

EAST AREA PLANNING COMMITTEE

6th November 2013

Application Number: 13/02281/CT3

Decision Due by: 12th November 2013

Proposal: Insertion of new roller shutter door, relocation of fire exit, and installation of 2 new extraction flues.

Site Address: Oxford City Council Depot, Marsh Road (Appendix 1)

Ward: Cowley Marsh

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development blend in with the existing character and nature of the buildings on the depot site whilst improving their ability to carry out their functions. Consequently the proposals are considered to accord with all relevant policies of the development plan including policies CP1, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016 as well as policy CS18 of the Oxford Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Developmt to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Developmnt to Meet Functionl Needs

Core Strategy

CS18_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

65/16791/A_H - Outline application for City engineers highway and mechanical transport depot – Permitted 26.10.1965

67/16791/A_H - Erection of transport depot with workshops, offices, garages, stores, wash - down bay, cycle sheds and 2 dwelling houses – Permitted 27.06.1967

Representations Received:

None

Statutory and Internal Consultees:

No comments received

Officer's Assessment:

Site Description

1. The application site relates to the City Council's transport depot located off Marsh Road. There are a number of relatively large buildings of industrial appearance on the site of which one, the application building, is used for the repair and testing of motor vehicles including the Council's own vehicles as well as other commercial vehicles.

Description of Proposal

2. The application proposes a number of alterations to the building including the installation of a new roller shutter door, the relocation of a fire exit and installation of two new extraction flues. The existing extraction flues would be removed from the roof.

3. Officers consider the principal determining issues to be:

- Principle; and

- Appearance.

Principle

4. The transport depot repairs, tests and maintains both the Council's own vehicles as well as other commercial vehicles and alterations are required to improve the way the building functions and the service it provides. The improvement of an existing site to improve the way the Council carries out its functions is an objective supported by adopted development plan policies.

Appearance

5. The building already contains roller shutter doors and the installation of new similar doors in one of the elevations is considered to be entirely consistent with the existing appearance of the building and that of industrial buildings generally. In the same manner, new flues and fire escape doors are also a typical feature of such workshop type buildings. The application building and other buildings on the site are of no architectural merit and so officers raise no objection to the works proposed which are considered to form an appropriate visual relationship with existing built development in accordance with the requirements of policies CP1 and CP8 of the Local Plan as well as policy CS18 of the Core Strategy.

Conclusion:

6. The proposals are considered to improve the functioning of the depot facility whilst being visually in keeping with the existing appearance of the building. Consequently officers find that the proposals accord with all relevant policies of the development plan and Committee is recommended to approve the application subject to the conditions set out at the beginning of this report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

65/16791/A_H

67/16791/A_H

13/02281/CT3

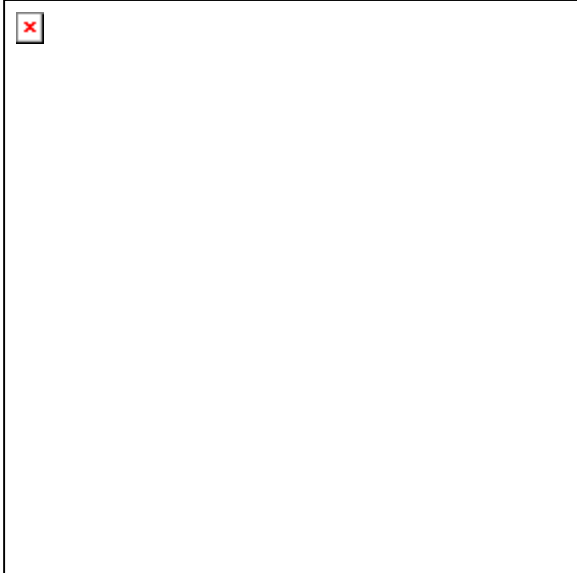
Contact Officer: Matthew Parry

Extension: 2160

Date: 24th October 2013

Appendix 1

13/02281/CT3 - Oxford City Council Depot



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