

Application No:	Ward: Bicester Town	Date Valid: 02/12/09
09/01739/CDC		
Applicant:	Cherwell District Council	
Site Address:	Land at Colne Close, Bicester	

Proposal: Creation of 22 parking spaces on existing grass area

1. Site Description and Proposal

- 1.1 Originally granted planning permission in the mid 1950's, Colne Close is one of six Closes facing onto a central area, perpendicular to Kings Avenue. These central areas are currently grassed, with a turning head and limited paved areas to the end. There is no existing parking provision.
- 1.2 Proposal is for 22 parking spaces, surfaced with permeable block paving, to be created on the existing grassed area in the courtyard area to the front of the properties.
- 1.3 Similar schemes have been carried out to the North West of the site, approved under 06/01705/CDC.

2. Application Publicity

- 2.1 The application has been advertised by way of site notice, neighbour letter and press notice. The final date for comment is 15 January 2010.
- 2.2 One letter was received in support of the application. This contributor also raised concerns over the trees on the site. These comments are addressed below.

3. Consultations

- 3.1 Bicester Town Council – no objections, but request that a permeable surface be used
- 3.2 Local Highways Liaison Officer – no objections, subject to conditions
- 3.3 Thames Water – no objections

4. Relevant Planning Policies

- 4.1 PPG 13 – Transport
- 4.2 Policy BE1 of the South East Plan 2009
- 4.3 Policy C28 of the adopted Cherwell Local Plan 1996
- 4.4 Policy TR5 of the Non Statutory Cherwell Local Plan 2009

5. Appraisal

5.1 The application is before the Committee as the Council owns the land and is making the application. It was originally to be determined at the (cancelled) meeting on 07 January.

5.2 At present, the grassed area within Colne Close is regularly used for the parking of cars; with vehicles driving over the kerbs and along the grass to park clear of the highway. There is significant evidence of this on site, with rutted grass and mud.

5.3 The proposal will provide a properly surfaced and accessible parking area and it is considered that this will improve the visual appearance of the area as well as the parking situation. The parking area is proposed in permeable block paving.

5.4 The trees at the end of Colne Close are recognised as an important feature of this area; their retention is shown on the drawings and further required by a suggested condition.

5.5 There are no highway safety issues arising from the proposal, and it is considered that the creation of the spaces will improve the situation on Colne Close, in line with the relevant policy requirements.

5.6 The County Council Highways Liaison Officer is satisfied with this assessment and position.

6. Recommendation

That the application be approved, subject to conditions

- 1) SC 1.4A (Time – 3 years)
- 2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the Drawing 'E4615-2' and the details outlined in the Design and Access statement, submitted with the application dated 29/09/09.
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 Policy BE1 of the South East Plan 2009.
- 3) SC 4.13CD (Parking and manoeuvring area as plan, specification to be submitted and approved)
- 4) SC 4.0AB insert "first use" and "parking area" (Access to be constructed in accordance with the specification to be attached).
- 5) SC 3.13 (Retain trees) – remove reference to 'effective screen' from reason

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as Local Planning Authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposed work is appropriate and will not unduly impact on neighbouring

properties, the character of the context of the development or highway safety. As such the proposal is in accordance with government guidance contained within PPG13 – Transport, Policy BE1 of the South East Plan, Policy C28 of the adopted Cherwell Local Plan 1996 and Policy TR5 of the Non Statutory Cherwell Local Plan 2011. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

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