

WEST AREA PLANNING COMMITTEE

17th April 2013

Application Number: 13/00389/CT3

Decision Due by: 15th April 2013

Proposal: Installation of external raised metal platform to front and side. Refurbishment works including insertion of windows and doors to create enclosed glazed corridor to front, insertion of windows and doorways, removal of rear windows, installation of public toilets and internal remodelling.

Site Address: Top Pavilion, Cutteslowe Park, Harbord Road, Appendix 1

Ward: Wolvercote

Agent: N/A

Applicant: Oxford City Council

This application is required to be determined by Committee as the applicant is Oxford City Council.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposals will involve the appearance and functionality of the pavilion building and consequently improve its quality to the benefit of the local community and sports groups. The proposals therefore accord with policies CP1 and CP8 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policy CS23 of the Oxford Core Strategy 2026.
- 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
- 2 Develop in accordance with approved plans

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Developmt to Relate to its Context

Core Strategy

CS18_ - Urb design, town character, historic env

CS21_ - Green spaces, leisure and sport

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

N/A

Representations Received:

One representation received from 3 Cutteslowe Park stating that whilst they support the improvements to the pavilion it appears as if the current cricket tea room will be replaced by more of a multi-function space that could be used by a range of different groups including later in the evening. This could cause a disturbance to local residents.

Statutory and Internal Consultees:

No comments received.

Officers' Assessment:

Site Description

1. The application site consists of a long single storey sports pavilion located within Cutteslowe Park set between the cricket and football fields. It is currently appears as a rather tired looking building from the outside that does not allow for easy and pleasant terrace seating outside or window views of the sports ground.

The Proposal

2. The application seeks consent for external alterations to the building including a completely new fenestration arrangement including long glazed windows in the side wall that allow overlooking from inside the pavilion out onto the sports field. A terraced walkway is also proposed to surround the building allowing people to stand on it to watch sports events on the adjacent cricket field. The entrance doors are also proposed to be updated along with significant internal alterations to improve the layout and the facilities provided.

3. Officers consider the principal determining issue in this case to be the appearance of the building. The internal alterations are beyond the remit of planning control.

Appearance

4. The existing building is a rather bland and utilitarian structure that struggles to adequately cater for modern recreation needs as well as local community uses. The increased and improved fenestration not only enhances the appearance of the building but also allows improved overlooking of the adjacent sports fields for spectators. The metal platform proposed to surround half of the building and the veranda proposed along the front are considered to be entirely visually commensurate with the nature of the building and also improves its functionality for spectators. Consequently officers fully support the proposals since they are considered to enhance the appearance and functionality of the building to the benefit of its users and those enjoying Cutteslowe Park.

Other Matters

5. Some concern has been raised by a local resident that the building may be used for other community purposes at the expense of cricket. It seems clear from the proposals that they are primarily to provide improved access to recreation facilities though it is possible that as a result of internal alterations it could be used for community meetings etc. Officers see no objection to this given that policy CS21 of the Core Strategy encourages access to facilities for all parts of the community and should not in any way prejudice the long term future of enjoyment of the sports grounds. Members should also note that the building could be altered internally and used to hold such community meetings without the need for consent from the local planning authority. Officers therefore do not have any concerns in this regard.

Conclusion:

6. The proposals will result in a much needed modernisation and improvement to an important sports/community facility that will encourage greater use of it in the future including by a wider section of the local community. Officers therefore recommend Committee approve the application subject to the conditions suggested.

