



SUPPLEMENTARY INFORMATION

Planning Committee

4 June 2020

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

CHERWELL DISTRICT COUNCIL

PLANNING COMMITTEE

4 June 2020

WRITTEN UPDATES

Site visits

None are proposed

Agenda Item 7

19/02341/F Kidlington Green Social Club 1 Green Road, Kidlington OX5 2EU

Additional representations/information received

A late representation has been received from the Oxfordshire Clinical Commissioning Group (the OCCG). The OCCG advise that the development will place additional pressure on primary care services in the Kidlington area, which is an area identified by the Council for significant housing growth. There will be a need to provide additional primary care infrastructure and this development is expected to make a proportionate financial contribution toward this. The amount requested is £17,496.

Officer comment

The applicant has been made aware of the late representation received from the OCCG. The applicant has made clear that they do not agree with the methodology used to calculate the amount requested, and neither do they agree that the request meets the statutory tests for planning obligations set out in the CIL Regulations and Paragraph 56 of the NPPF. Nevertheless, they are prepared to agree the request in this instance in the interests of reaching a speedy resolution.

On a separate matter, the proposal includes the potential provision of a new electricity sub-station set approximately 12 metres back from Green Road, to the south of the site access. The applicant has explained that this sub-station may be required because the local electricity substation is understood to be operating at capacity and may require replacing. Officers are content that the scale and position of the sub-station is acceptable and will not appear unduly intrusive. However, an additional condition is recommended to secure full details of its design and appearance, including materials, to ensure a satisfactory appearance in keeping with the character of the area.

Change to recommendation

The recommendation remains as set out at section 11 of the Committee report, along with an additional condition securing full details of the design and appearance of the electricity sub-station (should that be required), and an additional S106 financial contribution toward primary healthcare infrastructure in the Kidlington area.

Agenda Item 8

19/02796/F OS Parcels 3309 And 4319 Adjoining And North Of Milton Road. Adderbury

Additional information received

None.

Additional Representations received

Comments have been received from the Ecology Officer. The Ecology Officer has offered no objections but has commented that the measures outline in the Ecology Report would need to be conditioned and a Construction Environment Management Plan should also be conditioned to protect biodiversity.

Officer comment

These conditions are considered to be reasonable and necessary and shall be included.

Change to recommendation

Condition 10 to read 'A method statement for enhancing biodiversity on site, to include integrated provision for bats and swifts and 10 nesting boxes for other birds shall be submitted to and approved in writing by the Local Planning Authority prior to the development reaching slab level. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.'

Additional condition to read:

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of 'Biodiversity Protection Zones';
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

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