

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 21 April 2026



Committee members present:

Councillor Altaf-Khan	Councillor Henwood
Councillor Hollingsworth	Councillor Hunt
Councillor Regisford	Councillor Railton
Councillor Upton	Councillor Rehman
Councillor Rawle (For Councillor Kerr)	Councillor Fry (For Councillor Clarkson)

Officers present for all or part of the meeting:

Uswah Khan, Committee and Member Services Officer
Ross Chambers, Planning Lawyer
Andrew Murdoch, Development Management Service Manager
Hayley Jeffery, Development Management Team Leader (Majors)
Robert Fowler, Development Management Team Leader (West)
Felicity Byrne, Principal Planning Officer
Chloe Jacobs, Planning Officer
Emma McLeod, Planning Officer
Eva Bryant, Planning Officer
Amy Ridding, Planning Officer
Sarah Halsey, Oxfordshire County Council Senior Transport Development Officer

58. Election of Chair

Councillor Upton was elected Chair for the meeting.

59. Apologies for absence

Councillor Clarkson and Fouweather sent apologies.
Substitutes are shown above.

60. Declarations of interest

General

For 25/01859/OUTFUL and 25/01834/LBC, Councillor Hunt declared that she had signed the petition and had been advised that she held a pre-determined position in the application. She would withdraw for the items and rejoin the Committee after.

For 25/01859/OUTFUL, Councillor Railton declared that she had attended a session on the Warneford Project held in the Town Hall but had not expressed an opinion at the time and she approached the meeting with an open mind.

For 25/01859/OUTFUL, Councillor Upton declared that she was a member of BBOWT and the Oxford Preservation Trust but had taken no part in any comments or discussions and attended the meeting with an open mind.

61. Minutes

The Committee resolved to approve the minutes of the meeting held on 24 February 2026 as a true and accurate record.

62. 25/01859/OUTFUL Warneford Hospital, Warneford Lane, Oxford

The Committee considered an application for the demolition of existing buildings and erection of a graduate college for the University of Oxford comprising Student accommodation (Sui Generis), ancillary college buildings (Sui Generis), provision of landscaping, bin and cycle parking, car parking, public realm and open space. Full application for demolition of existing buildings and partial demolition of existing walls, erection of a hospital building (Use Class C2), a research building (Use Class E(g)(ii)), a hospital research link building (C2/E(g)(ii)), and erection of relocated POWIC/SANE building (Use Class E(g)(i) and (ii)) and pavilion building. Provision of associated car parking, cycle parking, bin storage, access, landscaping, public realm works and associated infrastructure works. Refurbishment and repair of the Gate Lodge and use for residential accommodation associated with the College (Use Class Sui generis)

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site illustrations and existing and proposed elevations and plans:

- The Planning Officer provided a verbal and written update which was circulated around Committee, noting minor corrections to the committee report including but not limited to the Natural England Three Tests in respect of ecology and recommendations since the agenda's publication.
- The Planning Officer further updated Committee on the public consultation, which expired on 21 April. Since publication, one consultee comment had been received from the Environment Agency stating no further remarks. A petition opposing increased parking at the Warneford site had been submitted with 478

signatures, including 452 signatures from residents of Oxford and the other 26 signatures from outside of Oxford. These comments reflected objections already addressed in the report.

- The site had been allocated for redevelopment in both the Oxford Local Plan 2036 and the Emerging Local Plan 2045. Overall, the redevelopment of the Warneford Hospital site for a new mental health hospital, research and development facilities and a graduate college is supported by these policies.
- The Planning Officer stated that the scheme had been carefully designed to deliver a modern mental health facility and research centre, with buildings appropriate in design, siting and context, causing no harm to the surrounding area.
- Transport impacts had been assessed and while parking would increase, it had been considered the minimum necessary. The proposal supported active travel and was supported by an appropriate transport assessment.
- Additional drainage information, including further infiltration testing, hydrogeology reports and flood risk assessments had addressed earlier concerns. Subject to conditions, the drainage strategy had been deemed acceptable with no significant groundwater impact anticipated.
- Officers had concluded the development was acceptable in terms of flooding, air quality, noise, land contamination, design, heritage assets including archaeology, highways, residential amenity, trees, ecology and sustainability, all in line with relevant policies. It was therefore recommended that the Committee resolved to grant planning permission for the development proposed subject to the legal agreement and conditions as listed in the report.

The Chair granted the public speakers on both sides 10 minutes to speak.

Aeron Buchanan, Councillor Hunt, Danny Yee, Councillor Emma Garnett and Iona Foster spoke against the application.

Eric Parry, Heather Smith, Helen Ensor, John Rhodes, Neil Marshall, Nigel Porter and Samantha Robinson 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 around parking and possible design or enforcements measures to reduce it, particularly informal parking. The Planning Officer noted informal parking was largely beyond their control but that the car park management plan could manage usage.
- Concerns about the future Local Plan requirements with respect to parking were discussed as well as a reduction in basement parking. Officers provided clarification and the Development Management Service Manager confirmed a Car Parking Monitoring and Review Plan secured through the section 106 agreement could regulate permit allocation. Officers confirmed that a phased reduction in the basement parking would be secured through the S106.

