

## EAST AREA PLANNING COMMITTEE

2<sup>nd</sup> November 2011

**Application Number:** 11/02174/CT3

**Decision Due by:** 19th October 2011

**Proposal:** Display of Green Flag.

**Site Address:** Bury Knowle Park North Place Oxford Oxfordshire

**Ward:** Barton And Sandhills Ward

**Agent:** N/A

**Applicant:** Oxford City Council

The applicant is Oxford City Council and the application must therefore be decided by Planning Committee in accordance with the Council's Scheme of Delegation

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### **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed flag advertisement is a welcome celebration of the success of the City's parks and is considered to be appropriate to its setting without materially harming visual amenity or adversely impacting highway safety. The proposal therefore complies with Policies CP1 and RC14 of the adopted Oxford Local Plan 2001 - 2016.
- 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.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Five year time limit
- 2 Advert - Statutory conditions
- 3 Approved Plans

### **Main Local Plan Policies:**

#### **Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**CP8** – Design Development to Relate to its Context

**RC14** – Advertisements  
**HE7** – Conservation Areas  
**SR5** – Protected Open Space

**Other Material Considerations:**

This application is in or affecting the Old Headington Conservation Area.

**PPS1** – Delivering Sustainable Development  
**PPS5** – Planning for the Historic Environment  
**PPG19** – Outdoor Advertisement Control

**Relevant Site History:**

None

**Representations Received:**

None

**Statutory and Internal Consultees:**

No comments received

**Issues:**

Appearance  
Highway Safety

**Officers Assessment:**

Site Description

1. The application site relates to Bury Knowle Park within the Headington area of Oxford which is predominantly tree lined along its boundaries but which opens out into a grassed recreation area within the park. It is located to the south extremity of the Old Headington Conservation Area.

Description of Proposal

2. The application seeks consent to display a flag advertisement just inside the London Road public entrance to Bury Knowle Park. The flagpole is proposed to be 6m in height and would display a 1.8m (width) x 1.2m (height) green coloured flag which is to celebrate that the park achieved a Green Flag award for quality in 2011. Parks must apply each year to keep their Green Flag status and winning parks are eligible to fly a Green Flag in the park for that year.

Suitability

3. The flag is of a relatively standard size and is identical in appearance to that erected within both Hinksey and Cutteslowe Parks in recent years to celebrate their achievement of Green Flag status. Officers consider that the display of a single flag celebrating the quality of the park is something that the Council should welcome and believe the proposed flag to be entirely commensurate with the overall appearance

and public enjoyment of the park. As a result of the flagpole's siting close to the park's London Road entrance it will be separated and well screened from the wider Old Headington Conservation Area and as such will preserve the character and appearance of this designated area.

The flag is to be erected just over 5m inside Bury Knowle Park and therefore away from any highway and, as a result, will not compromise pedestrian or vehicular safety.

**Conclusion:**

The proposed flag should be welcomed as a celebration of the success of the City's green spaces and officers consider that it will not cause any harm to visual amenity or highway safety. The proposal therefore complies with all relevant policies of the Development Plan and officers recommend the application by approved.

**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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:** 11/02174/CT3

**Contact Officer:** Matthew Parry

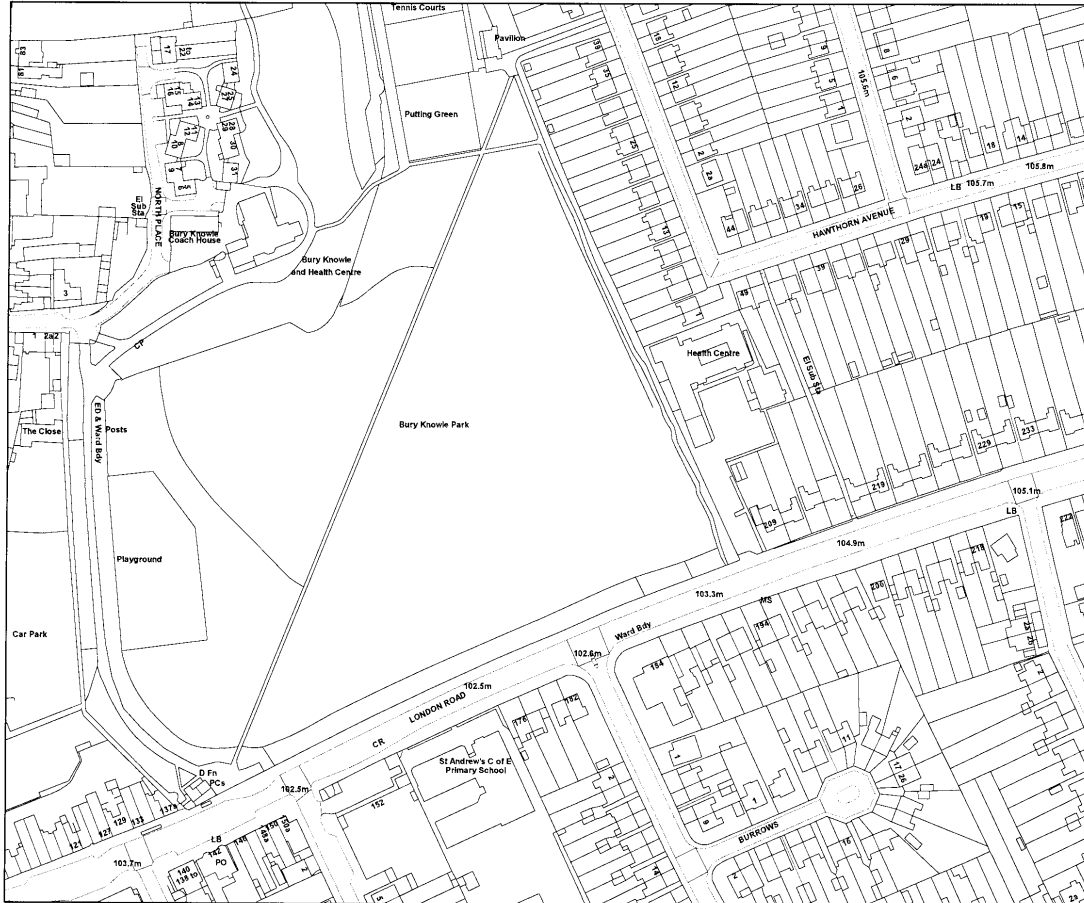
**Extension:** 2160

**Date:** 20th October 2011

**Appendix 1 – Site Location Plan**

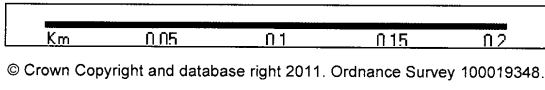
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Appendix 1



**Legend**

Scale: 1:2500



|              |                 |
|--------------|-----------------|
| Organisation | Not Set         |
| Department   | Not Set         |
| Comments     |                 |
| Date         | 21 October 2011 |
| SLA Number   | Not Set         |