

East Area Planning Committee

7th December 2016

Application Numbers: 16/02588/CT3, 16/02596/CT3, 16/02597/CT3

Decisions Due by: 30th November 2016

Proposals: Relocation of bin storage, insertion of permeable fence with associated landscaping. (Amended plans and additional information)

Site Address: 2 To 24 Stowford Road – site plan **Appendix 1**
26 To 60 Stowford Road – site plan **Appendix 2**
55 To 89 Bayswater Road – site plan **Appendix 3**

Ward: Barton And Sandhills Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

Officers recommend that the East Area Planning Committee approves the applications 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.

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
- 3 Materials as proposed
- 4 Ground resurfacing - SUDS compliant
- 5 Tree Protection Plan
- 6 Arboricultural Method Statement
- 7 Landscape plan to be carried out by completion
- 8 Landscape management plan

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

CP13 - Accessibility

Core Strategy

CS3_ - Regeneration areas

CS10_ - Waste and recycling

CS11_ - Flooding

CS18_ - Urban design, town character, historic environment

CS19_ - Community safety

Sites and Housing Plan

HP9_ - Design, Character and Context

HP13_ - Outdoor Space

HP15_ - Residential cycle parking

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History

74/00498/A_H - Demolition of 3 no. pre-fabricated bungalows and erection of 60 no. flats in 4 no. 3-storey blocks and 32 no. garages. Approved 19th June 1974.

Representations Received:

22 Stowford Road (commenting on application for 2 to 24 Stowford Road):

Officer responses in italics

Development supported in general with the following suggestions:

1. Altering position of path to take account of recently planted rowan tree;

Amended plans received altering path

2. Metal border edging to paths and flowerbeds;

Not considered necessary to make the application acceptable

3. Not to render the entrance porch walls, rather to repair any brickwork;
Rendering of porches is not proposed with these applications

4. I hope there will be a gate between the pavement and the path leading up to the entrance doors of the blocks;
Gates are proposed for 2-24 Stowford Road. Gates were indicated on the plans, and amended elevations were received showing gates on the elevations.

5. Evening out surface and applying bay lines in the parking area to the left of this block.
Outside the site area and scope of this planning application

Thames Valley Police: no comments received

Statutory Consultees:

Barton Community Association: no comments received

Highways Authority: no comment

Issues:

Principle of development
Design, form and appearance
Trees and landscaping
Residential amenity and facilities
Car parking
Community safety

Officers Assessment:

Site descriptions

1. The three applications relate to the land immediately surrounding blocks of Council-owned flats in Barton. The frontages of these flats are dominated by large brick-built bin storage and drying areas and individual storage units for residents.

Proposals

2. As part of the Council's "Investing in Barton" programme, the brick storage areas on the frontages of the flats are proposed to be demolished and replacement bin stores and individual storage sheds erected. The frontages are proposed to be landscaped with planting beds added and new paths, and fencing installed.
3. Revised plans were received providing greater detail of the landscaping proposals for all three sites, and realigning the footpath to take account of the young rowan tree mentioned in the comment by 22 Stowford Road. Further information was also received regarding the specification of the bin stores and a drawing demonstrating that two cycles fit within a storage shed.

Principle of development

4. Policy CS3 (Regeneration areas) of the Core Strategy supports the regeneration through environmental and public-realm improvements of five priority areas, one of which is Barton. The objective of these applications is consistent with the aims of the policy and, as such, the proposals are considered acceptable in principle.

Design, form and appearance

5. The demolition of the existing brick structures will open up the frontages of these properties visually and Officers consider this will improve the street scene. The replacement structures will be less visually dominant due to their siting to the side of the plots and their smaller scale.
6. The enclosure of the open space by railings is considered acceptable in that the railings are low – approximately 1m in height – and will be softened by ornamental planting. The higher stretches of fencing to enclose the storage areas are only for short stretches of the fencing and are therefore not visually dominant or intrusive.
7. The bin stores proposed are standard timber (natural finish) and metal enclosures that can be linked together in various combinations. This arrangement is practical and should result in a tidy appearance.
8. Although the metal roofs proposed for the storage sheds and the hooped railings do not have a very domestic or residential character, overall, the materials proposed in the development are functional and hardwearing.
9. Overall, the proposal is considered to result in a more attractive public realm and would comply with the Council's design policies.

Trees and landscaping

10. New planting beds are proposed and landscape and maintenance plans for the sites have been submitted. These are considered acceptable and are recommended to be secured by condition to ensure a satisfactory appearance over the long-term.
11. Any new areas of hard surfacing are proposed to be permeable and sustainably drained; a relevant condition is recommended to ensure compliance with policy CS11 (Flooding) of the Core Strategy.
12. A tree protection plan and arboricultural method statement have been submitted and Officers are satisfied that the proposals will not be significantly detrimental to the viability of existing trees. Relevant conditions are recommended to secure the tree protection measures.
13. Overall, the proposal is considered acceptable in terms of trees and landscaping and would comply with the relevant Council policies.

Residential amenity and facilities

14. It is understood that the applications are a result of consultation with residents. The proposals would improve the outlook from ground floor rooms and provide defensible space and more attractive landscaping for residents.
15. The proposal would replace the same number of storage sheds and so there is no loss of storage facilities. Some of the bin storage areas will be locked so that only residents have access to these facilities to prevent fly-tipping.
16. The applications are for a replacement of facilities and so Officers do not consider it reasonable to require new, separate cycle storage within the proposals. A drawing has been submitted demonstrating that two cycles can be stored within each storage shed, which is the minimum number of cycle spaces required for each flat under policy HP15 (Residential cycle parking) of the Sites and Housing Plan.
17. The proposals overall are therefore considered to improve residential amenity and facilities and comply with policies CP1 and CP10 of the Oxford Local Plan and policy HP13 of the Sites and Housing Plan.

Car parking

18. Five new car parking spaces will be created in front of 26 to 60 Stowford Road. The arrangements are the same as for the existing spaces in this location in terms of manoeuvring and allocation. The Highways Authority has raised no objection and the additional spaces would still mean the overall provision is well within the Council's maximum standards for residential car parking for the flats (HP16 of the Sites and Housing Plan). As such the proposal is considered acceptable in this respect.

Community safety

19. The removal of the existing brick structures, which created poorly surveilled areas, is considered to reduce the opportunity for crime and the fear of crime. The proposal is more open, particularly in view of the visually permeable fencing, with greater natural surveillance. Dusk-to-dawn lighting is proposed in the bin and storage shed areas. The proposals are therefore consistent with policy CS19 (Community Safety) of the Oxford Core Strategy.

Conclusion:

20. Officers recommend that the East Area Planning Committee approves the applications subject to the suggested 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

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Date: 17th November 2016