

East Area Planning Committee

- 8th February 2017

Application Number: 16/03008/CT3

Decision Due by: 17th January 2017

Proposal: Overlaying the existing car park with bitumen macadam surfacing with the incorporation of SUDs drainage. Re-organisation of car park to provide an additional 48No. car parking spaces, 8No. disability spaces and 6No. motorbike spaces, with provision of lighting.

Site Address: Sports Hall Recreation Ground Court Place Farm Marsh Lane Oxford OX3 0NQ

Ward: Marston Ward

Agent: Mr Satwant Sandhu

Applicant: Oxford City Council

Recommendation:

The East Area Planning Committee is recommended to GRANT planning permission for the reasons below, subject to conditions

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Colour and finish
- 4 SuDs
- 5 SuDs 2
- 6 Landscape hard surface design – tree roots
- 7 Tree Protection Plan (TPP) 1

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

CP10 - Siting Development to Meet Functional Needs

NE15 - Loss of Trees and Hedgerows

NE16 - Protected Trees

Core Strategy

CS11_ - Flooding

CS12_ - Biodiversity

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

None.

Representations Received:

No third party comments received.

Statutory and Non-Statutory Consultees:

Highways – No objection subject to conditions regarding the users of the site and sustainable drainage.
Old Marston Parish Council – No objection
Sport England – No objection received to date.

Issues:

Design
Amenity
Biodiversity
Drainage
Arboriculture

Officers Assessment:

Site and proposal:

1. Sports Hall Recreation Ground/Court Farm Place is an Oxford City Council owned site close to the northern bypass in Marston. The site is accessed from Marsh Lane. The existing car park surfacing is worn and in need of replacement. This also prevents the opportunity to formalise parking spaces to make a more efficient use of the space and incorporate SuDs drainage to reduce run-off from the site. It is also proposed to add floodlights to car park.

Design:

2. The proposed resurfacing is considered to have minimal visual impact on the surrounding area and does not increase the area of hard standing. Whilst the addition of floodlights would be visible from outside of the site, these are not located in a sensitive area, are located a good distance away from the nearest residential occupiers and kept to a height of just over 8 metres which is lower than existing buildings on the site. The proposal would also improve the security of the car park.
3. The proposal is therefore considered to comply with policies CP1, CP6 and CP8 of the Local Plan and CS18 of the Core Strategy.

Amenity:

4. Due to the level of luminance proposed and the location in proximity to neighbouring occupiers the proposal is not considered to have a detrimental impact on the amenity of neighbouring occupiers in terms of light spill and is therefore considered to comply with policy CP10 of the Oxford Local Plan.

Drainage:

5. The proposal has the potential to convert an area of existing permeable grasses area, and permeable gravel area (approximately 3170m²) into a formalised car parking area.
6. The Flood Risk Assessment (referenced above) states the following in regards to Sustainable Drainage (SuDs);

“The existing unbound gravel surface will be trimmed and grated to fall to the proposed cellular soakaway drains.

“The unbound gravel base course will be overlaid with a binder course consisting of dense bitumen macadam in the vehicle circulation lanes, porous bitumen macadam in the central parking bays which will extend over the central drainage trench.

“The top surface layer will consist of dense macadam surface over the dense binder course and permeable macadam surface over the parking bays.

“The outer parking bays will be constructed with a polymer grass grid pavement system filled with open gravel to facilitate fast drainage from the surface into the below ground storage and exfiltration system.

“A high level overflow connection is proposed to the highway drain located in Marsh Lane. This will come into operation when the storage/filtration capacity of the system is exceeded.”

7. A plan titled Proposed SuDs Drainage Scheme layout (referenced above) has been provided. The plan contains what appears to be a conventional pit and pipe drainage layout. Furthermore, the plans contain no details in regards to the actual Sustainable Drainage measures which will be put in place, nor does it provide details of the actual location of such measures.
8. Policy CS11 stated the following in regards to surface water drainage;
9. *Unless it is shown not to be feasible, all developments will be expected to incorporate sustainable drainage systems or techniques to limit runoff from new development, and preferably reduce the existing rate of run-off.*

Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding.

10. As outlined above developments are expected to incorporate sustainable drainage systems or techniques to limit runoff from new development, and preferably reduce the existing rate of run-off.
11. The proposal does not provide any plans calculations or details of how the proposal will meet the requirements of CS11, "*reducing the existing rate of run-off*". Given this, the proposal has potential to lead to increased flood risk elsewhere.
12. However considering the proposal is for a car parking area and does not include any building or other hardstand restriction on the site, it is considered that the proposal could facilitate a sufficient Sustainable Drainage measure to accommodate the proposal.
13. Details, plans and calculations of the actual drainage infrastructure required to accommodate the proposal and ensure it does not lead to increased flood risk elsewhere will be required prior to commencement of the development. Given this, it is proposed that a prior to commencement condition, requiring the provision and approval of these details is recommended.
14. Furthermore, no details of the actual maintenance or management of the proposed sustainable drainage system have been submitted. Given the significant scale of the development, it is also recommended that a condition be imposed requiring the provision and approval of a sustainable drainage maintenance management plan prior commencement of the development and a separate condition requiring that the proposal is constructed and maintained in accordance with the approved plans.
15. It is also noted that the applicant has recommend that the proposal have a "*high level overflow connection to the highway drain located in Marsh Lane*". It is noted that Thames Water may not accept such a connection. Given this, it is recommended that an informative is included within the approval. Informing the applicant that if Thames Water are the owner of the drainage infrastructure in Marsh Lane approval for the connection will need to be sort prior to construction.

16. Subject to SuDs conditions the proposal is considered to comply with policy CS11 of the Core Strategy.

Arboriculture:

17. Concerns were raised during the course of the application that the proposals appeared to require construction activity within the Root Protection Area (RPA as defined by BS5837:2012) of a high quality and value lime tree (incorrectly identified as an ash on the drawings) and that the root damage incurred will be detrimental to its viability. The layout of the car park was then amended to remove works from this RPA.

18. The RPA of the tree should be protected as a Construction Exclusion Zone, details of this are requested through recommended conditions for a detailed Tree Protection Plan and Arboricultural Method Statement to ensure the protection of this tree. The proposal is therefore considered to comply with policies NE15 and NE16 of the local plan.

Biodiversity:

19. Bats are sensitive to lighting and the proposal has been considered with this in mind. In this instance it is not considered that the proposal will have an adverse impact on protected species and is in compliance with policy CS12 of the Core Strategy.

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

Background Papers:

16/03008/CT3

Contact Officer: Sarah Orchard

Date: 20th January 2017