



SUPPLEMENTARY INFORMATION

Planning Committee

7 October 2021

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If you need any further information about the meeting please contact Lesley Farrell, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221591

Planning Committee 7 October 2021 – Public Speakers

Agenda Item	Application Number	Application Address	Ward Member	Speaker – Objector	Speaker - Support
8	21/02278/F	Oxford Technology Park, Langford Lane, Kidlington	None	None	Angus Bates – Oxford Technology Park
9	20/01048/DISC	OS Parcel 7400 Adjoining and South of Salt Way, Banbury	None	None	Francesca Parmenter -David Lock Associates Limited
10	21/02408/F	Spring Well Farm, Kirtlington Road, Chesterton, OX26 1TW	None	None	None
11	21/02481/F	71 Bretch Hill, Banbury, OX16 0LE	None	None	None

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

7 October 2021

WRITTEN UPDATES

Agenda item 7.

Proposed Pre-Committee Site Visits

A request has been received from Cllr Sibley for a committee site visit to be held for application 21/02890/F. This relates to a proposal for a development of 10 residential units at land south west of Queens Avenue and Kingsclere Road, Bicester OX26 2JH.

In relation to criteria set out in the Council's Planning Committee Procedure Rules (Section 11.3), the reasoning put forward to support this request are:

- Illustrative material is insufficient to convey the issues
- A judgement is required on visual impact
- The setting and surroundings are particularly relevant to the determination or conditions being considered
- It is necessary to experience similar/comparable conditions at another location/site, specifically The two other sites I refer to are applications: 21/02573/F (48 bed apartments at Waverley House, Bicester) and 21/ 01818/F (40 bed apartments at Pakefield House, St Johns Street, Bicester).
- The proposal is of particular significance.
- It is appropriate to make an informed assessment of the proposals which are subject to conflicting claims by applicants and objectors which cannot be adequately expressed in writing; or the proposal is particularly contentious.

Cllr Sibley has also requested that the site visit not take place on the same day as the committee meeting.

Officer recommendation

Section 11.3.6 of the Council's Planning Committee Procedure Rules relates to unaccompanied site visits. It highlights that members of the Planning Committee have a long-established practice of undertaking their own visits to sites before Committee meetings.

The Procedure Rules highlights that the disadvantage of these unaccompanied, informal visits is that:

- They can be used by applicants, agents and objectors to undertake unwarranted lobbying
- Where a Member visits private property it can be interpreted as showing favour to the person visited. Therefore Members are advised against entering private land, even if invited to do so, but to view the site only from public vantage points.

This application site is open land located on the junction of Queens Avenue and Kingsclere Road. The site can be easily viewed from public vantage points. This is helped as helped as the fencing around the site is open railings which allows views across the whole site to be gained from the adjacent footways. Members of the Committee can therefore reasonably undertake their own informal visits and gain a good understanding of the site and its surroundings without the need to access private land.



Image from submitted Design and Access Statement

In relation to informing an assessment of the impact of the proposal in terms of its potential visual impact, or its potential impact on the setting of the surrounding area, it is the view of officers that entry to the site would not provide any additional benefit given the level of existing public viewpoints.

At this time there has been one objection and 2 comments submitted in response to the public consultation on the application. There are no obvious or significant conflicting claims between the applicant's submission and these comments received.

The recommendation of officers it is that a formal committee site visit is not necessary as it would have limited value in this instance.

Agenda item 8

21/02278/F

Oxford Technology Park, Langford Lane, Kidlington

Additional Representations received

None

Officer comments

The case officer and applicant have been liaising to finalise and agree the final condition wording. Further comments from OCC are awaited on the requirement for construction management and drainage conditions based on what has already been agreed through the original outline consent. Delegated authority has been sought to amend conditions where necessary post Committee.

Further comment is also awaited from OCC on the requirement for a S106 linking agreement. Delegated authority has been sought to secure this if required.

Recommendation

As per the published Agenda.

Agenda Item 9

20/01048/DISC

OS Parcel 7400 Adjoining and South of Salt Way, Banbury

Additional representations received

None received.

Recommendation

As set out in the published report

Agenda Item 10

21/02408/F

Spring Well Farm, Kirtlington Road, Chesterton

Additional representations received

None received.

Recommendation

As set out in the published report

Agenda Item 11

21/02481/F

71 Bretch Hill, Banbury

Additional representations received

None received.

Recommendation

As set out in the published report