

East Area Planning Committee

-6th November 2013

Application Number: 13/02508/CT3

Decision Due by: 13th November 2013

Proposal: Provision of 16 residents' parking spaces on existing grass verges.

Site Address: Sites of verges at 34 to 56 and 106 to 128 Chillingworth Crescent (**Site plan: Appendix 5**)

Ward: Churchill

Agent: 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 officers 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 Tree Protection Plan to be approved
- 4 Ground resurfacing - SUDS compliant
- 5 Landscaping to be carried out in accordance with plans
- 6 Amendment to Traffic Regulation Order required
- 7 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_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework

Representations Received:

None received

Statutory and Internal Consultees:

Risinghurst&Sandhills Parish Council – no objection

Highways Authority – no objection subject to the Traffic Regulation Order being amended to remove an existing on-street disabled parking space at Chillingworth Crescent

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. Chillingworth Crescent is located off Nuffield Road in the Wood Farm Estate. There are several blocks of flats in the area together with single dwelling houses.

Proposal

9. It is proposed to provide a total of 16 car parking spaces in two locations at Chillingworth Crescent (shown as North and South on the plans). The open spaces in this area that are suitable or large enough for parking are fairly limited so the scheme focuses on the two larger areas in the road.
10. An amended plan was sought to reduce the number of spaces in the southern section from 18 spaces to 10 spaces. Six spaces are proposed at the northern end.

Visual impact and trees

11. The original scheme proposed a large amount of hard surfacing and involved the loss of a significant amount of green space. This open space positively contributes to the character of the area and provides an open and pleasant break in this built up area. A revised scheme has therefore been submitted which retains more open space. The proposed scheme still involves the loss of some green space but strikes a balance between hard and soft landscaping.
12. No trees are proposed to be removed, and provided the existing trees are adequately protected during construction, the revised proposals should not adversely affect them. A condition requiring a tree protection plan to be approved is suggested. The retention of the trees, the siting of the spaces and the retention of a significant amount of the open space will ensure that development does not significantly alter the character of the area.

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: 25th October 2013

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