harm is justified by the

provision of tourist accommodation, in the form of the aparthotel. This would encourage tourists and result in increased investment in the city.

- It is therefore considered that the proposed development would respond appropriately, and it is recommended that Planning Committee approve the application subject to the section 106 legal agreement and finalisation of conditions.

Andrew Heselton (Applicant) and Andy Edwards spoke in favour of the application.

Councillor Regisford declared that she was a former resident and was advised not to take part in the discussion or vote.

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:

- Although there were various harms, including the visual impact particularly from the Castle Mound view, there were very significant benefits, such as the activation of frontage for Gloucester Green. Additionally, the creation of active frontage on George Street would be very positive. Therefore, the benefits surpass the risks.

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 13 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 Head of Planning and Regulatory 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 and Regulatory 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 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 Head of Planning and Regulatory Services considers reasonably necessary; and
 - complete the section 106 legal agreement referred to above and issue the planning permission.

41. 22/03049/FUL - Land North of Bayswater Brook

Councillor Upton left the meeting during this application, as stated in the declarations of interest.

The Committee considered an application (22/03049/FUL) for the erection of new A40 cycle and pedestrian bridge and associated pedestrian/cycle route connection works, formation of new vehicular access onto Elsfield Road and associated Elsfield Road/Woodeaton Road/Marston Interchange access and highway improvement works, formation of 2 no. new vehicular accesses onto Bayswater Road and associated highway improvement works on Bayswater Road, formation of 2 no. new Public Transport crossing bridges over the Bayswater Brook with associated bus route connection works, including a Public Transport-only access onto the A40, formation of 5 no. pedestrian/cycle bridges over the Bayswater Brook and associated pedestrian/cycle route connection works, flood alleviation measures along sections of the Bayswater Brook and landscape and infrastructure works (associated with the proposed residential and commercial development at Land North of Bayswater Brook solely within South Oxfordshire District Council).

The Planning Officer stated that the site lies within the boundaries of the South Oxfordshire District Council and the site was allocated within their plan. The South Oxfordshire District Council had resolved to approve the hybrid application for the development. In parallel to that, an application was submitted for a package of access works to facilitate the development. It was noted that Oxford City Council have one half of the application and South Oxfordshire District Council have the other half of the application for the access works.

The Planning Officer gave a presentation and provided the following updates and clarifications:

- There were several verbal updates noted. The section of the committee report setting out the Environmental Agency's (EA) comments in the planning application, paragraph 914 to 915 were incomplete. The Planning Officer clarified that there should have been a third paragraph which stated the EA removed their objection on 10th May 2024, following the submission of a revised flood risk assessment that dealt with concerns of flood risk and biodiversity impact. The EA also recommended a number of conditions which are listed in section 12 of the report. Additionally, since the committee report was prepared, there have been two further representations of residents in Barton objecting to the application for a number of reasons. The reasons being that the development would have an adverse impact, increasing the flood concerns risk for residents at Barton and the application would result in the reversal of direction of the number 8 bus. The Planning Officer noted that the objections made relate primarily to the hybrid planning application for the substantive development. However, the concerns on flooding for this development are addressed in the officers' report. The final update was to recommend that two conditions be added to the recommendation in section 12, one being the submission of a monitoring plan and the other being the maintenance scheme for the connectivity bridges.
- The applicant went through a significant period of discussion with the County Council, as well as the South Oxfordshire District Council and officers from this Council to develop a scheme of access works to allow suitable access to deal with the traffic. Additionally, aiming to provide high quality pedestrian and cycle transport links to integrate the developments, with the developments in the city.

- The proposal includes works on the western end, access on the eastern end, five connectivity bridges throughout the development and public transport links through a linkage on Barton Village Road. Additionally, a public transport access point which includes a bus priority route into the development, as well as a pedestrian and cycle bridge link from Barton Park and the A40.
- The connectivity bridges were noted as the most significant parts of integrating the development into the surrounding areas. The bridges would be located throughout Barton Park, and two other connections would come into the existing Barton development.
- In summary, the package of works had been developed in conjunction with the County Council as highway authority, following a review of the traffic modelling that was prepared for the main hybrid application. The applicant engaged with a range of different officers to provide high-quality transport links in order to create a development that would be part of the city and integrate itself with Barton and Barton Park. Section 10 of the officers' report sets out how the planning matters have been balanced in accordance with the requirements of the NPPF. Officers would advise members to consider the application carefully, including all the representations made, while noting that the proposal was considered to be acceptable in terms of the aims and objectives of the NPPF and the relevant policies within the Oxford Local Plan. Therefore, it was recommended that the Committee resolve to grant planning permission for the development proposed, subject to the finalisation of conditions including the two additional conditions mentioned earlier in the verbal update.

