

West Area Planning Committee

13th December 2016

Application Number: 16/02296/CT3

Decision Due by: 25th October 2016

Proposal: Resurfacing of carpark

Site Address: Car Park Walton Well Road Oxford Oxfordshire

Ward: Jericho And Osney Ward

Agent: Mr Steve Smith

Applicant: Oxford City Council

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

For the following reasons:

- 1 The proposed development is acceptable in design terms and would not cause unacceptable levels of harm to neighbouring properties or the locality. The proposal therefore accords with policies CP1, CP6, CP8 and CP11 of the Oxford Local Plan and CS18 of the Core Strategy
- 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. Develop in accordance with approved plans
3. Construction Traffic Management Plan
4. Materials as specified Bituchem Natratex, submitted Design Statement 30/08/216,
5. Arboricultural Method Statement (AMS) 1

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

CP11 - Landscape Design

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

No relevant site history.

Statutory and Internal Consultees:

Oxfordshire County Council Highways: No objections

West Oxford Community Association – No comment

William Lucy Way Residents Association – No comment

North Oxford Association – No comment

Representations Received:

None

Site Description

1. The application site is currently in use as a car park located at the end of Walton Well Road. The car park surface is deteriorated due to heavy usage and requires resurfacing and repair of potholes and cracks.
2. There are a number of mature trees around the boundaries of the application site, which are not protected.

Proposal

3. The application proposes the resurfacing of existing car park. The application is made by Oxford City Council.

Officers recommend that the main considerations for the determination of this application are:

- Design
- Amenity Impact
- Highways and Parking

Officers Assessment:

Design

4. The current state of the car park requires some attention and repair, and the

landscaping also needs attention. The existing paving forms are uneven surface and a hazard and therefore needs replacing.

5. The applicant has indicated in the submitted Design Statement that the proposed surface for the parking area and those adjacent to the existing trees would consist of concrete modular units 100mm thick. In tree root zones the depth of construction will be no more than the thickness of the blocks to avoid damaging to the tree roots under the existing parked area. Officers have recommended conditions to ensure that the proposed development would not impact on trees on the site.
6. The voids in the blocks will be filled with a granular material excavated from the existing surface in order to create a surface with similar water permeability characteristic to the existing pavement.
7. The proposed resurfacing of this car park, reinstatement of the lawn, replacement of the paving works using similar materials are considered to be improvement works which will not significantly change the character and appearance of the area, but will enhance it.
8. The proposal is therefore considered to comply with Policies CP1, CP6, CP8 and CP11 of the Local Plan 2001-2016 and CS18 of the Core Strategy (2011).

Impact on Amenity

9. The proposed development would not have adverse impact on any neighbouring buildings or dwellings within close proximity of the application site.

Highways and Parking

10. The proposal would be for a replacement of existing car parking and would not materially impact on access arrangements. There are no objections from the Highway Authority.

Conclusion

11. On the basis of the above, Officers recommend that the West Area Planning Committee grant planning permission for the proposed development subject to the conditions as set out in the report.

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:

16/02296/CT3

Contact Officer: Ade Balogun

Extension: 2153

Date: 28th November 2016