

EAST AREA PLANNING COMMITTEE

2nd October 2019

Application number:	19/01790/FUL
Decision due by	12th September 2019
Extension of time	10 th October 2019
Proposal	Demolition of existing 2no. shed. Erection of 2no. sheds. Formation of 1no. notice board.
Site address	Quarry Village Hall, 67 Quarry Road, Oxford, Oxfordshire – see Appendix 1 for site plan
Ward	Quarry And Risinghurst Ward
Case officer	Sarah Chesshyre
Agent:	Dr Alan Edwards Applicant: Trustees
Reason at Committee	The application is being determined by the committee because the applicants (Trustees of Headington Quarry Village Hall) include a Councillor.

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

1.1.2. **agree to delegate authority** to the Acting Head of Planning Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers an application for planning permission for the erection of 2no. sheds and 1no. notice board.

2.2. The development is considered acceptable in design terms and will not detract from the character and appearance of the area. The proposals would not have a detrimental impact on the neighbouring properties and is considered to comply with CP1, CP6, CP8 and CP10 of the Oxford Local Plan, CS18 of the Core Strategy, GSP4 and CIP1 of the Headington Neighbourhood Plan and the NPPF

as well as policies DH1, RE7 and H14 of the emerging Oxford Local Plan 2036, noting that it carries only limited weight at this time.

2.3. Officers consider that the proposals would be acceptable and that the development would accord with the policies of the development plan when considered as a whole and the range of material considerations and on balance support the grant of planning permission.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

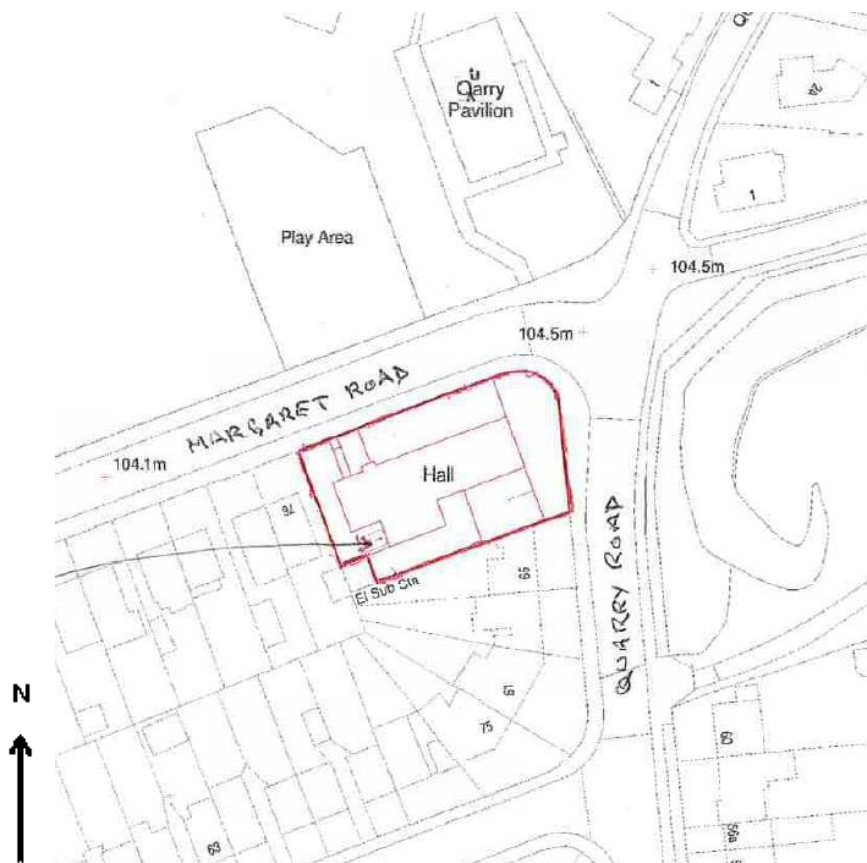
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is located within the Quarry and Risinghurst Ward of Oxford to the east of the city centre. Quarry Village Hall is a single storey building at the corner of Margaret and Quarry Road. There is a landscaped area between the north elevation and Margaret Road. Between the south elevation and 65 Quarry Road is an area of land used by the hall. Residential properties flank the site to the south and west.

