

East Area Planning Committee

12th October 2016

Application Number: 16/01739/CT3

Decision Due by: 26th August 2016

Proposal: Installation of floodlighting to tennis courts.

Site Address: Florence Park, Rymers Lane (**site plan: appendix 1**)

Ward: Cowley Ward

Agent: Mr Lee West

Applicant: Oxford City Council

Recommendation:

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

- 1 The proposed installation of floodlighting is considered to be of an acceptable development that relates well to the design and layout of the application site. It will not result in a detrimental impact on the local character or the amenities enjoyed by local residents.
- 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.

Conditions:

- 1 Development begun within time limit
- 2 Materials as specified LED Floodlighting, 29.06.2016 (D A S),
- 3 Develop in accordance with approved plans

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18 - Urban design, town character, historic environment

CS21 - Green spaces, leisure and sport

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

02/01609/CC3: FLORENCE PARK BOWLS PAVILION - Single storey rear extension to bowls pavilion (Amended Plans) - Raise no Objection.

53/02710/A_H: Community Centre and Bowls Club – Approved.

73/01072/A_H: Erection of building to provide 4 no. garage and storage facilities – Approved.

85/00109/GF: Conversion of bandstand shelter to refreshment kiosk - Deemed Consent.

09/00902/CT3: Display of 'Green Flag Award' advertisement on flagpole – Approved.

Representations Received:

Ten representations were received from the following addresses

- 35 Florence Park Road; 78, 80 Cornwallis Road; 88 Cricket Road; 92 Campbell Road; 9 Don Bosco Close; 6 Newman Road; 48 Chester Street; 23 Cranham Terrace; The Leaze, Marsh Baldon

The comments received were mainly in support of the proposal and but a number raised concerns in relation to anti-social behaviour that the floodlighting might attract if the tennis court were to be lit up late and access into the park late at night might encourage late night noises.

Statutory Consultees:

Highway – No objection

Officers Assessment:**Site Description**

- 1 The application relate to an outdoor area within the Public Open Space at Florence Park, which is currently use as outdoor Tennis Court (5 individual outdoor tennis courts) enclosed within the Park. The property is not within a conservation area neither a listed building.
- 2 Officers consider that the principle determining issues are as follows
 - Design
 - Amenity
 - Parking

Proposal

- 3 The application sought planning permission for installation of floodlighting to tennis courts.

Principle of Development

- 4 The application site is located within an outdoor area of land within Florence Park designated as Public Open Space, wherein such proposal is acceptable

in principle, subject to compliance with the relevant local plan policies.

Design

- 5 The applicant, Oxford City Council proposed to erect low level 7.00m high LED floodlighting to the existing 5No. Tennis Court within eastern part of the Florence Court.
- 6 The proposed installation of floodlighting to the existing tennis courts would provide adequate lighting and reduce potential criminal activities at the time when the Park and Tennis Courts are well lit.
- 7 The proposed development would be modest in size and design and would integrate satisfactorily with front of the host site and surrounding.
- 8 Given the size, scale and positioning of the proposed installations, it is considered not to cause any harm or adversely affect the character and appearance of the host site or the character of the locality. No objection is therefore raise with regard to Local Plan policies CP1, CP6, CP8, CP10, CS18, and CS21

Amenity

- 9 During the public consultation process concerns have been raised in relation to anti-social behaviour, vandalism and criminal activities that might arise as a result of late night use of the tennis court. However, this is not a planning issue but a matter for the Park Management to address and secure the park to prevent such activities occurring.
- 10 The proposed installation of the existing 5No. Tennis Court within the Florence Park is considered as an acceptable proposal that would not adversely affect the residential amenities of any of the nearby neighbouring buildings or dwellings, rather help to improve sporting and recreational facilities and encourage community interaction and cohesion.
- 11 The proposal would have no adverse impact on the amenities enjoy by local residents or the church users. Therefore, no objection is raise with regard to Local Plan Policies.

Parking

- 12 The proposed extension would have no parking implications with regard to the council's parking standards.

Conclusion:

- 13 The proposed development is recommended for approval subject to relevant planning conditions. The proposal is considered to be in accordance with the relevant policies of the Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore Members of the East Area Planning Committee are

recommended to grant planning permission for the proposed development.

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.

Contact Officer: Ade Balogun

Extension: 2153

Date: 26th August 2016