

**Car Park,
Ardley With Fewcott Community Hall,
Ardley Road,
Fewcott**

15/01839/F

Ward: Caversfield

District Councillor: Cllr Corkin

Case Officer: Matthew Chadwick

Recommendation: Approval

Applicant: Board of Trustees

Application Description: Resurfacing of the existing car park and associated drainage works

Committee Referral: One of the applicants is a Ward Councillor

Committee Date: 17.12.2015

1. Site Description and Proposed Development

- 1.1 The site is located at the junction of Ardley Road and Station Road, in the east of the village of Ardley. The existing car park is constructed of compacted hard-core material and serves the Ardley with Fewcott Community Hall, located slightly to the north of the car park.
- 1.2 Planning permission is sought for the resurfacing of the existing car park and associated drainage works. The car park will be resurfaced with tarmac and will have bays marked out, with a total of 65 parking spaces, including 3 disabled parking spaces and one larger space nearest to the Community Hall. The parking spaces will measure 4.8m in length by 2.4m in width, with the exception of the larger space which will measure 6m by 2.4m. Three soakaways will be constructed across the length of the site which will aid the drainage of the car park.
- 1.3 No listed buildings are within close proximity to the site and the site is not within the Ardley Conservation Area. The site is located within an area of Potentially Contaminated Land and Polecats and Common Swifts have been found nearby to the site, which are Protected Species.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter and site notice. The final date for comment is 19th November 2015. No correspondence has been received as a result of this consultation process.

3. Consultations

- 3.1 Ardley with Fewcott Parish Council: No objections, requested that a disabled and/or pedestrian access was constructed to the hall or children's play area.

Cherwell District Council Consultees

- 3.2 Ecology Officer: No comments received.
- 3.3 Environmental Protection Officer: No objections.

Oxfordshire County Council Consultees

- 3.4 Highways Liaison Officer: No objections, subject to a condition requiring approval of

full specification details for the proposed parking and manoeuvring areas.

Other Consultees

3.5 Anglian Water: No comments received.

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Cherwell Local Plan (2011-2031) Part 1

ESD15: The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (Saved Policies)

C28: Layout, design and external appearance of new development

4.2 Other Material Policy and Guidance

National Planning Policy Framework (2012)

Planning Practice Guidance (2014)

5. Appraisal

5.1 The key issues for consideration in this application are:

- Effect on Visual Amenity;
- Effect on Residential Amenity;
- Highways Safety;
- Ecological Impact;
- Environmental Protection.

Effect on Visual Amenity

5.2 Policy ESD15 of the Cherwell Local Plan Part 1 states that: *“New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards.”*

5.3 Saved Policy C28 of the Cherwell Local Plan 1996 reflects Government guidance in relation to the design of new development by seeking to ensure that such development is in harmony with the general character of its surroundings and is sympathetic to the environmental context of the site and its surroundings.

5.4 The development involves the resurfacing of the existing car park and associated drainage works. This work would result in the loss of some existing planting and soft landscaping. However the site is well screened by mature planting along the boundaries, and all of the work would take place at ground level with only a minor visual impact on the surrounding area. Therefore the proposals would not be deemed to cause undue harm to the quality or appearance of the area. The proposal therefore accords with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF.

Effect on Residential Amenity

- 5.5 Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 states that new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.
- 5.6 The car park is not proposed to be extended, so it is not considered that the resurfacing of the car park will have any detrimental impact on the amenity of those living nearby, in terms of pollution, loss of privacy, overshadowing or over-domination.

Highways Safety

- 5.7 The Highways Liaison Officer has offered no objections to the proposals, subject to a condition requiring approval of full specification details for the parking and manoeuvring areas. Therefore, it is considered that the proposal would not have a detrimental impact on Highway Safety in accordance with Government guidance contained within the National Planning Policy Framework.

Ecological Impact

- 5.8 The Ecology Officer has not commented on the proposals, however due to the nature of the proposal it is unlikely that the development would have a negative impact on Protected Species.

Environmental Protection

- 5.9 The Environmental Protection Officer has offered no objections to the proposal and therefore there is not considered to be a negative impact in respect of this matter.

Engagement

- 5.10 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen during the application. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application.

Conclusion

- 5.11 Given the above assessment, officers consider that the proposal is acceptable and that the application is compliant with the policies outlined in section 4 of this report. The application is therefore recommended for approval and planning permission should be granted subject to appropriate conditions.

6. Recommendation

Approval, subject to the following conditions:

1. That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents:

- Application form submitted with the application;
- Location Plan submitted with the application;
- Drawing Number: 201 P1 dated 1st October 2015.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, full engineering specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application.