

**West Area Planning Committee**

30<sup>th</sup> May 2012

**Application Number:** 12/00561/CT3

**Decision Due by:** 27th April 2012

**Proposal:** Replacement of external entrance/exit doors to main entrance.

**Site Address:** Oxford Ice Rink, Oxpens Road (**site plan: appendix 1**)

**Ward:** Carfax Ward

**Agent:** Abbey Design

**Applicant:** Fusion Lifestyle

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## **Recommendation:**

The West Area Planning Committee is recommended to approve planning permission for the following reasons:

- 1 The proposed alterations would not materially alter the visual appearance of the entrance to the Ice Rink, but would help establish a simple and legible entrance and exit to the facility. The alterations would replace the existing narrow entrance and exit with wider openings that help improve accessibility to the facility for all members of the community. The proposal would therefore accord with the relevant policies of the Oxford Core Strategy 2026 and the 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.

## **Conditions:**

- 1 Development begun within time limit
- 2 Development in accordance with approved plans
- 3 Samples

## **Main Local Plan Policies:**

**Oxford Local Plan 2001-2016**

**CP1** - Development Proposals  
**CP9** - Creating Successful New Places  
**CP13** - Accessibility

**Core Strategy**

**CS18\_** - Urban design, town character, historic environment

**Other Material Considerations:**

National Planning Policy Framework

**Relevant Site History:**

85/00945/GF - Alterations to main entrance area: Deemed consent

**Representations Received:**

None

**Statutory and Internal Consultees:**

None

**Issues:**

- Visual Impact
- Accessibility

**Officers Assessment:**

**Site Location and Description:**

1. The Oxford Ice Rink is located on the south-west side of the Oxpens Road, and has a car park to the north-west, and open space to the south-east (**site plan: appendix 1**).
2. The application relates to the main entrance to the Ice Rink, which is set at the top of an access ramp at the south-west end of the building.

**Proposal**

3. Planning permission is sought for the alterations to the main entrance which involves the replacement of the external entrance / exit doors.

**Visual Impact**

4. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design through responding appropriately to the site and surroundings; creating a strong sense of place; and contributing to an attractive public realm.
5. The Oxford Local Plan 2001-2016 makes clear that new development should enhance the quality of the environment, with Policy CP1 central to this purpose.

6. In visual terms the proposed works would simply replace the entrance doors to the main entrance to the facility. The new doors would not have a material impact upon the visual appearance of the main entrance, or the Ice Rink building. In some respects the alterations result in a simple and more legible entrance to the facility which officers consider represents a marked improvement to the entrance.
7. The proposal would accord with the aims and objectives of Policy CS18 of the Oxford Core Strategy 2026 and Policy CP1 of the Oxford Local Plan 2001-2016.

### **Accessibility**

8. Policy CP13 of the Oxford Local Plan recognises the importance of ensuring that developments are designed in a manner that would make them accessible to all members of the community, including people with children, elderly people, and people with disabilities. This is also supported by Policy CP10.
9. The existing entrance and exit to the Ice Rink has narrow doors which are separated by two kiosks. The proposed alterations will provide a wider entrance and exit to the facility which would improve access and egress. The doors would be fitted with electronic push pads to encourage wheelchair access.
10. The proposal would accord with the aims and objectives of Policy CP10 and CP13 of the Oxford Local Plan 2001-2016.

### **Conclusion:**

11. The proposal is considered to be acceptable in terms of the relevant policies of the adopted Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore officer's recommendation to the Members of the West Area Planning Committee is to approve the development.

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

**Contact Officer:** Andrew Murdoch

**Extension:** 2228

**Date:** 18th April 2012