Gavin Angell (applicant) and Councillor Glynis Phillips 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.

On being proposed, seconded and put to the vote the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report, the verbal conditions and subject to the conditions set out in the report.

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. **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.

Councillor Upton rejoined the meeting.

42. 22/02446/CT3 - Donnington Recreation Ground

Councillor Rawle left the meeting during this application, as stated in the declarations of interest and did not return.

- The Committee considered an application (22/02446/CT3) for the removal of existing fencing and formation of footpath and cycle path, installation of staggered, timber bollards, timber kissing gate and associated landscaping works and associated signage. (Amended landscape plans and additional information: Landscape Ecological Management Plan, Construction Environmental Management Plan: Biodiversity). (Amended Plans and Description).
- The Planning Officer gave a presentation and provided the following updates and clarifications:
- The Planning Officer noted a verbal update. Since the publication of the committee report, there had been six further letters of representation. This included one letter of support and five letters of objections, raising concerns of the loss of the trees, safety risks and reduce biodiversity net gain and flood risk implications. The Planning Officer confirmed that all these matters have been considered by officers in the committee report.
- The application was considered by Committee in October 2023 where members resolved to approve the application subject to conditions and finalise section 106. Since then, the applicant made a few amendments and as a result of the landscape changes, the overall biodiversity net gain reduced.
- The proposal seeks to install a three-metre-wide shared footpath and cycle path that would run across the southern edge of the site, connecting the existing Cavell Road entrance to a new entrance that is proposed along Meadow Lane. By formalising a new path, the proposal seeks to mitigate and remove the existing line that cuts across the field to improve and increase the use for the football club.
- To the south of Meadow Lane, the proposal seeks a new entrance. To facilitate this access, a number of trees are proposed to be removed; this equates to 4 larger trees and a number of smaller stems. The entrance would feature bollards to reduce the speed of cyclists and the bollards would allow for wheelchairs and pushchairs to utilise the path.
- There was public concern regarding the loss of trees, however, the Planning Officer clarified that in this section of trees, no category A or B trees, or ancient trees had been removed. The applicant aimed to retain as many trees as possible, only removing those that are necessary to facilitate the development. It was demonstrated that the works could not be achieved without the loss of some trees.
- The application was accompanied by an updated biodiversity metric that reviews the new proposed landscaping and this demonstrates that the proposal would deliver an increase in biodiversity net gain, therefore the scheme is considered to comply with both local and national planning policy.
- In conclusion, the proposed scheme is considered acceptable as it promotes and allows for an active sustainable mode of transport throughout the city and improves connectivity. The application would be acceptable and would demonstrate a biodiversity net gain in accordance with planning policy. Therefore, this is recommended for approval, subject to the conditions listed in the report and the section 106 to secure the biodiversity net gain.

Carri Unwin, Tim Foster and Lucian Dunlop spoke in favour of the application.

Dominic Woodfield spoke against the application.

The Committee asked questions about the details of the application which were responded to by officers, the applicant and agent.

On being proposed, seconded and put to the vote the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report and subject to the conditions set out in the report.

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 Obligation 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 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; and
 - finalise the recommended legal Obligation 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 Head of Planning Services considers reasonably necessary; and
 - complete the section 106 legal Obligation referred to above and issue the planning permission.

43. 24/01469/LBC - 8 Dunstan Road, Oxford, OX3 9BY

Councillor Clarkson left the meeting during this application, as stated in the declarations of interest, and did not return.

Cllr Fouweather stood as Chair for the remainder of the meeting.

The Committee considered an application (24/01469/LBC) for the reconfiguration of internal areas to include the reduction in size of the ground floor entrance lobby, relocation of a door opening into the TV room and refurbishment of the kitchen including floor finishes. Floor to be part excavated for floor build-up. New internal door openings. Insertion of a structural steel beam.

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.

All relevant issues have been considered in the officers’ report and the application was recommended for approval, subject to planning conditions.

On being proposed, seconded and put to the vote the Committee agreed with the officer’s recommendation to approve the application for the reasons listed on the report and subject to the conditions set out in the report.

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 13 of this report and grant planning permission; and
- 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.

44. Minutes

The Committee resolved to approve the minutes of the meeting held on 17 September 2024 as a true and accurate record.

45. Forthcoming applications

The Committee noted the list of forthcoming applications.

46. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6:02pm and ended at 9.25pm.

Chair

Date: Tuesday 19 November 2024

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.