

East Area Planning Committee

6th November 2013

Application Number: 13/02287/CT3

Decision Due by: 29th October 2013

Proposal: Provision of 30 residents' parking spaces on existing grass verges.

Site Address: Land at Normandy Crescent (**Site plan: Appendix 3**)

Ward: Lye Valley

Agent: Mr Stewart Thorp

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal responds to the growing need to increase resident car parking spaces in the area and to prevent indiscriminate parking on grassed areas. Important trees will be retained and planting will be incorporated into the scheme. Officers were mindful of comments raised through consultation and conclude that the proposal is acceptable in design terms and would not cause any acceptable levels of harm to residential amenity. The proposal accords with the relevant policies of the local development plan.
- 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
- 3 Ground resurfacing - SUDS compliant
- 4 Tree Protection Plan to be approved
- 5 No dig technique to be used within Root Protection Areas
- 6 Details of verge protection measures to be approved

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

Core Strategy

CS18_Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Representations Received:

35 Normandy Crescent – loss of green space and trees; noise and pollution

Statutory and Internal Consultees:

Highways Authority – no objection

Oxfordshire County Council Environmental Services – Drainage - drain the proposed parking places using SUDs methods as shown

Issues:

Visual impact

Residential amenity

Trees

Access

Sustainability:

1. All new spaces will be constructed to Sustainable Drainage Standards. The new spaces will make a purposeful and improved use of the existing space and help avoid the existing landscaping being gradually degraded.

Background to proposals

2. Most of the parking provision in the City's heartland social housing estates was constructed as the estates were built in the 1950s, 60s and 70s when it was unusual for social housing tenants to own cars. In the 1980s, additional parking

bays were constructed primarily in Blackbird Leys and some other high density areas as the demand for parking grew.

3. Parking pressure on the estates is continuing to increase, being one of the top three issues raised by residents at Neighbourhood Action Groups (NAG's) and in resident surveys.
4. Car ownership on the estates is now commonplace with many families having more than one car and the increased number of Houses of Multi-occupation (HMO's) also adds to the pressure.
5. Parking hotspot locations, particularly at high and low rise flats and cul-de-sacs, have resulted in residents parking on grass verges and larger grassed areas causing damage to the surface. Oxford City Council initially adopted a "defensive" approach by installing bollards and trip rails to preserve the look of the estate grassed areas, and more recently, the City Council have accepted the need for more "on grass" parking by installing Grass Grid systems at various locations. These "grass grids" have had some success but are not a truly permanent solution. There is strong interest in more permanent solutions at Parish Council level as well as from the residents of the estates.
6. The proposed schemes would provide formal parking areas on existing grassed areas in five locations across the City. Providing a formal parking area with level access should discourage indiscriminate parking on grassed areas which causes damage to the surface, as well as improving highway safety by formalising accesses. The five areas are:
 - Blackbird Leys Road, Blackbird Leys
 - Monks Close, Blackbird Leys
 - Normandy Crescent, Lye Valley
 - Chillingworth Crescent, Woodfarm
 - Redmoor Close, Littlemore
7. The new spaces would be unallocated.

Officers Assessment:

Site description

8. Normandy Crescent is located off Horspath Road in Lye Valley. There are several blocks of flats in the area as well as single dwelling houses.

Proposal

9. It is proposed to provide 30 no. off road parking spaces for residents' vehicles together with landscape enhancement and verge protection measures to discourage informal parking on green spaces. Revised plans have been submitted for this site to relocate some spaces so that a significant (category A) tree can be retained.

10. There will be a total of 30 no. off road car parking spaces, 24 to the north and 6 at the southern end.

Visual impact and trees

11. This site has some significant trees that are important to the visual amenity of the area. It is proposed to remove four trees, but the significant trees will all be retained. The trees to be removed are described in the tree schedule as in poor or fair condition and fall within category C2 or U. The loss of some category U and C trees will be mitigated by new planting. All category A and B trees are to be retained and the spaces have been sited so as not to interfere with the root protection zones of these trees.
12. In the northern section the spaces are broken up into four areas to avoid one large area of parking. The scheme will retain some green space in front of the flats and new planting will soften the appearance of the parking areas. Hedging will be planted in front of the spaces facing the flats in order to prevent glare from headlights entering the ground floor flats. The proposed planting would also provide natural screening of the parking areas.

Access

13. If required in the future, one or two spaces could be converted to wider disabled parking bays.

Conclusion: Approve

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.

Contact Officer: Rona Knott

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Date: 24th October 2013

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