

East Area Planning Committee

-6th April 2016

Application Number: 16/00395/CT3

Decision Due by: 4th April 2016

Proposal: Display of 1No non-illuminated fascia sign. (Retrospective)

Site Address: Rose Hill Sports Ground Ashhurst Way Oxford Oxfordshire

Ward: Rose Hill And Iffley Ward

Agent: Mr Rob Gittins

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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.
- 2 It is considered that the sign respects the local context and forms an appropriate visual relationship with the existing and adjacent buildings. The proposals therefore comply with policies CP1 and CP8 of the Oxford Local Plan 2016 and policy CS18 of the Core Strategy 2026.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Develop in accordance with approved plans
- 2 Materials

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Developmt to Relate to its Context

CP9 - Creating Successful New Places

Core Strategy

CS18_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

13/01940/CT3 - Demolition of existing sports pavilion. Erection of 2 storey community centre involving replacement sports pavilion, car and cycle parking, entrance square, multi-use games area and children's play area – Permitted

13/01940/NMA - Non-material amendment to planning permission 13/01940/NMA to allow alterations to windows on North and East elevations – Permitted

15/00178/ADV - Display of 1 no. non-illuminated banner and 1 no. non-illuminated free standing sign (part retrospective) – Permitted

13/01940/CND - Details submitted in compliance with conditions 3 (Samples), 10 (Landscape Plan), 12 (Details of access road and parking area), 15 (Sustainable Urban Drainage Scheme), 18 (Noise insulation measures) of planning permission 13/01940/CT3 – Permitted

13/01940/CND2 - Details submitted in compliance with conditions 8 (bin store), 9 (cycle store), 12 (hard landscaping) and 14 (kitchen extracts) of planning permission 13/01940/FUL – Permitted

13/01940/CND3 - Details submitted in compliance with conditions 4 (SBD Accreditation), 5 (Management Plan), and 7 (Details of external lighting) of planning permission 13/01940/CT3 – Pending consideration

Representations Received:

None

Statutory and Internal Consultees:

Highways -

Issues:

Design

Officers Assessment:

Site description

The site consists of the Rose Hill Community Centre which is located on the northern side of Ashurst Way. The building is large with a flat roof with a car park to the front. To the west of the site there is Rose Hill Primary School and Children's Centre.

Proposed development

The proposed development is for the display of 1 non illuminated sign. It is a retrospective application. The sign is located on the south elevation of the building

and consists of the Oxford City Council logo and text. The sign is brushed stainless steel and measures 2.4 metres high and approximately 1.3 metres wide.

Design

Policies CP1 and CP8 of the Oxford Local Plan 2001-2016 require new development to form an appropriate visual relationship with the surrounding area in terms of form, scale, layout and design detailing. Policy CS18 of the Core Strategy reflects these requirements by requiring high quality urban design.

It is considered that the sign respects the local context and forms an appropriate visual relationship with the existing and adjacent buildings. The proposals therefore comply with policies CP1 and CP8 of the Oxford Local Plan 2016 and policy CS18 of the Core Strategy 2026.

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.

Background Papers:

Contact Officer: Caroline Longman

Extension: 2152

Date: 22nd March 2016

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