

OXFORD CITY COUNCIL

APPLICATION FOR PERMISSION TO DEVELOP LAND ETC.  
Town and Country Planning Act 1971

Ref: NF-/0820/87

NOTICE OF PERMISSION

Date: 16/10/87

Proposal: Development for light industrial and ancillary storage/offices. 21 units in 4 two storey blocks (40788 sq. ft. total floorspace) plus 55 car parking spaces (Amended Plans)

At: Land corner Ferry Hinksey Road and Osney Mead

On behalf of: Metropolitan Real Property & Land

To: Headley Stokes Associates  
Bridgefoot House  
159 High Street  
Huntingdon

Dear Sir

I have to refer to your application in respect of the proposed development outlined above and to inform you that after consideration on 07/10/87 planning permission in respect thereof has been GRANTED subject to the following 16 conditions, which have been imposed for the reasons stated.

CONDITIONS:

- 1 The development referred to herein shall, if undertaken at all, be carried out strictly in accordance with the terms of, and subject to compliance with the details specified in, the application and submitted/amended plan(s) accompanying this permission and stamped as approved.

Reason

As planning permission has been granted only in respect of the application as submitted.

- 2 The development hereby permitted shall be begun within five years of the date of this permission.

Reason

In accordance with Section 41(1) of the Town and Country Planning Act, 1971 and as no other period is considered appropriate having regard to the provisions of the Development Plan and other material considerations.

- 3 (a) Notwithstanding Class B1 of Part B to the Town and Country Planning (Use Classes) Order 1987, the development shall be confined to light industrial use being an industrial use of the type which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.  
(b) For the avoidance of doubt, no retail use shall be undertaken at the premises hereby permitted.

Reason

Because of the limited car parking proposed in accordance with the Council's policies and to avoid any uses which are likely to generate additional traffic which would exacerbate traffic problems in the area and cause additional noise & disturbance to residents in Ferry Hinksey Road.

- 4 This permission relates only to the amended plans received by the Local Planning Authority on 26th August, 1987 and 4th September 1987 which for the avoidance of doubt makes provision for buildings which shall not exceed 40,788 square feet and for a total of 55 car parking spaces.

Reason

For the avoidance of doubt and because the Council would not wish to approve further buildings and car parking which could exacerbate traffic problems and cause additional noise and disturbance to local residents.

- 5 Samples of the exterior materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority before the start of work on the site.

Reason

To enable the Local Planning Authority to give further consideration to the external appearance of the approved building, in the interest of visual amenity.

- 6 Notwithstanding conditions 1 and 4 above, the roofs of Units 1 to 5 (inclusive) and 16 to 21 (inclusive) shall be altered so that there is no continuous length of ridge to the roof which exceeds 25 metres. An amended scheme showing how the ridge may be broken by a break in plane or height shall first be submitted to and approved by the Local Planning Authority in writing before development commences and the units shall be constructed in accordance with the approved scheme.

Reason

To comply with the Council's policy in relation to buildings in the foreground of important views of the City's historic core and to ensure a satisfactory appearance of buildings in the foreground.

- 7 The occupation of the development the subject of this permission shall be restricted to those firms, persons or organisations which in the opinion of the Local Planning Authority have an operational need to be in the city because -
- (i) there is need for access to the local market or labour force, or
  - (ii) there are significant links with supportive firms or organisations locally, or
  - (iii) the user provides a necessary local service, or
  - (iv) the user is already established locally or is being set up by local residents or workers.

Reason

To conform with the Planning Authority's employment policy as set out in the Oxford Local Plan.  
(N.B. "Local" here means central Oxfordshire).

- 8 Details of the proposed occupier shall be submitted to and approved in writing by the Local Planning Authority before the premises are occupied.

Reason

To conform with the Local Planning Authority's Employment Policy as set out in the Oxford Local Plan.

CONTINUED

- 9 The development hereby permitted shall not be used during the period 8 p.m. to 8 a.m. on any day.

Reason

Because traffic to and from the site passes along a road fronted by residential properties and to protect the residential amenities of occupants of those properties.

