

Law and Governance

Direct Line: 01865 252275

E-mail: lstock@oxford.gov.uk

Town Hall

St. Aldate's
Oxford OX1 1BX

www.oxford.gov.uk



Central Number: 01865 249811

To Members of the Planning Review
Committee

27 September 2012
Our ref:
Your ref:

PLANNING REVIEW COMMITTEE - FRIDAY 28 SEPTEMBER 2012

The attached document provides a summary of the comments received concerning the application listed below.

Agenda No Item

3. **Planning Application - St Clement's Car Park, 12/01369/FUL and 12/01370/CAC**

Yours sincerely

Lois Stock, Democratic and Electoral Services Officer
Encs



INVESTORS
IN PEOPLE



This page is intentionally left blank

Applications 01369/FUL & 12/01370/CAC: St. Clements Car Park, Oxford: Amended Proposals for Car Parking During Construction.

Summary of Public Comments Received following Reconsultation.

The following comments were received. Any additional comments will be reported separately at Planning Review Committee.

Highway Authority:

No objection subject to appropriate conditions; Construction Traffic Management plan required (relating to access arrangements, delivery times, routing of vehicles etc); contribution of £3000 required towards temporary amendment of Traffic Regulation Order; drainage to be SUDS compliant; signage strategy required; details of cycle parking; Travel Plan required; car park and pedestrian route to Angel and Greyhound Meadow to be lit; financial contributions required as previously; survey of road conditions required.

Highway Authority: Drainage:

No objection; permeable surfaces; attenuation to be closer to Greenfield run off; access to filter drains and areas of attenuation required for maintenance.

Third Party Comments.

Comments have been received from the following: London Place Neighbourhood Watch; Oxford High Street Association; 13 Abberbury Road; 5 Bath Street; 12 London Place; 3 Anchor Court; 8 York Place; 23 Cowley Road; 28 & 54 St. Clements.

Main points raised:

- Insufficient parking remaining on site.
- Some users of car park staying 2 hours or more.
- Shortage of other parking facilities in the area.
- Additional temporary car parking welcomed.
- Parking on Marston Road still required.
- Marston road car park inadequate.
- Disabled car parking required to be maintained.
- Car park should be retained as existing.
- Replacement car parking should be available before occupation of student accommodation.
- Conflicts between temporary car parking and construction work.
- Long term loss of car parking.
- Access via Caroline Street inappropriate.
- Inability to enforce student car ownership.
- Cycle parking inadequate.
- No details of bus services.
- Disruption to traffic from construction vehicles.
- Construction vehicles need to be properly managed.

- Extends construction period to 69 weeks.
- Inadequate public consultation.
- Development harmful to local businesses.
- Access to site and Florey building unresolved.
- Relationship of buildings unsatisfactory.
- Privacy issues.
- Adverse impact on residential and visual amenity.
- Adverse impact on conservation area and listed buildings.
- Conflict with high buildings policies.
- Buildings too large.
- Named occupier for development needs to be in place.
- Loss of trees and wildlife.
- Loss of open spaces.
- Public toilets required during construction.
- Loss of recycling facilities regretted.
- Contrary to Development Plan.
- Architecture an improvement.
- Biodiversity issues not fully addressed.
- No economic impact assessment submitted.
- Bat survey out of date.

25 Sept 12