

East Area Parliament Committee

- 7th September 2011

Application Number: 11/01297/CT3

Decision Due by: 2nd August 2011

Proposal: Erection of boundary wall and railings across existing access road.

Site Address: Land At Hundred Acres Close

Ward: Lye Valley Ward

Agent: Corporate Assets

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development will serve the purpose of dividing the two parking areas, without creating a sense of enclosure or being overbearing. No objections have been raised and the proposal is considered to comply with policies CP1, CP8, CP9, CP10 and CP13 of the Oxford Local Plan 2001-2016 and policies CS18 and CS19 of the 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
- 3 Materials - matching brick, painted metal

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP13 - Accessibility

Core Strategy

CS18_ - Urban design, town character, historic environment

CS19_ - Community safety

Relevant Site History:

None

Representations Received:

None received

Statutory and Internal Consultees:

Thames Valley Police – no objection

Issues:

Design

Crime prevention

Officers Assessment:

Site

1. The application site comprises the north-eastern edge of a parking area for a residential development at Hundred Acre Close, off Hollow Way. The parking area leads through to a residential development at Troy Close.

Proposal

2. Planning permission is sought to erect a wall, with railings over, to divide the parking area at Hundred Acre Close with Troy Close. A boundary is necessary to prevent vehicles driving through this area. There used to be timber double gates in this location but they were vandalised and eventually destroyed by a stolen car driving through them. Currently there are three bollards in place to prevent vehicles passing through.
3. The application has been submitted by Oxford City Council as management agency for Hundred Acre Close, and therefore it must be determined at Committee.

Issues

4. Policies CP1 and CP8 of the OLP 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.

5. The brick wall would be 1 metre high and bricks to match the existing brickwork would be used to ensure the development is in keeping with the area. The metal railings would sit on top of the wall, also 1 metre in height, bringing the total height to 2 metres. There would be a 1 metre gap in the wall to allow for pedestrian/cycle/wheelchair access through, which satisfies policy CP13 of the OLP in terms of accessibility for all members of the community. A condition has been imposed requiring that the metal be painted black, in keeping with the existing metal railings in the parking area.
6. The metal fencing allows for views through the parking area to Troy Close and visa versa and prevents a feeling of enclosure. Policy CS19 of the Core Strategy states that developments should reduce the opportunity for crime and the fear of crime. The open rail topping will allow for natural surveillance and would be a vast improvement on the timber gates that were there previously. The proposal was deemed acceptable by the Thames Valley Crime Prevention Design Advisor.

Conclusion:

7. The proposed wall will not appear out of character with the area due to the materials to be used, and is acceptable in terms of crime prevention and accessibility. The proposal is considered to comply with policies CP1, CP8, CP9, CP10 and CP13 of the Oxford Local Plan and policies CS18 and CS19 of the Core Strategy 2026.

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 make a positive contribution towards crime prevention and the promotion of community safety.

Background Papers: 11/ 01297/CT3

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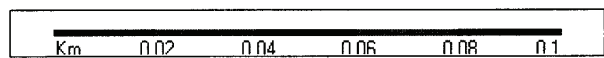
Date: 18th August 2011

Land at Hundred Acre Close



Legend

Scale: 1:1250



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Organisation	Oxford City Council
Department	City Development
Comments	
Date	19 August 2011
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