5.2. See site location plan below:



6. PROPOSAL

6.1. The application proposes the demolition of two sheds and the erection of two replacement sheds and a notice board. The proposed sheds would be erected on the site of the existing sheds to the south of the village hall in a small area of outdoor space, one to the west of this area and one to the east. The sheds would be identical to one another in scale and design. They would have a pitched roof with a ridge height of 2.3 metres and an eaves height of 1.8 metres. They would have a footprint measuring 3 metres by 3.6 metres. The sheds would be constructed from metal finished with a wood effect. The proposed notice board would be erected to the north of the site, adjacent to Margaret Road. The notice board would have a height of 1.9 metres and a width of 2.09 metres and would be constructed from metal with glass display panels to the front.

7. RELEVANT PLANNING HISTORY

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

15/01889/FUL - Demolition of existing store. Erection of single storey rear extension. Approved 19th August 2015.

17/01329/FUL - Demolition of an existing shed. Erection of single storey rear extension. Internal alterations to include 1No. staff toilet, 3No. childrens cubicles and 1No. disabled toilet. Approved 25th July 2017.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Emerging Oxford Local Plan 2036	Headington Neighbourhood Plan
Design	117, 118, 122, 127	<p>CP1 Development Proposals</p> <p>CP6 Efficient Use of Land & Density</p> <p>CP8 Designing Development to Relate to its Context</p> <p>CP9 Creating Successful New Places</p> <p>CP10 Siting Development to Meet Functional Needs</p>	<p>CS18 Urban design, townscape, character, historic environment.</p>	<p>HP9 Design, Character and Context</p>	<p>DH1 High quality design and placemaking</p>	<p>GSP4 Protection of the setting of the site</p> <p>CIP1 Development to respect existing local character</p>

Environmental	127, 180	CP1 Development Proposals CP10 Siting Development to Meet Functional Needs		HP14 Privacy and Daylight		RE7 Managing the impact of development H14 Privacy, daylight and sunlight
Miscellaneous	38, 47			MP1 Model policy		

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 24th July 2019.

Statutory and non-statutory consultees

9.2. There are no statutory consultees for this application.

Public representations

9.3. No comments were received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Design
- Impact on neighbouring amenity

a. Design

10.2. Policy CS18 of the Core Strategy requires development to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; attractive public realm; and high quality architecture. The Oxford Local Plan 2001-2016 requires development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP6 emphasises the need to make an efficient use of land, in a manner where the built form and site layout suits the sites capacity and surrounding area. Policy CP8 states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area. Policy DH1 of the Emerging Oxford Local Plan 2036 requires new development to be of high quality design that creates or enhances local distinctiveness. Policy GSP4 of the Headington Neighbourhood Plan states that development will be permitted where its design responds appropriately to the site and the character of the surrounding area. Policy CIP1 of the Headington Neighbourhood Plan requires developments to respond to and enhance the distinctive local character.

10.3. The proposed sheds would be situated to the southern side of the existing village hall building in area of outdoor space used by the nursery which is one of the users of the hall. This area is well screened by mature shrubs and small trees and therefore this part of the site is not prominently visible in public views. The

proposed sheds are modest in scale and would be utilitarian in appearance which is considered suitable in terms of their location and ancillary use in relation to the village hall. Their location within the site, their height, and the materials proposed to be used in their construction are such that the sheds would only be visible in glimpsed views from the street. As an ancillary addition to the village hall they are considered suitable in design terms.

10.4. The proposed notice board is of a scale and appearance typical for this kind of community use. Its scale is considered to be a suitably modest addition to the street, and would appear an appropriate addition given the community use of the village hall. The materials and colour finish of the notice board are also considered suitable and the dark colour would ensure that the structure is a relatively inconspicuous structure.

