

**Law and Governance**

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To Members of the Central South and  
West Area Committee

Date: 26 February 2010  
Our ref: AD/10/02747/CT3  
Your ref:

Dear Councillor,

**CENTRAL SOUTH AND WEST AREA COMMITTEE – ADDITIONAL REPORT**

I attach a report of the Head of City Development detailing an application for the installation of children's play equipment in an existing play area. The Chair will be asked to certify the report as urgent business on the grounds that the play equipment needs to be installed in time for the spring in order to bring maximum benefit to users of the facility.

Please bring these papers with you to the meeting.

Yours sincerely,

**ALEC DUBBERLEY**  
**DEMOCRATIC SERVICES OFFICER**

**Application Number:** 10/02747/CT3

**Decision Due by:** 22 March 2010

**Proposal:** Installation of children's play equipment in existing play area.

**Site Address:** Hinksey Park Abingdon Road Oxford Oxfordshire

**Ward:** Hinksey Park

**Agent:** Groundworks Thames Valley

**Applicant:** Oxford City Council

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**Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is considered to form an appropriate visual relationship with its surroundings and does not impact on the immediate neighbouring buildings in a detrimental way. The proposal would improve upon the existing play equipment which would provide identifiable benefits to the local community. No objections have been raised by neighbouring properties or any statutory consultees. As such the proposal complies with policies CP1, CP6, CP7, CP8, CP10, and HS23 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 Development begun within time limit

**Main Local Plan Policies:**

**Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**CP6** - Efficient Use of Land & Density

**CP7** - Urban Design  
**CP9** - Creating Successful New Places  
**CP8** - Design Developmt to Relate to its Context  
**CP10** - Siting Developmnt to Meet Functionl Needs  
**HS23** - Children's Play Space  
**SR5** - Protection of Public Open Space  
**NE8** - Development on Low Lying Land

**Core Strategy – Proposed Changes**

**CSP19** - Urban design townscape char & hist env

**Other Material Considerations:**

PPS1 - Delivering Sustainable Development.

**Relevant Site History:**

None relevant to this proposal.

**Representations Received:**

None.

**Statutory and Internal Consultees:**

Hinksey Park Area Residents' Association, Iffley Fields Community Nature Plan Group, South Oxford Community Association - No comments received.

**Issues:**

Visual Impact  
Flooding  
Impact on trees

**Officers Assessment:**

**Site description:**

1. The application site comprises a recreation ground known as Hinksey Park Play Area adjacent to the Abingdon Road. The Play Area is located within a predominantly residential area just south of the City Centre.

**Proposal:**

2. The applicant (Oxford City Council) seeks permission to erect a new children's play equipment in the Hinksey Park Play Area as part of the £2.5 million Play Area Refurbishment Programme over the next couple of years. As part of this refurbishment programme the City Council's policy is to ensure that Oxford's children and young people have easy access to a range of quality play opportunities within a practical walking distance from their homes.
3. The play equipment consists of a large climbing unit and slide unit. The equipment is 5.76m high and would be located to the rear left hand side part of the play area.

### **Visual Impact:**

4. Policies CP.1 and CP.8 of the OLP (Oxford Local Plan 2001-2016) state that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policies CP.6 and CP.7 emphasise the importance of making the best use of land and demonstrate good urban design.
5. Policy HS.23 of the OLP states that Children's Play Area should be well designed, suitably located and properly fenced, surfaced and equipped and encourages the improvement of existing children's play areas.
6. The proposed play would replace an existing climbing and slide unit in the exact same location. The new equipment would be taller than the existing play equipment however it will be located away from the main road and will be partially screened by the existing trees in the play area.
7. The play area is easily accessible to the public by foot and public transport. There is a bus shelter directly in front of the play area. The play area is properly fenced and surfaced and the proposal would improve on the existing play equipment.
8. Whilst what is proposed is larger than the existing climbing and slide equipment, the officer considers that this proposal is deemed acceptable in this site and is considered to form an appropriate visual relationship with the surrounding area in accordance with OLP policies CP1, CP6, CP7 and CP8.

### **Flooding:**

9. The play area is located in Flood Zone 3. Policy NE.8 states that proposed developments will only be granted permission were they will not increase the risk of flooding. The proposed play equipment is constructed on stilts and has very few solid panels; this design will allow water to pass through the structure to the ground. The proposal also replaces a piece of equipment that is similar in size and therefore considered to minimise the increase of massing on site.
10. Officers consider that the proposed unit will not increase the risk of flooding to the area or restrict the current flow of water on the site and therefore complies with policy NE.8 of the OLP.

### **Impact on Trees:**

11. Further to the arboricultural assessment information sent in from Shaun Gibson, in Parks Services, the City's Tree Officer is now satisfied that the scheme will not have any harmful impacts to trees in the park or in adjacent properties and a full development tree survey is not required for

determination of the application. As the arboricultural assessment points out the item of play equipment that is the subject of the application is quite remote from the nearest trees, and well outside of the 15m Root Protection Area [radial equivalent distance] maximum of the BS.5837:2005 Recommendations. Therefore the City's Tree Officer does not object to the application and no tree related conditions are required.

### **Conclusion:**

12. The proposal is considered to form an appropriate visual relationship with its surroundings and does not impact on the immediate neighbouring buildings in a detrimental way. No objections have been raised by neighbouring properties or any statutory consultees. As such the proposal complies with policies CP1, CP6, CP7, CP8, CP10, and HS23 of the Adopted Oxford Local Plan 2001-2016

### **Human Rights Act 1998**

13. 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.
14. 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**

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

**Background Papers:** 10/02747/CT3

**Contact Officer:** Davina Sarac

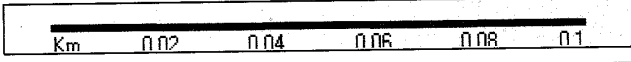
**Date:** 24 February 2010

10/02747/CT3

Hinksey Park



Scale : 1:1250



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Organisation	Oxford City Council
Department	City Development
Comments	
Date	25 February 2010
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