- Clarifications had been provided on staff and visitor parking numbers.
- Questions on drainage impacts were addressed, with the Planning Officer explaining that extensive discussions and expert input had satisfied drainage officers that there would be no adverse effects.
- Concerns about traffic affecting bus services and congestion were raised. The Highways Officer stated the CYCLOPS junction would be the most affected, though not due to additional traffic and that impacts at other junctions such as Old Road and Churchill Drive would be acceptable and unlikely to disrupt bus services. The Highways Officer confirmed the highway impacts would not be severe. The Development Management Service Manager confirmed that the applicant had committed to reducing car modal share to 25% and that improvements to bus services secured through the S106 would help deliver that.
- The Development Management Service Manager confirmed that the Local Plan policies do not prevent an increase in parking on this site. Increases in parking are assessed on a case-by-case basis informed by the Transport Assessment.
- Members emphasised that parking management will be crucial and asked officers to ensure the Car Parking Monitoring and Review Plan in the S106 is deliverable and enforceable.

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 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; and
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
 - seek amended plans to show:
 - The revised pedestrian route from the new north gate being diverted around the historic embankment and the 2no trees within this embankment retained. Including any updates to any related architectural, parameter or landscape plans which show these elements.
 - The revised pedestrian route from the new north gate, moving east – this will show a large gap for pedestrians between the car parking spaces. Including any updates to any related architectural, parameter or landscape plans which show these elements.

- The retained trees T245 within Zone 2 and T65 within Zone 1. Including any updates to any related architectural, parameter or landscape plans which show these elements.
- seek amended technical documents to reflect the above changes including:
 - Arboricultural Impact Assessment
 - Landscaping and Planting Character Report
 - Landscaping Management Plan
 - Delivery and Servicing Plan
 - Design and Access Statement
 - Design Code
 - Transport Assessment
 - Travel Plan
- 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.

63. 25/01834/LBC Warneford Hospital, Warneford Lane, Oxford, Oxfordshire

The Committee considered an application for the interventions including alteration, demolition and repair of listed and curtilage listed structures to facilitate comprehensive development of the site. The works relate to the demolition of the former farmhouse and former stables; dismantling of former pavilion building and onsite reconstruction and relocation; removal of secondary attached and freestanding structures; alterations and repair of historic boundary walls; and repair and restoration of the Gate Lodge.

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed plans:

- The report considered the impact of proposed interventions, including repairs to the Grade II listed Gate Lodge, Front Garden Area Wall and Gate Piers, alongside alteration, demolition and repair of curtilage listed structures associated with the Grade II listed Warneford Hospital building. It also considered effects on other listed and on-designated heritage assets at the site and their settings.
- The assessment focused on identifying the significance of affected assets and determining whether proposals caused harm, preserved or resulted in enhancement to significance. It also focused on evaluating whether any harm was justified, weighing public benefits against harm and considering compliance with local and national planning policies
- Officers concluded that the proposal caused less than substantial harm to the Grade II listed Warneford Hospital building, Gate Lodge and Boundary Wall and other heritage assets due to aspects of the alterations, demolition and repairs. However, this harm was justified and the resulting public benefits, including heritage benefits and other benefits associates with the wider redevelopment of the site, were deemed acceptable to outweigh it, with appropriate weight given to the preservation of the heritage assets.
- It was therefore recommended that Committee resolve to grant Listed Building Consent for the development proposed, subject to the recommended conditions set out in section 12 of the report.

Helen Ensor and John Rhodes spoke in favour of the application.

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 Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the recommended listed building conditions set out in section 12 of this report, grant listed building consent and
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
 - Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.

64. 25/02642/FUL 10 Park Town, Oxford, Oxfordshire OX2 6SH

Councillor Fry left the meeting.

Councillor Hunt rejoined the meeting.

The Committee considered an application for the amalgamation and extension of two basement flats to form one flat. Enlargement of front and rear lightwells. Demolition of ground floor rear conservatory and ground floor side lean-to. Erection of a two storey rear side extension. Erection of a single storey rear extension. Alterations to fenestration. Alterations to driveway and associated landscaping and boundary treatments. Provision of bin and cycle storage. (Amended description) (Amended plans).

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:

- Officers recommended that the proposal was acceptable in principle, including its design and impact on designated heritage assets, subject to conditions. It was not considered to cause unacceptable harm to residential amenity and was acceptable in terms of impacts on trees, ecology, biodiversity, flooding and drainage, complying with relevant policies in the Oxford Local Plan 2036.
- Policies in the emerging plan were treated as a material consideration but given very limited weight at this stage of the process. However, the proposal was considered to accord with the relevant policies of the emerging Oxford Local Plan 2045.
- Overall, the development was judged an acceptable addition and change of use. The loss of a dwelling was considered justified, as material considerations outweighed policy H5. The scheme complied with relevant design, heritage, amenity, environmental and flood risk policies and would not harm protected trees, ecology or groundwater flow.
- It was recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in Section 12 of this report.