10.5. The proposals are considered acceptable in design terms and compliant with policies CS18 of the Core Strategy, CP1, CP6 and CP8 of the Oxford Local Plan 2001-2016, GSP4 and CIP1 of the Headington Neighbourhood Plan and DH1 of the emerging Oxford Local Plan 2036, noting that it carries only limited weight at this time and the NPPF.

b. Impact on neighbouring amenity

10.6. Policy CP10 of the Local Plan requires development proposals to be sited in a manner which meets functional need, but also in a manner that safeguards the amenities of other properties. Policy RE7 of the emerging Oxford Local Plan 2036 states that planning permission will only be granted for development that ensures the amenity of communities, occupiers and neighbours is protected. Policy H14 of the emerging Oxford Local Plan 2036 states that planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both new and existing homes.

10.7. The village hall is adjacent to residential properties at 65 Quarry Road to the south and 76 Margaret Road to the west. To the north and east the site is bounded by Margaret Road and Quarry Road respectively.

10.8. The shed proposed to the south east corner of the site would be situated adjacent to the side elevation of a single storey side extension to 65 Quarry Road in which there are no windows. This shed would therefore not result in any loss of daylight or outlook to this property. The shed proposed to the south west corner of the site would be situated adjacent to the rearmost extent of 65 Quarry Road's garden and an existing garage/outbuilding within the rear garden of 76 Margaret Road. This shed would also therefore not result in any loss of daylight or outlook to either property. Due to their modest height the sheds would also not result in any impact of overbearing to either residential property.

10.9. The sheds are proposed to be used for storage of items used in association with the nursery use on the site. This is an existing use on the site, and therefore the sheds would not give rise to any further noise or other nuisance associated with the community uses taking place on the site.

10.10. The proposed notice board is not adjacent to any residential properties and therefore would have no impact on neighbouring amenity.

10.11. The proposals are considered acceptable in terms of their impact on neighbouring amenity and compliant with policies CP10 of the Oxford Local Plan 2001-2016 and RE7 and H14 of the emerging Oxford Local Plan 2036, noting that it carries only limited weight at this time.

11. CONCLUSION

11.1. Having regard to the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The main aim of the NPPF is to deliver Sustainable Development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF despite being adopted prior to the publication of the framework.

11.3. Therefore in conclusion it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

11.4. In summary, the proposed development is considered to represent acceptable additions to the site. The proposals are suitable in design terms and comply with policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016, CS18 of the Core Strategy, GSP4 and CIP1 of the Headington Neighbourhood Plan and DH1 of the emerging Oxford Local Plan 2036 and the NPPF. The proposals would not result in any harm to neighbouring amenity and are compliant with CP10 of the Oxford Local Plan 2001-2016 and H14, RE7 and RE8 of the emerging Oxford Local Plan 2036.

11.5. Therefore officers consider that the proposal would accord with the development plan as a whole.

Material consideration

11.6. The principal material considerations which arise are addressed below, and follow the analysis set out in earlier sections of this report.

11.7. National Planning Policy: the NPPF has a presumption in favour of sustainable development.

- 11.8. NPPF paragraph 11 states that proposals that accord with the development plan should be approved without delay, or where the development plan is absent, silent, or relevant plans are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or specific policies in the framework indicate development should be restricted.
- 11.9. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF. Therefore in such circumstances, paragraph 11 is clear that planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.
- 11.10. Officers would advise members that, having considered the application carefully, the proposal is considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework and relevant policies of the Oxford Core Strategy 2026, and Oxford Local Plan 2001-2016, Headington Neighbourhood Plan and the emerging Local Plan 2036, when considered as a whole, and that there are no material considerations that would outweigh these policies.
- 11.11. Therefore it is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in section 12 of this report.

12. 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 as specified in the application hereby approved. 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, and CS18 of the Oxford Core Strategy 2026.

13. APPENDICES

- **Appendix 1 – Block plan**

14. HUMAN RIGHTS ACT 1998

14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve 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.

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

15.1. 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.