- 10 Noise from operations conducted within the site shall not exceed 60 dB(A) as measured on the boundary on the front of the site along Osney Mead/Ferry Hinksey Road or 50 dB(A) as measured to the rear of the site between the hours of 0730 and 1830 Monday to Saturday. At other times noise from operations conducted within the site shall not exceed 46dB(A) as measured on the boundary to the front of the site along Osney Mead and Ferry Hinksey Road and 44 dB(A) to the rear.

Reason

To safeguard the residential amenities of the area and the enjoyment of the open areas adjoining by members of the public.

- 11 (a) No car parking except that shown on the approved plans shall take place on any land the subject of the application.  
(b) The space(s) shall be marked out to the satisfaction of the Local Planning Authority before being brought into use.  
(c) Detailed proposals for the laying out of the car parking and measures to ensure that no further car parking other than that shown on the approved plans takes place shall be submitted as part of the **landscaping scheme required by condition 12 below** and such measures as approved shall be implemented before the buildings are used.

Reason

To ensure that the provision of private car parking accords with the Local Planning Authority's transport policy.

- 12 A landscape plan shall be submitted to and approved in writing by the Local Planning Authority before the development starts. The plan shall include a survey of existing trees showing sizes and species, and indicate which (if any) it is requested should be removed, and shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner. Such plan shall specifically include proposals for tree planting for the two triangular open areas which would be left at the south-eastern and south-western corners of the site.

Reason

In the interests of visual amenity.

- 13 The landscaping proposals as approved by the Local Planning Authority shall be carried out upon the substantial completion of the development and be completed not later than the first planting season after substantial completion.

Reason

In the interests of visual amenity.

- 14 Surface water from roads should discharge via deep seal trapped gullies in accordance with BS5911 Pt. 2 1982 incorporating a minimum water seal of 85 mm.

Reason

To avoid pollution.

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- 15 Details of the sewage and surface water disposal and any pumping apparatus which may be required shall be submitted to and approved in writing by the Local Planning Authority prior to the start of work on the site and any such works will be implemented in accordance with the approved details.

Reason

In the absence of any details of these works in the application and to avoid pollution of the adjoining flood plain.

- 16 No plant, machinery, ducts or vents shall be added above or onto the roofs without the prior express permission of the Local Planning Authority.

Reason

To avoid the erection of any unsightly additions in the foreground of an important view of the City's historic core.

N.B.

Your attention is drawn to the attached letter received from Thames Water dated 4th December 1986.

Yours faithfully

DIRECTOR OF PLANNING

TECHNICAL

Level 3  
Clarendon House  
52 Cornmarket Street  
OXFORD  
OX1 3HD

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 1985.

Your attention is drawn to the attached note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS NOTICE

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTE RELATING TO THE REQUIREMENTS OF THE CHRONICALLY SICK AND DISABLED PERSONS ACT 1970.

OXFORD CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971 - SECTIONS 29A AND 29B

CHRONICALLY SICK AND DISABLED PERSONS ACT 1970

The Chronically Sick and Disabled Persons Act 1970 requires persons undertaking the provision of certain buildings or premises to make provision for the needs of disabled people. Your development is affected if it would result in the provision of one or more of the following:-

1. a building or premises to which Section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
2. any of the following, being in each case premises in which persons are employed to work:-
  - (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  - (ii) premises which are deemed to be such premises for the purposes of that Act; or
  - (iii) factories as defined by Section 175 of the Factories Act 1961;
3. a building intended for the purposes:-
  - (i) of a university, university college or college, or of a school or hall of a university; or
  - (ii) of a school within the meaning of the Education Act 1944, a teacher training college maintained by a local education authority in England or Wales or any other institution providing further education pursuant to a scheme under Section 42 of that Act.

If your development comes within category (1) above, your attention is drawn to the provisions of Section 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 : 1979).

If your development comes within category (2) above, your attention is drawn to the provisions of Section 7 and 8A of the 1970 Act and to the BSI Code of Practice (BS 5810 : 1979).

If your development comes within category (3) above, your attention is drawn to the provisions of Sections 7 and 8 of the 1970 Act and to Design Note 18 "Access for the Physically Disabled to Educational Buildings", published on behalf of the Secretary of State for Education and Science.