

EAST AREA PLANNING COMMITTEE

18th June 2014

Application Number: 14/01081/CT3

Decision Due by: 10th June 2014

Proposal: Display of 1No non-illuminated fascia sign.

Site Address: Jubilee 77 Community Centre, 46 Sorrel Road **Appendix 1**

Ward: Blackbird Leys Ward

Agent: Oxford City Council

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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 Five year time limit
- 2 Advert - Statutory conditions

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
RC14 - Advertisements

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations

National Planning Policy Framework

Relevant Site History

78/00056/A_H - Land adjacent to Sorrel Road - Outline application for erection of single storey club house and play area.. PERMITTED 1st March 1978.

88/00798/VF - Variation of condition 6 on Planning Permission ref.: A56/78 to extend hours to opening from 10.30pm to midnight.. PERMITTED 13th October 1988.

91/00498/GF - Alterations and front extension. DEEMED CONSENT 11th July 1991.

97/00255/GF - Erection of storage shed.. PERMITTED 14th April 1997.

02/00382/CT3 - External alterations including creation of new ramped entrances.. PERMITTED 17th April 2002.

Representations Received

None

Statutory and Internal Consultees

Highways Authority – no objections

Issues:

Design, amenity and highways

Sustainability:

This proposal aims to improve the appearance of this sign and thereby improve the information available to the public about the Centre and ways to gain access to it. In that way it contributes to economic and social sustainability.

Officers Assessment:

Site Description

The application relates to the Jubilee 77 Community Centre in Sorrell Road in Blackbird Leys.

Proposal

The Council is proposing to improve the main entrance sign at the Jubilee 77 Community Centre in line with schemes carried out at other community centres. This application is seeking permission for a wall-mounted non-illuminated sign, 1200mm x 1400mm in powder coated aluminium in dark blue with applied vinyl graphics in white

and gold incorporating the Council's corporate logo. It announces the site of the Centre and how to make bookings, and is to be located on the boundary wall fronting Sorrell Road adjacent to the main entrance gates.

Assessment

Policy RC14 of the Oxford Local Plan 2001-2016 states that advertisement consent will be granted for outdoor advertisement design proposals that suit their visual setting in terms of scale, design, appearance and materials; preserve or enhance the visual amenity of the building and do not significantly prejudice highway safety or residential amenity.

The sign proposed in this application is relatively simple in form. Although it has a modern and quite striking appearance, it will not detract from the building near to which it is located, or the nearby residential properties: it will help to improve and update the appearance of the Centre. The proposed sign is not illuminated and will not prejudice any residential or other amenity. The Highway Authority has raised no objections on the basis of highway safety.

Conclusion: approve subject to conditions.

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

Background Papers:

Contact Officer: Fiona Bartholomew

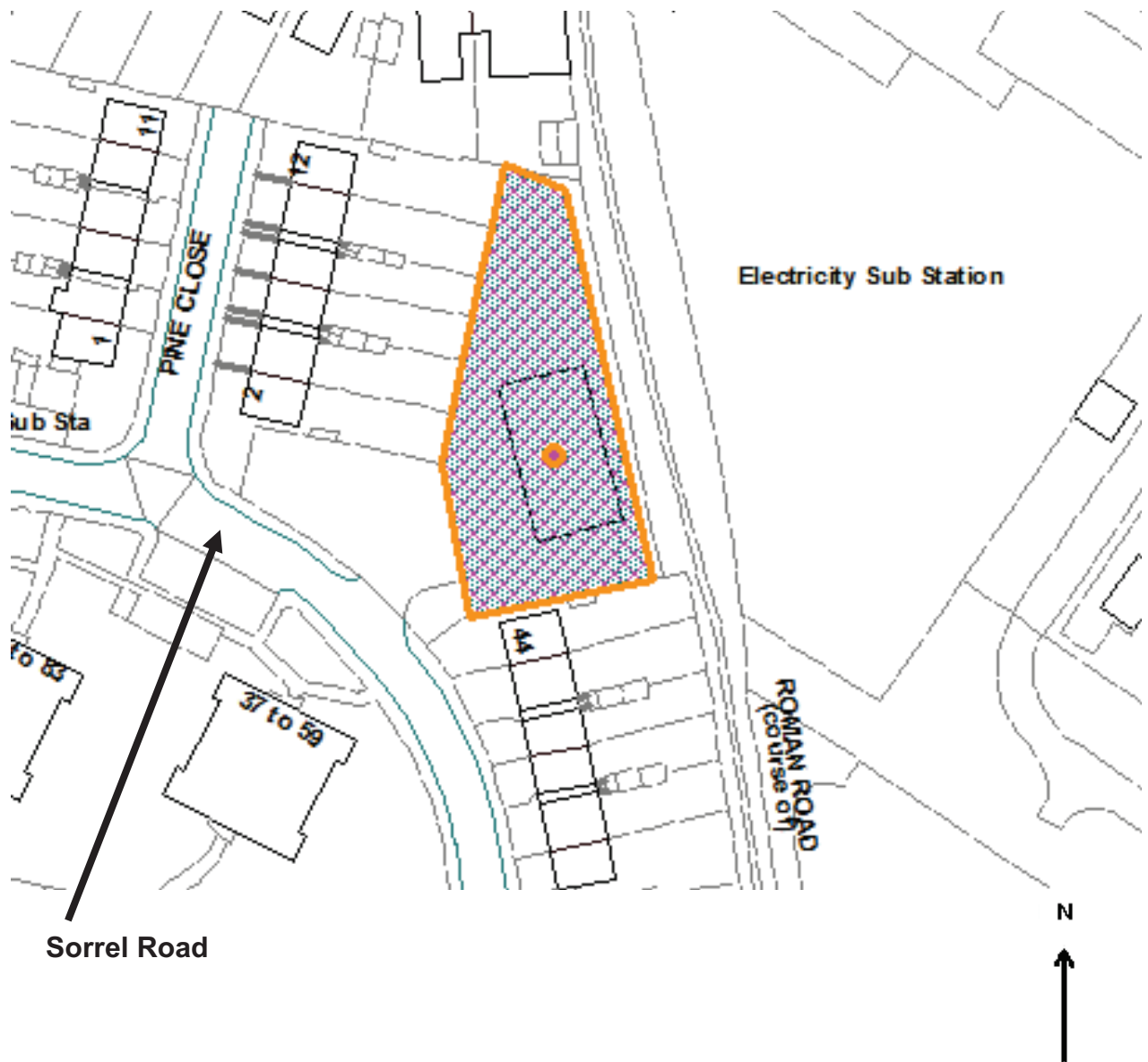
Extension: 2774

Date: 10th June 2014

Appendix 1

14/01081/CT3 - Jubilee 77 Community Centre

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