

**EAST AREA PLANNING COMMITTEE**

18th June 2014

**Application Number:** 14/01080/CT3

**Decision Due by:** 10th June 2014

**Proposal:** Display of 2 free standing non-illuminated panels sign and 4 non-illuminated fascia signs.

**Site Address:** Blackbird Leys Community Centre, Blackbird Leys Road  
**Appendix 1**

**Ward:** Blackbird Leys Ward

**Agent:** Oxford City Council

**Applicant:** Oxford City Council

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## **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:**

62/12092/A\_H - Erection of new community centre and youth club. PERMITTED 8th May 1962.

## **Representations Received**

None

## **Statutory and Internal Consultees**

Highways Authority – no objection

## **Issues**

Design, amenity and highways

## **Sustainability**

This proposal aims to improve and update the information available to the public about the facilities in 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 Blackbird Leys Community Centre on Blackbird Leys Road.

## **Proposal**

The Council is proposing to rationalise and update the signage at the Blackbird Leys Community Centre in line with schemes carried out at other community centres. This application is seeking permission for:

- 2 free standing non illuminated monolith signs measuring 2.5 metres high x 1 metre wide, internally mounted on steel posts. One is to be located on a tarmac area in front of the Centre near the main entrance facing Blackbird Leys Road; the other also on the frontage but further into the site on a grassed area. They are to be powder coated aluminium in dark blue with applied vinyl graphics in white and gold

incorporating the Council's corporate logo and giving directional information to the facilities at the Community Centre, also including a community noticeboard; and,

- 2 wall-mounted non-illuminated signs, each 800mm x 800mm. These are also to be powder coated aluminium in dark blue with applied vinyl graphics in white and gold incorporating the Council's corporate logo and giving directional information to the facilities at the Community Centre. These are to be located on walls adjacent to the entrance to the Glow Hall Venue and Jack Argent Room.
- 2 glass-applied non-illuminated signs, measuring 700mm x 900mm, and 400mm x 400mm and located on the main entrance door and an emergency escape door to the Computer Centre.

### **Assessment**

Policy RC14 of the Oxford Local Plan 2001-2016 (OLP) 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 signs proposed in this application are relatively simple in form. Although they have a modern and quite striking appearance, they will not detract from the building near which or on which they are located: indeed in association with the removal of some existing signs and the rationalisation of the information into these forms the proposals will significantly improve and update the appearance of the Centre. The post-mounted monolith signs are a new feature for the area but are considered to be of an appropriate scale for the building and its setting. The proposed signs are 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: 14/01080/CT3**

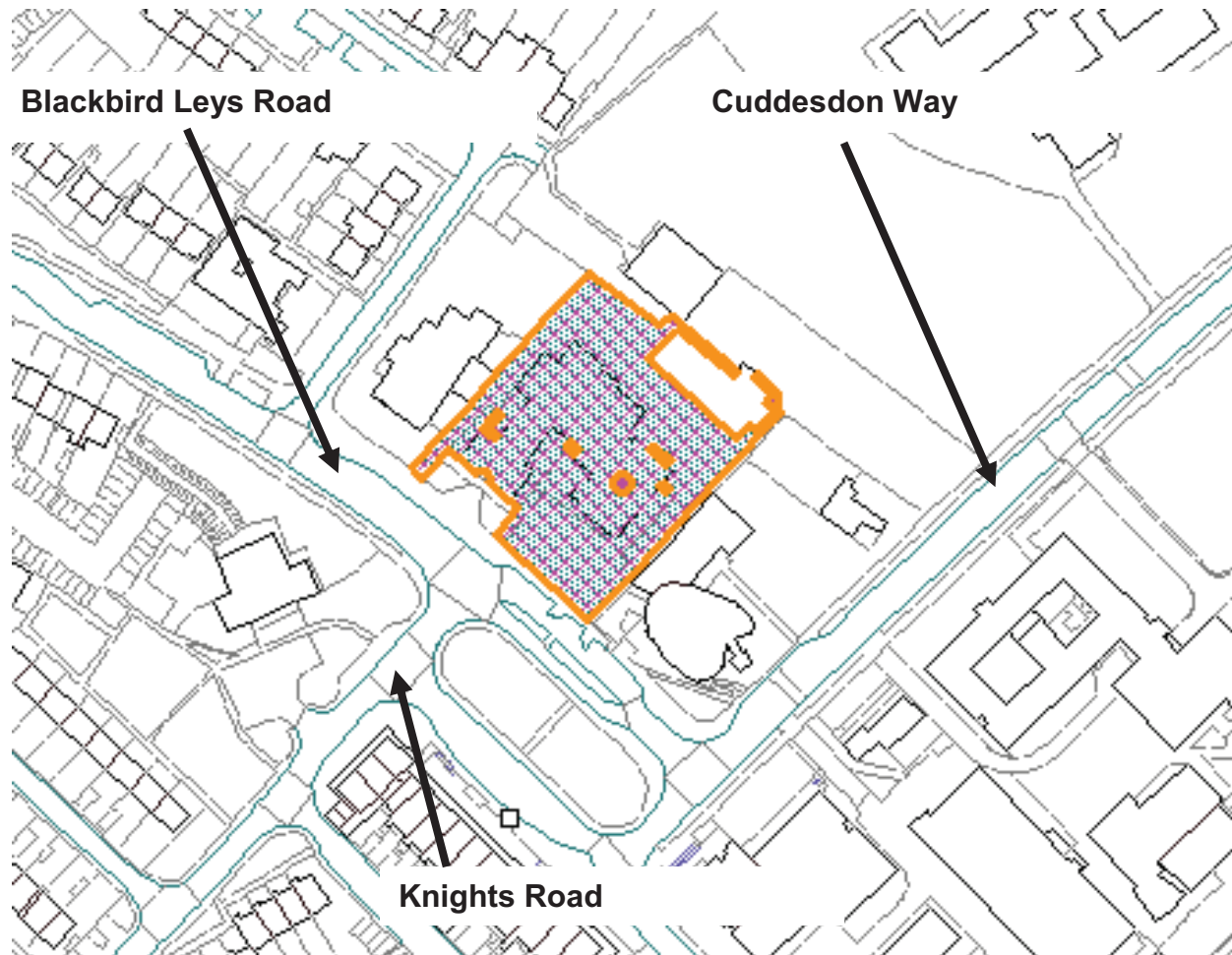
**Contact Officer:** Fiona Bartholomew

**Extension:** 2774

**Date:** 10<sup>th</sup> June 2014

# Appendix 1

## 14/01080/CT3 - Blackbird Leys Community Centre



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