

West Area Planning Committee

7th July 2015

Application Number: 15/01197/FUL

Decision Due by: 22nd June 2015

Proposal: Formation of a sand pit for beach volleyball and erection of fence (Amended plan)

Site Address: Cutteslowe Park, Harbord Road, **Appendix 1.**

Ward: Wolvercote Ward

Agent: N/A

Applicant: Mr Neil Smith

Recommendation: Approve with conditions.

For the following reasons:

- 1 The proposed development is considered acceptable and an appropriate addition to the existing leisure offer. Its design and visual impact is considered acceptable. No harm is caused on neighbouring amenities. The development would satisfy policies CP1, CP8, SR5 and SR6 of the Oxford Local Plan 2001-2016, CS18, CS20 and CS21 of the Oxford Core Strategy 2026 and the National Planning Policy Framework.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 3 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:-

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

Main Planning Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1 - Development Proposals
- CP8 - Design Development to Relate to its Context
- SR5 - Protection of Public Open Space
- SR6 - Cutteslowe Park

Core Strategy (CS)

- CS4 - Green Belt
- CS18 - Urban design, town character, historic environment
- CS20 - Cultural and community development
- CS21 - Green spaces, leisure and sport

Other Material Considerations:

- National Planning Policy Framework
- Planning Practice Guidance

Relevant Site History:

- 02/01770/FUL - Demolition of existing toilet building and construction of new station building/meeting hall and public toilets in connection with model railway at Cutteslowe Park.. PER 12th December 2002.
- 02/01811/CT3 - Single storey extensions to bowls pavilion. DMD 19th November 2002.
- 14/00696/CT3 - Replacement of existing roof and internal refurbishment. Application returned.
- 14/02704/FUL - Extension to Miniature Railway and associated works. PER 4th March 2015.
- 15/00853/CT3 - 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. PER 12th May 2015.

Statutory Consultees:

Highways Authority – no objection, add informative to encourage more cycle parking.

Public Representations:

Friends of Sunnymead & Cutteslowe Park – Concerns are raised about the impact of the proposal on parking, the further increasing development of the park and the choice of location.

Individual Members of the Public:-

29 Hayward Road Oxford; 7 Harbord Road Oxford; 8 Marsh Lane Oxford; 38 Templar Road Oxford; 41 Stockey End Abingdon; 27 Bridge St Oxford; 1 Talbot Road Oxford; 46 Stanway Road Risinghurst; 43 Percy Street Oxford; 7 Southby Bampton; 90 London Road Wheatley; Cutteslowe Farmhouse Cutteslowe Park; 6 Beech Crescent Kidlington; 35a South Parade Oxford; 5 Hamble Drive Abingdon; Turl Street Jesus College Oxford; 33 York Road Oxford; 2 Talbot Road Oxford; 13

Harbord Road Oxford; Hedges Close Oxford; 13 Queens Gate 83 Five Mile Drive; Rowan Cottage Barns Lane; 1a Lucerne Rd Oxford; 30 South Street Oxford; 19 Harbord Road Oxford; 16 Willow Way Begbroke; St Hugh's College, St Margaret's Road Oxford; 60 Grandpont Place, Long Ford Close Oxford; 143 Mcdermott Close London; Flat 5 Samuel House Oxford; 38 Leafield Road Oxford; 19 Templar Road Oxford; 16 Priors Forge Cutteslowe; 5 Doris Field Close Oxford; 35 Desborough Crescent Oxford; Pembroke College, Pembroke Square Oxford; 24 Rivy Close Abingdon; 203 Morrell Avenue Oxford; Jesus College Turl Street; 7 Periwinkle Place Blackbird Leys; 14 Harbord Road Oxford; 2 Benson Road Headington; 55 Southmoor Road Oxford; 60 Margaret Road Headington; 4 Newport Terrace Bicester; 200, Block E Castle Mill; Flat 2, The Granary Greenlands Farm; Merifield Ferry Pool Road; 578 Banbury Road Oxford; 20 Awgar Stone Road Headington; The Queens College The High Street; Purcell Road 13; 45 Templar Rd Oxford; 1 Chamberlain Place; Senefelderstr. 8 Berlin; 4a Southfield Road Oxford; 35 Alan Bullock Close Oxford; Flat B, 192 Oxford Rd Kidlington; 2 Lime Walk Oxford; 22 Hayward Road Oxford; Flat 2, The Granary Greenlands Farm, Cow Lane; 13 Warneford Road; St. Anne's College Woodstock Road; St. Annes College 56 Woodstock Road; Flat 3 305 Abingdon Road Oxford; 38 Jackson Road Oxford

One resident did not state an address.

