

East Area Planning Committee

1st October 2014

Application Number: 14/02174/CT3

Decision Due by: 23rd September 2014

Proposal: Provision of 18No. parking spaces at the Leys Medical Centre.

Site Address: The Leys Health Centre Dunnock Way Oxford Oxfordshire

Ward: Northfield Brook Ward

Agent: Oxford City Council

Applicant: Oxford City Council

Recommendation:

The East Area Planning Committee is recommended to approve planning permission for the following reasons:

- 1 The proposal responds to the growing need to increase car parking spaces for the health centre and to reduce indiscriminate parking on the carriageway and footways in the surrounding area. Officers were mindful of comments raised through consultation and conclude that the proposal is acceptable in design terms and would not cause any unacceptable levels of harm to amenity. The proposal accords with the relevant policies of the local development plan and no objections have been received from third parties.
- 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 Landscaping
- 4 Verge protection measures
- 5 Ground resurfacing - SUDS compliant

**Main Local Plan Policies:
Oxford Local Plan 2001-2016 (OLP)**

- 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

- CS11_ - Flooding
- CS18_ - Urban design, town character, historic environment

Sites and Housing Plan (SHP)

- MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

03/00244/OUT - City Farm - Outline application to erect a building for use as a primary health care resource centre, including a private nursery, with parking for 39 cars (all matters reserved for future approval).. PER 9th May 2003.

03/02236/RES - City Farm - Primary Health Care resource centre. Single storey building at front for use as nursery and pharmacy. Two storey building at rear for health centre and dental practice. Parking for 30 cars, new access to Dunnock Way, layby at front. (Reserved matters of approved application no 03/00244/OUT) (Amended plans). PER 12th March 2004.

Representations Received:

No comments received

Statutory and Internal Consultees:

- Local Highway Authority: No objection subject to conditions.
- Blackbird Leys Parish Council,
- Oxford Civic Society: No objection, but suggests that additional cycle parking provision be considered.
- Local Drainage Authority: Soakage tests should be carried out to prove the effectiveness of Porous pavement areas, soakaways or filter trenches.

Issues:

Visual impact
Flooding
Parking

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.

Officers Assessment:Site description

2. The Leys Health Centre is a Primary Health Care resource centre that was constructed following approvals in 2003 and 2004. The centre includes a GPs surgery, a dental surgery and a pharmacy. The site is conveniently located for residents of both Greater and Blackbird Leys and is part of a small local centre with shops and Community Primary School close by.
3. The front of the site is currently divided roughly into two, part of which provides car parking and the other half is laid mainly to grass, with some planting around the edges and an area of cycle parking to the rear. The area immediately to the south of the site (on the other side of Dunnock Way) is characterised by residential buildings.
4. The site currently provides 30 off street parking spaces, 4 of which are disabled spaces. Demand for parking is now greater than the available spaces, leading to the parking of vehicles on the surrounding street/s to the detriment of highway safety and visual amenity.

Proposal

5. It is proposed to provide 18 no. off road parking spaces for the vehicles of centre users together with landscape enhancement. Additional low level planting of shrubs is proposed.
6. There will be a total of 18 no. new off road car parking spaces, 2 of which will be disabled bays. The spaces are to be laid out in two banks, perpendicular to the road, with access to both banks provided between them, which is similar to existing parking on the site. The scheme will retain some grassed space around the new spaces.
7. The proposed scheme would provide an additional formal parking area on part of a previously grassed area. Providing a formal parking area with level access should discourage indiscriminate parking on surrounding areas, as well as improving highway safety.

Visual impact

8. The proposal will result in the loss of a substantial amount of green space in front of the health centre, although it does maintain part of the grassed area around the proposed parking and proposes more shrub planting to soften the visual impact.
9. The area is characterised by a mix of buildings, highway / parking areas, with green areas to the edges of these buildings and hard surfacing. The proposed development would reflect this existing character, and whilst the loss of the grass is to be regretted, the development would to some extent reduce clutter and visual intrusion caused by indiscriminate on-street parking by formalising it within a landscaped setting.
10. The new parking would not result in any unacceptable harm to the visual amenity of the area. Conditions to secure the replanting, along with additional shrubs and protection of verges are contained within the recommendation. Therefore the proposal accords with Policies CP1, CP6, CP 8, CP9, CP10 of the Oxford Local Plan and CS18 of the Core Strategy.

Flooding

11. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk, floodwater flows and flood water storage, and require a flood risk assessment to be prepared for applications in areas of low lying land.
12. The development is for additional car parking that will replace a grassed area in an area of low lying land.
13. A flood risk assessment is included with the application that indicates that the new hard standing will be compatible with the principles of Sustainable Urban Drainage Systems (SUDS) and will incorporate "Grassgrid" concrete modular blocks with shingle infill allowing water to drain through to open graded stone to provide void space below the parking. Water stored in this base course will be released into the adjacent ditch by way of a small diameter drain to control the rate of release.
14. The ground level of the proposed parking is below current ground level and the finished surface levels will be laid to allow heavy rainfall to be stored above ground in the new parking area and attenuated by controlled release into the aforementioned ditch.
15. The combination of porous surfaces, increased flood water storage (both above and below ground level and attenuated discharge will result in a somewhat reduced flood risk in the local area and subject to a condition requiring such measure to be incorporated, the proposal complies with policy CS11 of the Core Strategy.

Other matters

16. The application is for additional car parking to meet the needs of existing user of the site rather than to increase the need or demand for car parking. Cycle parking is already provided to the site and officers have seen nothing to suggest that this provision is inadequate. It is therefore considered that it would be unreasonable to require further cycle parking provision.

Conclusion: Approve the application.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 14/02174/CT3

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Date: 19th September 2014

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