

Comments for Planning Application 20/00934/FUL

Application Summary

Application Number: 20/00934/FUL

Address: Land To The Rear Of The George Inn 5 Sandford Road Littlemore Oxford Oxfordshire OX4 4PU

Proposal: Erection of 2 x 1 bed, 3 x 2 bed and 3 x 3 bed dwellings with associated off-street parking, private amenity, secure bicycle parking and recycling and refuse storage provisions.

Case Officer: Clare Gray

Customer Details

Name: Mr Will Madgwick

Address: County Hall, New Road, Oxford, Oxfordshire OX1 1ND

Comment Details

Commenter Type: Standard Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Comments on behalf of Oxfordshire County Council - Oxford Locality (Transport Development Control).

The proposal seeks to erect 8 new dwellings on land to the rear of The George Inn, which currently acts as an informal car park and outside seating area. The proposed dwellings consist of 2 x 1-bed, 3 x 2-bed and 3x3 bed units. The site is served by the 3A bus service which runs half hourly during the weekday but does not currently run on Sundays or evenings, the area is relatively car dependant as a result of this.

The site is not within a Controlled Parking Zone (CPZ) and suffers from on-street parking pressures, in particular on Oxford United match days at which time the existing car park is used by supporters. On match days the surrounding streets are under severe pressure from parking and traffic heading towards Grenoble Road, the loss of the existing car park would add further stress to the highway network. The Emmanuel Christian School and The George have an agreement which allows parents to park in the existing car park at drop-off/pick-up times for safety and traffic management reasons. The loss of the use of this area raises serious concerns for the safety of parents/children travelling to the school who will likely now park on Sandford Road, along with the impact this will have on the highway network at peak times.

As this application will be decided once Oxford City Council's Local Plan 2036 is expected to be adopted, this planning application will need to be in line with the standards set in the document. This states that outside of a CPZ, units will have a maximum of 1 car parking bay per property.

The provision of 12 bays for the proposed units is therefore above the maximum standards and not acceptable. The application also states that The George will retain 7 bays, however the submitted plans appear to show only 5 bays within their land and the red line going through a parking bay which is clearly not acceptable. No information has been provided as to how the 7 bays meet the needs of the pub or the impact the loss of match day and school parking will have on the highway network. Despite the application stating there are currently 19 parking bays behind The George, no parking survey has been undertaken and it could well be a higher number.

The Transport Statement states in Paragraph 7.11 that "The car parking spaces provided will be a minimum dimension of 5.0m x 2.5m with clear minimum manoeuvring space of 6.0m as advised within the standards.". The submitted plans appear to show the parking bays only measuring 4.8m x 2.4m with the aisle between parking bays measuring 5.8m. This is not in line with Oxfordshire County Council's Parking Standards for New Residential Developments document and as such an objection is raised.

It appears that there is suitable access to the cycle stores at the rear of each property, however, these are not in line with the Local Plan 2036 which states dwellings up to 2 bedrooms must have covered storage for a minimum of 3 bikes whilst dwellings of 3-beds or more must provide cycle storage for a minimum of 4 bikes. The Transport Statement states that cycle storage will be provided for The George, however, this is not shown on the submitted drawings.

Manual for Streets (MfS) states that all dwellings need to be within 45 metres of the public highway for fire tender access. The properties are significantly above that distance and also above the recommended distances for waste management, also within MfS. If refuse vehicles are expected to enter the site and manoeuvre the applicant will need to apply for adoption and construct the access to adoptable standard. No tracking drawings have been provided for either refuse or emergency vehicles and therefore an objection is raised. There is also concern that on match days, the burger van which stops on the access road could block access to the dwellings for emergency vehicles.

The applicant has not provided sufficient evidence that the proposal will not result in severe impact to the highway network by removing car parking for the school and on match days, fails to meet car and cycle parking standards and has not shown that refuse and emergency vehicles can safely access the site. As such, Oxfordshire County Council recommend refusal of this application on highway grounds.

Officer's Name: Will Madgwick

Officer's Title: Senior Transport Planner

Date: 05 June 2020