



**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**6 October 2022**

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*If you need any further information about the meeting please contact Aaron Hetherington, Democratic and Elections [democracy@cherwell-dc.gov.uk](mailto:democracy@cherwell-dc.gov.uk), 01295 221534*

# Planning Committee 6 October 2022 – Public Speakers

Agenda Item	Application Number	Application Address	Ward Member	Speaker – Objector	Speaker - Support
8	22/01683/F	Unit 7 Oxford Technology Park Technology Drive Kidlington OX5 1GN		Chris Brennan, Cycle Advocacy Network	
9	22/01999/F	60 Bicester Road Kidlington OX5 2LF	<b>Withdrawn from Agenda</b>		
10	21/02769/F	Land Between Sewage Works And Manor Farm Adjacent Street From Bell Street To Balscote Hornton		John Offord, Chair Hornton Parish Council	Peter Frampton, agent for applicant
11	22/00464/F	Windmill Nurseries London Road Bicester OX26 6RA	<b>No Speakers</b>		

**CHERWELL DISTRICT COUNCIL  
PLANNING COMMITTEE**

**6 October 2022**

**WRITTEN UPDATES**

**Agenda item 8**

**22/01683/F**

**Unit 7 Oxford Technology Park Technology Drive Kidlington**

**Additional representations received**

OCC Highways has clarified that there are no objections to the cycle details as proposed.

**Recommendation**

As per the published agenda report.

**Agenda item 9**

**22/01999/F**

**60 Bicester Road Kidlington OX5 2LF**

**Additional representations received**

CDC Arboricultural Officer has raised concerns regarding the potential impact of the proposal on a tree at the front of the site. To enable this to be properly assessed, an arboricultural impact assessment is required to be submitted.

**Recommendation**

It has been agreed with the Chairman of the Planning Committee for this application to be withdrawn from the agenda. This will allow for the preparation, submission and assessment of an arboricultural impact assessment. The application will then be included on a future Planning Committee agenda and be presented for determination.

**Agenda item 10**

**21/02769/F**

**Land Between Sewage Works and Manor Farm adjacent street from Bell Street to Balscote, Hornton**

**Additional representations received**

A further 21 letters of objection have been received from local residents. Areas of objection include the following:

- Development on greenbelt land
- Development would set a precedent for other schemes
- Contrary to National and Local Plan Policies such as 'no isolated homes in the countryside'
- Hornton is a Category C village not a Category A village like Sibford Gower used in the officer's report.

- Noise from motocross has been considered acceptable by Cherwell Council.
- Development would result in adverse impact on Hornton Conservation Area and the AONB.
- Loss of privacy due to being overlooked by proposal looming over the village.
- Development out of scale within street scene.
- Not a farmhouse as defined by Oxford English dictionary but a mansion.
- This is not a replacement dwelling for manor farm which is a small red brick bungalow.
- Dwelling would be clearly visible along the skyline for many miles.
- No sight lines provided to show impact on houses in Bell Street.

### **Officer comments**

In considering the above points raised most have been covered and addressed in the officer's report. However, for clarification members are advised that although the site is located within an area of open countryside the site is not located in an area of Greenbelt and is not within any Area of Outstanding Natural Beauty as suggested by the objectors.

It is accepted that there will be some views of the dwelling on the ridge but that the existing landscape belt together with additional planting will reduce this to an acceptable level so that a recommendation to refuse could not be warranted in this instance. The revised location will also bring the dwelling closer to the village and appear less like an isolated dwelling which could suggested for the previously approved site.

It is accepted that Hornton is allocated as a Category C village and this is made clear in the officer's report. The comparison of a similar scheme approved at an appeal to the South-West of Sibford Gower is a material consideration in terms of appeal decisions where an application has been refused for a similar type of development. It is not a suggestion that Hornton is the same as a Category A village.

The applicant has provided a sight line plan showing that the new dwelling will not result in a detrimental impact upon the neighbouring properties in terms of loss of privacy.

The application is for the re-location of a replacement dwelling as approved under application 19/00157/F located at Manor Farm. The design and scale of the proposal is the same as the approved scheme on the Manor Farm site and as such represents a replacement dwelling as approved under the previous permission.

In addition to the above comment's members are advised that there is a minor correction required to the last paragraph 10.8 in the officer's report. This correction relates to the fact that the applicant has not yet signed the unilateral undertaking as the timescales do not allow for all parties to sign the agreement. As such paragraph 10.8 should refer to the fact that the applicant is in the process of completing the unilateral undertaking.

There is also a missing condition as requested by OCC Highways. The wording of the condition is as follows:

*The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.6m measured from the carriageway level.*

*Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy framework.*

**Recommendation**

As per the published agenda report with the addition of the highway condition.

**Agenda item 11**

**22/00464/F**

**Windmill Nurseries London Road Bicester OX26 6RA**

**Additional representations received**

None

**Recommendation**

As per the published agenda report.

**Agenda item 12**

**Appeals Progress Report**

21/03177/F

Axis J9 Phase 3 Howes Lane Bicester

We have received a start letter for the appeal against refusal of application ref 21/03177/F which was a committee overturn. Hearing date for the Hearing is Tuesday 17th January 2023.