

West Area Planning Committee:

13th December 2016

Application Number: 16/01896/CT3

Decision Due by: 20th December 2016

Proposal: Formation of 22no. residents parking spaces.

Site Address: Outside 21 23 25 And 27 Chatham Road And 10 To 40 Fox Crescent Oxford Oxfordshire

Ward: Hinksey Park

Agent: Mr Stephen Smith

Applicant: Oxford City Council

Recommendation:

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

- 1 The proposal responds to the growing need to increase resident car parking spaces in the area and to prevent indiscriminate parking on grassed areas. No objections have been received and officers conclude that the proposal is acceptable in design terms and would not cause any acceptable levels of harm to residential amenity. The proposal accords with the relevant policies of the local development plan. There are no material considerations which outweigh this conclusion.
- 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 Drainage
- 4 Landscaping

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
CP11 - Landscape Design
CP13 - Accessibility
TR3 - Car Parking Standards
TR13 - Controlled Parking Zones

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:

None.

Representations Received:

No. 3 Fox Crescent, objections:

- Impact on parking
- Allocation of parking spaces
- Potential increase of commuter parking

NB. Following concerns about the impact of the proposed parking scheme on highway safety part of the development relating to parking in Fox Crescent have been removed from the proposed scheme. A second public consultation has commenced and will end on 12th December 2016, any comments made between the publication of this report and the end of the consultation period will be presented as verbal updates to the committee.

Statutory and Internal Consultees:

Oxfordshire County Council Highways: Objections relating to Fox Crescent (impact on pedestrian safety and access by emergency vehicles).

NB. Following these concerns the scheme has been amended to only relate to the creation of a parking area in Chatham Road (with the Fox Crescent parking area removed).

Issues:

Visual impact
Trees
Highways

Site Description

1. The application site is a grassed area off of Chatham Road, a short street

located off the east side of Abingdon Road. Houses are in terraced rows of four on either side of the street and there are two small, rectangular greens either side of the street around its mid-point. The green on the north side of the street contains a small tree.

Proposed Development

1. The application proposes 6 no. off road parking spaces for resident's vehicles on the green on the north side of Chatham Road, one of which is a disabled space.

Background to proposals

2. Most of the parking provision in the City's heartland social housing estates was constructed as the estates were built in the 1950s, 60s and 70s when car ownership levels were lower than today. In the 1980s, additional parking bays were constructed primarily in Blackbird Leys and some other high density areas as the demand for parking grew.
3. Parking pressure on the estates is continuing to increase, being one of the top three issues raised by residents at Neighborhood Action Groups (NAG's) and in resident surveys.
4. Car ownership on the estates is now commonplace with many families having more than one car and the increased number of Houses of Multiple-occupation (HMO's) also adds to the pressure.
5. Parking hotspot locations, particularly at high and low rise flats and cul-de-sacs, have resulted in residents parking on grass verges and larger grassed areas causing damage to the surface. Oxford City Council initially adopted a "defensive" approach by installing bollards and trip rails to preserve the look of the estate grassed areas. However more recently, the City Council has accepted the need for more "on grass" parking by installing Grass Grid systems at various locations. These "grass grids" have had some success but are not a permanent solution. There is strong interest in more permanent solutions from the residents of the estates.
6. The proposed scheme would provide a formal parking area on an existing grassed area. Providing a formal parking area with level access should discourage indiscriminate parking on grassed areas which causes damage to the surface, as well as improving highways safety by formalizing accesses. This is a continuation of car parking schemes recently approved in locations across the city (Blackbird Leys Road, Normandy Crescent, Chillingworth Crescent, Redmoor Close and four schemes at various points along Pegasus Road).
7. The proposed new spaces would be unallocated.

Officer Assessment

Visual Impact and Trees

8. The proposals would include the removal of a young cherry tree from the north green of Chatham Road. The Tree Officer has raised no objections and has stated that the removal of this tree is justified as it is a small tree that can be easily replaced. To mitigate the loss of this tree a condition has been attached to cover re-planting with a new tree. The exact position of this tree will be covered by this condition in the form of requiring details of landscaping.
9. The bays on the north side of Chatham Road retain an appropriate amount of grassed verges and the extent of the hardsurfacing will not have an adverse impact on the street scene at this location; specifically by retaining a verdant appearance and ensuring that the area is not dominated by parked cars.
10. It is considered that the new parking and the potential loss of the tree would not harm the visual amenity of the area. The proposed spaces would reduce visual intrusion caused by indiscriminate parking by formalising it within a landscaped setting thereby enhancing the existing street scene.
11. The proposal will have an acceptable visual impact on the area, Officers recommend that the proposed development would meet the requirements of the Council's design policies.

Highways

12. The Oxfordshire County Highways has been consulted on the proposal and has raised no objections to the spaces proposed at Chatham Road. The proposals are acceptable and will not result in a detrimental impact to highways safety.
13. There have been comments raised in representations regarding whether spaces can be allocated to specific properties. Due to the spaces being provided within the public highway this would not be possible.

Residential Amenity

14. The proposed parking bays would face windows of the housing opposite these parking spaces. There would therefore be potential for glare from headlights into these windows. However, this will be mitigated through the proposed shrub planting. The proposed bays will be overlooked by the surrounding properties which will create natural surveillance. Officers consider the proposal would not significantly harm residential amenities. The proposal therefore accords with Policy CP10 of the Oxford Local Plan.

Conclusion:

15. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites

and Housing Plan 2026 and therefore officer's recommendation to the Members of the West Area Planning Committee is to approve the 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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 15/02223/CT4

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Date: 30th November 2016

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