Of these:

13 Comments of Objection

- Too many special use areas already in park and overdevelopment
- Already strain on parking and traffic issues, proposal will worsen situation (Not easy to reach by bus, and too far out of town to cycle)
- Beach volley ball users mostly non-locals
- Losing more flexible spaces; unbalancing open space vs covered/facility occupied spaces
- Should be put in another park; selection of the site not known
- Inadequate information

42 Comments of Support

- Statement of support
- Clean, emerging & sustainable sport
- Greater exposure and accessibility of sport
- Fantastic initiative with great benefits
- Great addition to park
- Encourage more people to be active/healthy and get outdoors
- Step forward in development of city facilities
- Ample space in park to integrate and co-exist with existing facilities
- proposed courts smaller than tennis court, therefore generate less traffic, and cycle storage is provided
- Close to city and easy accessible by bicycle
- Nearest facilities in Brighton, Bournemouth or London

Determining Issues:

- Design & Visual Impact
- Transport and access
- Other issues

Officers Assessment:

Proposals.

1. The application site is located to the southern end of the park, near the southern car park, **Appendix 1**. The site is not located within the vicinity of any residential areas and is currently an open grassed space with no structures or facilities. The park has a number of other fitness and leisure facilities and structures within its grounds
2. Planning permission is sought for the formation of a sand pit and surrounding fence for a beach volleyball court. The proposed court would measure 24 m x 26 m, with a 1.5 m grass perimeter surrounded by 1.8 m high fence.

Design & Visual Impact

3. The application site is currently an open grassed area used by the public for games, picnics and leisure. It is a very large area and falls within the Oxford Green Belt which extends to open land to the north and east, including Sunnymead Park south of the ring road. Recreational uses are an acceptable use within the Green Belt.
4. The proposed design consist of an area of sand (24m x 26x with a 1.5 m green strip), surrounded by a green powder coated metal fence (1.8 metres in height). Four posts support two nets, serving the two courts proposed.
5. Overall the proposal is considered to be in keeping with the area. Although the courts would be clearly visible within the site, they would be seen and experienced in its recreation and parkland setting. The proposal is not therefore considered to be intrusive or to adversely affect the wider enjoyment of the park. Nor would it unbalance the proportion of informal space to formal games areas such as to oppose the facility.
6. Nor do officers consider that there would adverse impacts on neighbouring residential properties which are some distance away. The siting therefore conforms to the requirements of policy HP14 of the Sites and Housing Plan.
7. In summary the proposal is not considered to harm the provision of green space within the park, but adds to the facilities it provides for the local community and beyond. The proposals are therefore also considered to comply with policy CS21 of the Core Strategy and policies SR5 and SR6 of the Oxford Local Plan.

Transport and Access

8. The park is located just to the north of the ring road, and can also be accessed easily by bicycle and public transport (nearest bus stop is a short walk away). A number of concerns have nevertheless been raised in conjunction with parking and traffic related issues.

9. However the park has two car parks, one to the north of the park accessed off Harbord Road, and one to the south, adjacent the proposed application site. The proposed development also includes the provision of 6 cycle spaces at the actual facility.
10. The Highway Authority has been consulted and has raised no objections in highways or access terms. Planning officers concur with the Highway Authority that there are no grounds to oppose the development in terms of access to the park.

Other Issues

11. Amount of Development / Open Space. Cutteslowe Park is a very large park that contains an array of open spaces, playing fields, multipurpose and specialised facilities. The proposal is considered to fit in and not prejudice the provision of other formal and informal facilities within the park.
12. Site Selection. The applicant has evaluated a number of potential locations across Oxford parks for the facility proposed. In cooperation with the Council's Parks and Leisure team, Planning Officers have discussed 4 other sites in pre-application meetings, and a final site was selected near the car park due to its distance away from residential areas and proximity to the car park and to other facilities.
13. Use of Facility / Changing Rooms. The Parks Department has confirmed that the volleyball club will use existing toilets and changing rooms, which are due to be improved and can be booked through the Council. The new courts will be bookable through the club.

Conclusion.

14. Officers have considered all representations made, and assessed the proposal against adopted planning policies. It is considered acceptable in terms of design, neighbour amenities and transport facilities. The development would satisfy policies CP1, CP8, SR5 and SR6 of the Oxford Local Plan 2001-2016; policies CS18, CS20 and CS21 of the Oxford Core Strategy 2026; and the National Planning Policy Framework. The application is supported accordingly.

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: 02/01770/FUL, 02/01811/CT3, 14/00696/CT3, 14/02704/FUL, 15/00853/CT3

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Date: 25th June 2015