Sarah Goodman (Park Town Trust) and Nik Lyzba spoke against the application.

Pippa Hoyer-Miller, Huw Mellor and Nick Worlledge spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by the officers. The Committee's discussions included, but were not limited to:

- Justification for the loss of one dwelling.
- Concerns about enlarging lightwells were addressed by officers, who clarified this would result in only a low level of less than substantial harm to the basements character and would not detract from the buildings overall architectural significance.

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 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.

65. 25/02643/LBC 10 Park Town, Oxford, Oxfordshire OX2 6SH

The Committee considered an application for the enlargement of front and rear lightwells; platform lift to front lightwell. Demolition of ground floor rear conservatory and ground floor side lean-to. Erection of a part single, part two storey rear and side extensions, including basement extension. Alterations and upgrades to fenestration throughout, including replacement windows. External alterations and repair works to roof, masonry, rainwater goods and fenestration. Alterations and repairs to boundary walls. Internal alterations to all floors including alteration of basement floorplan and damp proofing works in association with amalgamation of two basement flats to form one flat; installation of underfloor heating; alterations to existing door openings; new door openings; removal and heightening of ceilings and removal of partitions on second floor; new lightwell and balustrade, repairs and thermal upgrade to belvedere; new and upgraded mechanical, electrical and plumbing services throughout. (Amended description) (Amended plans).

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 committee report considered the impact of proposed interventions, alterations and repairs to the Grade II listed building 10 Park Town which formed part of the listing for 1-47 and 49-64 Park Town on the historic and architectural significance.
- Although some elements were identified as causing a low level of less than substantial harm, this was considered mitigated by reversing alterations and through appropriate and well justified design. Public benefits, including improved accessibility, thermal performance and energy efficiency, along with securing the buildings long term use were considered to outweigh the harm, while giving great weight to heritage preservation.
- The scheme was considered to give an appropriate balance between preserving and enhancing the buildings historic and architectural significance within the context of the Park Town Estate and its social history.
- The development was therefore considered to meet the objectives of relevant adopted and emerging plan policies. It was recommended that the Committee resolve to grant Listed Building Consent for the development proposed subject to the recommended conditions set out in section 12 of the report.

Sarah Goodman and Nik Lyzba spoke against the application.

Pippa Hoyer-Miller, Huw Mellor and Nick Worlledge 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 about enlarging lightwells were addressed by officers, who clarified this would result in only a low level of less than substantial harm to the basements character and would not detract from the buildings overall architectural significance.

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 Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the required listed building conditions set out in section 12 of this report and grant listed building consent.
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.

66. 25/02880/FUL 2 Steep Rise Oxford, OX3 9QG

The Committee considered an application for the change of use of dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4. Alterations to existing single storey rear extension flat roof eaves detail and amendments to the doors and windows in the rear elevation. Insertion of four windows in the North side elevations at ground and first floor. Provision of bin and bike stores. Part retrospective. (Amended Description) (Amended Drawings).

The Planning Officer provided a verbal update on an additional public comment received that raised issues regarding demonstration of the methodology and compliance with Policy, impacts of intensified occupation relating to bins, cycle and car parking and movements, and wastewater and water capacity. The Officer advised that these issues were addressed within the report with the exception of the wastewater and water capacity which was a matter for Thames Water in this case as utility provider.

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 report considered minor amendments to the previously approved development of the site under planning permission 24/01687/FUL to include alterations to the single storey rear extension, changes to rear doors and windows, insertion of four windows in the north side elevations and provision of bin and cycle storage, alongside a proposed change of use to a house in multiple occupation. As some works had been carried out, the application was partly retrospective.
- The development was considered to make efficient use of the site and deliver a high-quality sustainable scheme, with the principle of use deemed acceptable and meeting demand for shared accommodation. The design amendments were not considered to materially alter or diminish the approved scheme. There was no change in car parking, adequate cycle parking was provided and no adverse highway impacts were identified, subject to conditions.
- The proposal was not considered to harm neighbouring amenity in terms of overbearing impact, privacy, outlook or light. Officers concluded that the scheme accorded with the aims and objectives of the NPPF and policy S1 and that no material considerations outweighed these policies.
- It was therefore recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in the report.

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 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
2. **Agree to delegate authority** to the Director of Planning & Regulation to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as requested by the Lead Local Flood Authority and as the Director of Planning and Regulation considers reasonably necessary; and
 - and issue the planning permission.

67. Forthcoming applications

The Committee noted the list of forthcoming applications.

68. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6pm and ended at 8.55pm.

Chair

Date: Tuesday 26 May 2026

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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