

## New Comments on South Park Depot 17/00913/FUL

58no. objection comments received

- Principle of development
- No justification for the development
- The job created would not be required/enough employment in the area
- Has the park been sold?
- Scale of buildings
- Buildings do not relate to the park or local area
- Views of the listed barn
- Listed barn is not in use
- Impact on the historic significance of the park
- Impact on a historic park and garden (HE8)
- Do not want the appearance of the top of the park to change
- Fear of drunk students in the park/proximity of alcohol to school/Anti-social behaviour
- Does the site have a licence?
- Loss of protected open space
- The depot site will become more closed off
- Lack of parking/Congestion on Morrell Avenue
- Lack of site notices
- Light Pollution – Dark Sky Site
- Noise from a bar
- Additional air pollution and litter
- Impact on ecology, green corridor
- Restrictive covenants
- Facilities are already provided at Oxford Brookes Sports Centre
- The lease, planning and alcohol licence cannot be separated
- Uplifting of a park tree
- Status of the park, park vs. open space
- Impact on Cheney School due to anti-social behaviour next to a school
- Restriction of future uses by condition
- No Archaeological Survey

New support comments from the applicant

2no. support comments received

- Preferable to housing on the site
- Has been designed to avoid disturbance to the dwelling on the site
- The building takes cues from surrounding existing architecture and sits sympathetically within the landscape.
- It is important that modern architecture is support and the past is not reconstructed.
- Minor impact on views
- The depot will be opened up to the public

### **Updates from West Area Planning Committee 13<sup>th</sup> June 2017:**

The Members of The Friends of South Park would like their position clarified. The members have a range of views regarding the scheme but generally support the new toilet facilities. They do however object to the scheme for the reasons set out in their comments which are available online.

There is an error in paragraph 24 of the report. This parking space dimension required is 2.7 by 5 metres rather than the stated 2.7 by 2.5 metres. A revised parking layout will be requested by condition to demonstrate this within condition 8.

The hours of use of the garden will be restricted until 10:30pm under condition 25. It is not considered reasonable to restrict the hatch serving the park. This in any case will be resolved through the variation to the licencing application.

### **Updates for Planning Review Committee 12<sup>th</sup> July 2017:**

The Officer recommendation is to grant planning permission subject to approval of the conditions and no objection being received by Historic England.

Proposed Opening Hours Condition:

*The kiosk shall not be open for trade before 09.30 am nor after the hour of 10.30 pm unless otherwise agreed in writing beforehand by the Local Planning Authority.*

*The restaurant shall not be open for trade before 09.30 am nor after the hour of 11.00 pm unless otherwise agreed in writing beforehand by the Local Planning Authority.*

*The garden shall not be open 09.30 am nor after the hour of 10.30 pm unless otherwise agreed in writing beforehand by the Local Planning Authority.*

*Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with policies CP1, CP19, CP21 and CP9 of the Oxford Local Plan 2001-2016.*