

## East Area Planning Committee

6th April 2016

**Application Numbers:** 16/00073/CT3 and  
16/00074/CT3

**Decision Due by:** 8th March 2016

**Proposal:** Installation of a free standing community notice board and display of 1No non-illuminated free standing notice board.

**Site Address:** Land On The Corner Of Marston Road And Old Marston Road Oxford Oxfordshire  
(Appendix 1 – Site Location Plan)

**Ward:** Marston Ward

**Agent:** N/A

**Applicant:** Oxford City Council

The Applicant is Oxford City Council; permission is sought under Regulation 3 of the Town and Country Planning Act 1992, and consideration by Members at area committee is required.

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### Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The notice board and advertisements are not considered to be visually intrusive in their context, there will be no material effect on highway safety and the proposal complies with policies CP1, CP8, HE7 and RC14 of the adopted Oxford Local Plan 2001 - 2016 and policy CS18 of the Core Strategy. 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;

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Five year time limit
- 4 Advert - Statutory conditions

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

**CP1** - Development Proposals  
**CP8** - Design Development to Relate to its Context  
**RC14** - Advertisements

**Core Strategy**

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

**Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance  
Town and Country Planning (Control of Advertisements) Regulations 2007

**Relevant Site History:**

None relevant

**Representations Received:**

No comments received

**Statutory and Internal Consultees:**

Local Highway Authority: No Comment

**Issues:**

Visual Amenity  
Highway Safety

**Officers Assessment:**

Site description and proposals

- 1 The application site is an area of open space in front of what was the Friar Inn and in the control of Oxfordshire County Council as the Local Highway Authority.
- 2 Application 16/00073/CT3 proposes a free standing notice board approximately 2.35m high and 1m wide on the west side of Marston Road, facing down Marston Road. The signage would replace an existing notice board that is in poor condition. The board will accommodate a signage area of around 0.85m x 0.85m (0.72 square metres). Display of the notices in this area constitutes an advertisement and therefore permission for this display has been requested under application 16/00074/CT3.

#### Visual amenity

- 3 Policy RC14 of the OLP states that consent will be granted for outdoor advertisements that suit their visual setting. Policies CP1 and CP8 require all new development to respect the character and appearance of the area, whilst policy CS18 of the Core Strategy requires development to demonstrate high quality urban design.
- 4 The proposed notice board is simple in design and similar to community notice boards in other parts of Oxford. It is not considered unacceptably out of character with the area, will not compromise visual amenity and complies with Policies CP1, CP7, and CP8 of the Oxford Local Plan 2005-2016.

#### Highway Safety

- 5 Policy RC14 of the OLP states that consent will be granted for outdoor advertisements that do not significantly prejudice highway safety and policy CP1 requires development to be acceptable in respect of highway safety.
- 6 The board is positioned in a similar position to the previous board, and will not obscure views of traffic approaching the junction. The gap of around 1.1 metres below the board itself will also allow views of users of the footway from vehicles approaching the junction along Old Marston Road. The proposal will therefore have no material effect on highway safety, the Local Highway Authority has not commented, and the proposal complies with policies CP1 and RC14 of the OLP in this regard.

#### **Conclusion:**

- 7 Officers consider that the application complies with all relevant policies, there are no sound planning reasons for refusal and Councillors are recommended to 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 permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers: 16/00073/CT3 and 16/00074/CT3**

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**Extension:** 2154

**Date:** 22<sup>nd</sup> March 2016