

EAST AREA PLANNING COMMITTEE

2nd August 2017

Application Number: 17/01507/CT3

Decision Due by: 14.08.2017

Extension of Time: N/A

Proposal: Change of use from office (Use Class B1) to use as a Health Centre (Use Class D1). Demolition of existing garages to create car parking spaces. Replacement of existing entrance doors with sliding doors and re painting of rear elevation with community mural. (Amended description)

Site Address: Offices, Barton Neighbourhood Centre, Underhill Circus
Oxford, Oxfordshire, OX3 9LS

Ward: Barton and Sandhills

Agent: N/A

Applicant: Julia Castle

Reason at Committee: This is an Oxford City Council application.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 10 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers the change of use from offices to a health centre within the Barton Community Centre. It is also proposed to demolish the existing detached garages in the car park to create additional parking spaces and create a mural on the rear (north) elevation.

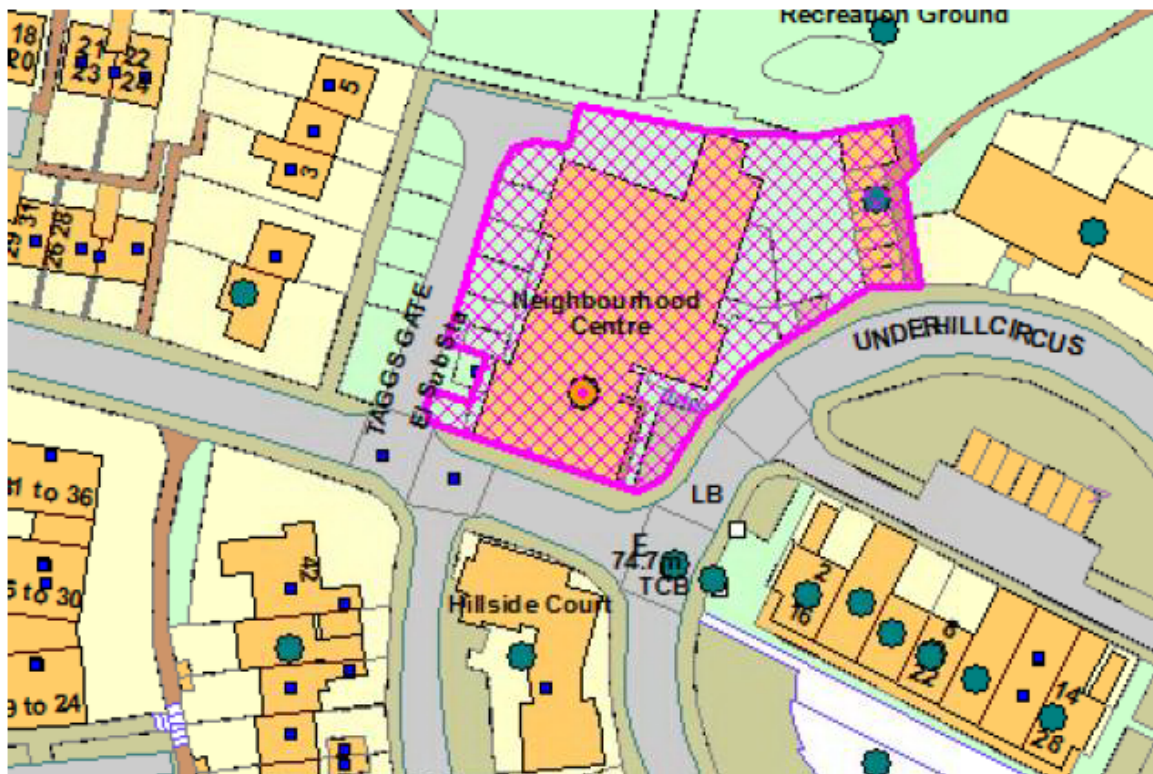
2.2. The key matters for assessment set out in this report include the following:

- Principle of development
- Loss of offices

- Provision of medical facilities
- Design
- Highway Safety/Parking

3. SITE AND SURROUNDINGS

- 3.1. The site is located within the Barton Area of Oxford close to the shops in Underhill Circus. The building currently serves the residents of Barton but needs to be adapted to accommodate the medical needs of residents of Barton Park once completed.
- 3.2. A site location plan is shown below:



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Ordnance Survey 100019348

4. PROPOSAL

- 4.1. The application proposes the change of use of offices (Use Class B1) to use as a Health Centre (Use Class D1), demolition of existing garages to create car parking spaces. Replacement of existing entrance doors with sliding doors and re painting of rear elevation with community mural.

5. RELEVANT PLANNING HISTORY

- 5.1. The table below sets out the relevant planning history for the application site:

Application Reference	Description of Development	Decision
	No relevant history.	

6. RELEVANT PLANNING POLICY

6.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy
Design	7	CP.1, CP8, CP.14	CS18
Commercial	1, 2		CS28
Social and community	8	HH.2, SR16	CS3, CS15, CS20
Transport	4	TR.3, TR.4	
Amenity		CP.10	
Drainage			CS11

7. CONSULTATION RESPONSES

7.1. Site notices were displayed around the application site on 7th July 2017 and an advertisement was published in the Oxford Times newspaper on 22nd June 2016 with a readvertisement with an amended description on 29th June 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

7.2. The Local Highway Authority raises no objection to the proposal and considered that the demolition of the garages can create adequate room for parking spaces to serve the surgery. The application contains no details of cycle parking which can be requested by condition.

