

## West Area Planning Committee

11<sup>th</sup> April 2017

**Application Number:** 17/00338/CT3

**Decision Due by:** 25th April 2017

**Proposal:** Provision of 25no. parking spaces and 2no. disabled parking spaces.

**Site Address:** Land At Townsend Square Oxford Oxfordshire

**Ward:** Ifley Fields

**Agent:** Mr Andy Harding

**Applicant:** Oxford City Council

The application is before the committee because the applicant is Oxford City Council

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### Recommendation:

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

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- 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.

### Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Visibility splays (vehicle to pedestrian)
- 5 Visibility splays (vehicular)
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Landscape hard surface design
- 9 Landscape underground services
- 10 Tree protection plan
- 11 Arboricultural Method Statement (AMS)
- 12 Drainage details
- 13 SUDs maintenance plan

### 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

**CP11** - Landscape Design

**CP13** - Accessibility

**CP19** - Nuisance

**CP20** - Lighting

**CP21** - Noise

## **Core Strategy**

**CS2\_** - Previously developed and greenfield land

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

**CS19\_** - Community safety

## **Sites and Housing Plan**

**HP16\_** - Residential car parking

## **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

## **Legal Agreements and CIL**

None

## **Relevant Site History:**

None

## **Statutory and Internal Consultees:**

Highways: No objections subject to conditions.

## **Representations Received:**

None

NB. The above comments were correct at 3<sup>rd</sup> April 2017, the consultation period runs up until 4<sup>th</sup> April 2017 and any further comments will be provided as a verbal update at the committee.

## **Officers Assessment:**

### **Site Description**

1. The application site is the flats at Townsend Square and encompasses two existing areas of open space between the blocks of flats fronting the square. The site currently contains mature trees on the grass areas.
2. The application site is not in a conservation area and does not impact on the setting of any listed buildings. The application site is currently used as informal open space and is not designated as protected public open space

in the Local Plan.

### **Proposed Development**

3. Planning permission is sought to provide 25 car parking space and 2 disabled car parking spaces for residents of the surrounding development. The car parking spaces would be split across both of the existing grass areas with ten spaces and one disabled space provided on the eastern of the two grass areas and 15 spaces plus one disabled space provided on the western of the two grass areas. The layout of the spaces has been predominantly specified to ensure both highway safety and also the retention of as many of the existing trees on the site as possible. Improvements to the footpaths, bollards and low level lighting are also proposed to provide appropriate access to the car parking areas.
4. Officers recommend that the main issues that should be considered in the determination of the application are:
  - Design
  - Impact on amenity
  - Access and Parking
  - Trees and Landscaping
  - Flooding and Surface Water Drainage

### **Design**

5. The proposed development would be acceptable in design terms. Large parts of the existing grass area would be retained which would ensure that the pleasant and verdant appearance of the area would be preserved. The proposed car parking areas would be partially screened by existing trees which would further soften the appearance of the development and ensure that the streetscene would not be dominated by car parking.

### **Impact on Amenity**

6. The proposed development would be in an area where there is some existing car parking on-street. Therefore the impact of noise and activity associated with car parking would not be materially different from the existing situation for residents. The proposed car parking areas would be sited to minimise the intrusion on the occupiers of surrounding properties.
7. Areas of hedge and landscaping are specifically proposed to reduce glare from headlights in the parking area causing a detrimental impact to nearby properties.
8. The proposed car parking area would be overlooked from a number of nearby properties which would enhance passive surveillance and is supported by the principles of Policy CS19 of the Core Strategy (2011).

### **Trees and Landscaping**

9. The proposals would involve the removal of eight trees which would be replaced by new trees within the application site. Officers have recommended specific conditions that relate to trees including the implementation of a landscaping scheme and tree protection measures.
10. Officers recommend that the development is acceptable in terms of its impact on trees and landscaping and complies with the requirements of Policy CP11 of the Oxford Local Plan 2001-2016.

### **Access and Parking**

11. The existing area has a small provision of car parking and is characterised by narrow roads. As a result, there is a great deal of informal parking which causes safety concerns as well as degrading areas of open space. The proposed parking would be available for residents and would alleviate pressures on on-street parking and informal parking.
12. There are no objections from the highway authority subject to conditions relating to visibility splays; the conditions are included in the officer recommendation.

### **Flooding and Surface Water Drainage**

13. The proposed parking areas would be constructed from porous block paving with an open graded sub base. The proposed development would therefore allow for infiltration and slow release of surface water. This will ensure that the development does not give rise to an adverse impact on surface water drainage. The application site does not lie in a defined high flood risk area. Officers therefore recommend that the development would be acceptable in terms of its impact on flooding and surface water and meets the requirements of Policy CS11 Core Strategy (2011).

### **Conclusion**

14. On the basis of above, officers recommend that planning permission should be granted subject to the conditions included above.

### **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:**

17/00338/CT3

**Contact Officer:** Robert Fowler

**Extension:** 2104

**Date:** 28th March 2017

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