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: 13/00389/CT3

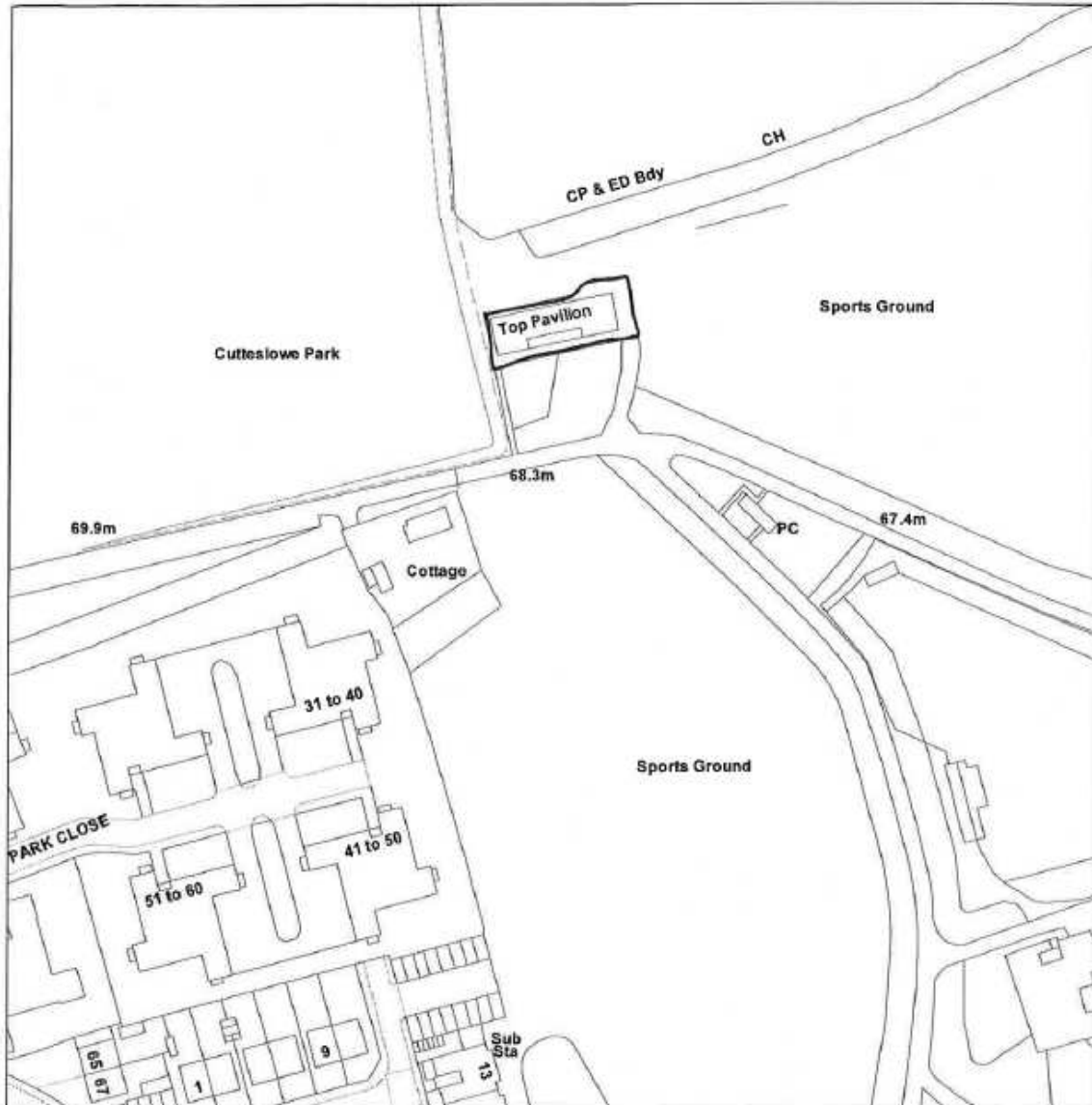
Contact Officer: Matthew Parry

Extension: 2160

Date: 25th March 2013

Appendix 1

Top Pavilion, Cutteslowe Park



Scale : 1:1250

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	Oxford City Council
Department	City Development
Comments	13/00389/CT3
Date	28 March 2013
SLA Number	Not Set

This page is intentionally left blank