Public representations

7.3. No third party comments received.

8. PLANNING MATERIAL CONSIDERATIONS

8.1. Officers consider the determining issues to be:

- i. Principle of development (Loss of offices and provision of medical facilities)
- ii. Design
- iii. Amenity
- iv. Highway Safety/Parking
- v. Drainage

i. Principle of Development

8.2. The site is Barton Neighbourhood Centre which currently contains a number of facilities to serve the community including a small doctors surgery, a sports hall and council offices/meeting rooms. Offices are considered employment floorspace under policy CS28 of the Core Strategy. Change of use of employment sites (which are not protected employment sites) can be considered where there is not a loss of jobs. The meeting rooms are ancillary offices to Oxford City Council and would not result in a reduction in number of employees. If workers still need to use the community centre as a place of work, hot desks can be provided within the community centre to ensure that this is still possible. The provision of an enlarged doctors surgery will also increase the number of jobs available at the surgery.

8.3. Policy HH2 of the Oxford Local Plan supports the provision of healthcare facilities in non-residential buildings proving that there is adequate parking provision, no undue noise or disturbance to neighbours and is in a sustainable location.

8.4. Policy CS3 of the Core Strategy recognises Barton as a redevelopment area. Development should enable, provide or enhance community facilities and integrate the estate with surrounding areas. The enlarged doctors surgery is designed to serve Barton and Barton Park in order to integrate the new development with the existing community. These issues are discussed through this report. Policy CS15 also recognises additional healthcare facilities are required in areas of population growth, especially Barton. New healthcare facilities should be provided through a financial contribution for either on site or off site development.

8.5. It is therefore considered that in principle a new doctors surgery in this location is acceptable subject to other material considerations set out below.

ii. Design

8.6. The proposal involves alterations to the main entrance of the existing building in order for the entrance to comply with Part M of Building Regulations (Access for the Disabled). This glazed structure does not significantly impact on the character and appearance of the building and creates a clear, welcoming entrance to the building.

- 8.7. The proposal also seeks permission to paint a mural on the north elevation of the building, no details of which have been included in the application. Providing this is painting directly on to this elevation and it does not include anything being fixed to the building, painted is considered permitted development and does therefore not need to be included in this application. Public Art is also supported by policy CP14 of the Oxford Local Plan.

iii. Impact on Neighbouring Amenity

- 8.8. The application proposes an intensification of the doctors surgery within the existing community centre. Whilst this could result in more movements to and from the building during the day compared to the current offices, this is in the centre of Barton next to Underhill Circus with the shops and is not considered to cause undue disturbance to the amenity of neighbouring occupiers.

iv. Highways/Parking

- 8.9. The proposal includes the demolition of the existing garages in the car park to create new spaces to serve the enlarged doctors surgery. This is proposed to increase the capacity of the car park from 7 to 13 spaces. No details have been provided on the submitted site of the exact layout, however given the size of the site this is sufficient space to safely accommodate this number of spaces.
- 8.10. The proposed additional 6 spaces is considered acceptable and in line with the parking standards for the proposal increase in staff numbers on the site. The site is also located in a sustainable location in the centre of Barton with bus links to elsewhere in Oxford.
- 8.11. No details have been provided of any cycle parking. One cycle space should be provided per treatment room plus one space per 5 staff members. Details of this are requested by condition.

v. Drainage

- 8.12. The proposal includes the construction of a carpark in place of an existing garage. Considering the proposal is for the replacement of building with parking it is considered that a betterment in terms of including sustainable drainage can be achieved through the inclusion of permeable pavement. Given the size of the proposal and that the proposal will replace existing built area, it is considered that any requirement for sustainable drainage can be met through the use of a deemed to comply condition requiring the replacement of any hard surfaces to be drain through the use of SuDs. Given it is recommended that a condition requesting the use of SuDs be included on any permission granted.

9. CONCLUSION

- 9.1. The proposed development provides an enhanced community facility without reducing the number of employees on an employment site. The site is situated in a sustainable location, is designed to integrate communities and is not considered to have an adverse detrimental impact on the surrounding

environment or neighbouring occupiers.

- 9.2. It is therefore recommended that the Committee resolve to grant planning permission for the development proposed subject to approval of conditions.

10. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 The materials to be used in the new development shall be those as specified on the application form. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

- 4 Before the development hereby approved is brought into use details on the number of cycle parking spaces, including means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

Reason: To encourage the use of sustainable modes of transport in accordance with policy TR4 of the Oxford Local Plan.

- 5 Construction of the new parking area is to be drained using Sustainable Drainage measures, including the use of porous pavements and infiltration or attenuation storage to decrease the run off and volumes to public surface water sewers and thus reduce flooding. You should carry out soakage tests to prove the effectiveness of soakaways or filter trenches. Where this is not feasible surface water should be attenuated on site and discharged at a controlled discharge rate no greater than prior to development using appropriate SuDS Techniques.

Reason

To avoid increasing surface water run-off and volumes to prevent an increase in flood risk in accordance with policies CS11 of the Oxford Core Strategy 2011-2026

Informatives

1. In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

APPENDICES

Appendix 1 – Block Plan

HUMAN RIGHTS ACT 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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 refusal of planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community

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