

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 10 December 2024

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Committee members present:

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

Officers present for all or part of the meeting:

Uswah Khan, Committee and Member Services Officer
Andrew Murdoch, Development Management Service Manager
Natalie Dobraszczyk, Development Management Team Leader
Emma Granger, Planning Lawyer
Sarah Orchard, Principal Planning Officer
Hannah Riddle, Planning Services

47. Apologies for absence and substitutions

Councillor(s) Rawle, Coyne and Regisford sent apologies.

Councillor Regisford attended online but didn't partake in the vote of any agenda items. Substitutions are shown above.

48. Declarations of interest

General

Councillor Upton declared that she had previously worked in the Department of Physiology Building but confirmed that she was no longer employed there.

Councillor Clarkson stated that she would leave the meeting room during item 5 as she has a personal interest to the application and Councillor Fouweather will chair the meeting from then until the end.

49. 24/01821/FUL Department of Physiology

The Committee considered an application (24/01821/FUL) for the demolition of part of the third floor and construction of new rooftop extensions. The refurbishment and reconfiguration of the third floor to allow for the creation a new academic hub with flexible seminar and innovation space, flexible open laboratories, support space and research offices. The creation of an external terrace and new plant room enclosures,

flues and risers. The insertion of new third floor windows in the north elevation of the building.

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 noted that the application site was a research and laboratory space and confirmed that it would remain in this use.
- The proposed development was deemed suitable for enabling an underused building to reach its full potential, resulting in a more efficient use of the site. The low-level harm to the views of the buildings from University Parks and the longer-range views of the flues in relation to the green setting of Oxford was considered to be outweighed by retaining the building in its optimum viable use. This retention was noted to have social benefits through the research conducted and economic benefits through employment opportunities.
- The recommendation is for Planning Committee to approve the planning permission subject to the conditions set out in the officer's report.

Sally Vine, Stephanie Weeks and Neil Eaton 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:

- A request for a slight modification to the Construction Traffic Management Plan condition (Condition 8) to address transport issues, particularly the impact of construction on cycle lanes.
- Concerns regarding the traffic management plan, including issues with subcontractors parking on residential roads. A suggestion was made to include a condition requiring contractors to park at a park-and-ride facility and be transported to the site by minibuses. The Development Management Service Manager noted that this could be added as an informative to encourage consideration of parking arrangements for contractors.

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.
2. **Agree to 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.

50. 24/01434/FUL Stansfeld Park

The Committee considered an application (24/01434/FUL) for the erection of a building to accommodate Class Eg (i and ii) (office and research and development) and F1 uses (education) with associated infrastructure and provision of a replacement car park.

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

- The proposed development would create additional space for startup companies in the research and development sector, which is currently in high demand. While the proposal would result in the loss of trees, it was confirmed that there would be no net loss in canopy cover over a 25-year period. Additionally, the existing Woodland would be enhanced through biodiversity net gain requirements.
- The recommendation is for Planning Committee to approve planning permission subject to conditions and the section 106 agreement as set out in the officer's report.

Mark Pott spoke against the application.

Nicki Campling (Applicant) 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:

- Concerns were raised regarding the number of trees being removed; however, it was noted that some of the trees were of moderate and low quality. As a result, the benefits of the proposal were considered to outweigh the risks associated with the tree removal.

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 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;
2. **Agree to 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 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 Services considers reasonably necessary; and

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

51. 24/02339/FUL 8 Dunstan Road

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

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

The Committee considered an application (24/02339/FUL) for the erection of a glasshouse to rear.

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.

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.
2. **Agree to 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 Services considers reasonably necessary.

52. Minutes

The Committee resolved to approve the minutes of the meeting held on 15 October 2024 as a true and accurate record.

53. Forthcoming applications

The Committee noted the list of forthcoming applications.

54. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6.00pm and ended at 7.13pm.

Chair

Date: Tuesday 21 January 2025

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.

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