

West Area Planning Committee

12 May 2015

**Application Number:** 15/00853/CT3

**Decision Due by:** 8th May 2015

**Proposal:** Replacement of existing roof and cladding. Erection of new external canopy, paving and ramp to north elevation. Formation of raised decked viewing platform with steel balustrade to east elevation.

**Site Address:** Bottom Pavilion, Cutteslowe Park, Harbord Rd, **Appendix.**

**Ward:** Wolvercote Ward

**Agent:** Mr Peter Huzzey

**Applicant:** Oxford City Council

---

## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed works would improve the design and amenities of the Bottom Pavilion for use in association with the Cutteslowe Park football fields. In particular the works would make the building more accessible. The development would be consistent with the aims and objectives of the Oxford Green Spaces Strategy 2013-2027 which seeks to achieve a higher standard of pavilion provision for the District's playing pitches. The development would satisfy policies CP1, CP8, CP9 and CP13 of the Oxford Local Plan 2001-2016, CS18 and CS20 of the Oxford Core Strategy 2026 and the National Planning Policy Framework.
- 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

## **Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**CP8** - Design Development to Relate to its Context

**CP9** - Creating Successful New Places

**CP13** - Accessibility

## **Core Strategy**

**CS18** - Urban design, town character, historic environment

**CS20** - Cultural and community development

## **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

Oxford City Council Green Spaces Strategy 2013-2027

## **Relevant Site History:**

14/00696/CT3 - Replacement of existing roof and internal refurbishment. Application returned.

## **Representations Received:**

Two representations were received at the time of writing this report, including from the Harbord Road Residents' Association, raising the following concerns:

- The Bottom Pavilion should not be leased exclusively to individual clubs
- The venue should not be granted a liquor license and should have restricted trading hours

## **Issues:**

Maintenance of sports facilities

Design

## **Officers Assessment:**

### Site Description

1. Bottom Pavilion is located in the northeast area of Cutteslowe Park and east of the Cutteslowe Park Offices. The site is not located within the vicinity of any residential areas. The single storey building and adjacent tower provide change rooms, amenities, canteen and storage in association with the football pitches. The austere building appears currently out-of-use.

### Proposed Development

2. Planning permission is sought for a replacement roof, deck, new and replacement windows and doors, canopy, ramp and internal alterations to the single storey building and replacement roof and cladding to the tower.
3. The proposed metal canopy would be located on the north elevation on the players' entrance to the single storey building. The canopy would be 2.5 metres x 2.8 metres x 3.3 metres. Continuous paving would lead to an accessibility ramp to

the proposed metal deck on the east elevation overlooking and with direct stair access to the football pitches. The deck would be 3 metres deep x 16.9 metres wide and replace an existing set of brick stairs.

#### Maintenance of Sports Facilities

4. The Bottom Pavilion is currently in an unkempt state and in accordance with the Oxford City Council Green Spaces Strategy 2013-2027 is scheduled for improved facilities. The majority of the internal floor area would be dedicated to change rooms, toilet and shower rooms, and a club/community room with kitchen to be used in association with the football pitches. The deck would provide a viewing platform of the football pitches. The associated tower would be renovated with upgrade to windows and brickwork.
5. The application relates to the use of the building in association with the football pitches. The concerns raised in representations about the use by individual clubs and drinks licence are not therefore matters related to the current refurbishment works.
6. The renovation of the sports pavilion would be consistent with policy CS20 of the Oxford Core Strategy and the Oxford City Council Green Spaces Strategy 2013-2027 which seeks to improve the public sporting and cultural facilities of the District.

#### Design

7. The Bottom Pavilion is an austere single storey building with limited architectural features. The proposed modifications are cosmetic with the focus to improve the internal layout and facilities, thereby retaining the inoffensive exterior.
8. The most significant addition would be the metal viewing platform to the east elevation overlooking the football pitches and the ramp to the north elevation. Whilst providing improved access and a dramatic view over the football pitches, the minimalist design would be compatible with the form and scale of the existing building. The renovated building would improve the public domain.
9. The new windows, doors and schedule of materials would similarly be compatible with the form of the existing pavilion and tower and would not detract from their setting. A condition requiring development be undertaken in accordance with the approved plans would include the schedule of materials listed on the proposed plans.
10. The renovation of the pavilion and associated tower would comply with the provisions of policies CP1, CP8, CP9 and CP13 of the Oxford Local Plan 2001-2016 and CS18 of the Oxford Core Strategy 2026.

#### **Conclusion:**

Approve with conditions

#### **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.

**Contact Officer:** David Zabell

**Extension:** 2160

**Date:** 24th April 2015