

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 4 November 2021 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor David Hughes (Vice-Chairman)
Councillor Andrew Beere
Councillor John Broad
Councillor Hugo Brown
Councillor Colin Clarke
Councillor Patrick Clarke
Councillor Ian Corkin
Councillor Sandy Dallimore
Councillor Simon Holland
Councillor Mike Kerford-Byrnes
Councillor Tony Mephram
Councillor Cassi Perry
Councillor Les Sibley
Councillor Dorothy Walker

Substitute Members:

Councillor Adam Nell (In place of Councillor Lynn Pratt)

Apologies for absence:

Councillor Maurice Billington
Councillor Lynn Pratt
Councillor Sean Woodcock

Officers:

Alex Chrusciak, Senior Manager - Development Management
Andy Bateson, Team Leader – Major Developments
Nat Stock, Minors Team Leader
John Cosgrove, Senior Planning Officer
Emma Whitley, Planning Officer
David Mytton, Solicitor
Lesley Farrell, Democratic and Elections Officer
Natasha Clark, Governance and Elections Manager

Declarations of Interest

8. Land Adjacent to the Oxford Canal, Spiceball Park Road, Banbury.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Colin Clarke, Non Statutory Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Ian Corkin, Non Statutory Interest, as a member of the Executive and would leave the meeting for the duration of the item.

9. Bicester Leisure Centre, Queens Avenue, Bicester.

Councillor Colin Clarke, Non Statutory Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Ian Corkin, Non Statutory Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Sandy Dallimore, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

10. Dovecote Approximately 50 Metres South of Old Place Yard House, Old Place Yard, Bicester.

Councillor Colin Clarke, Non Statutory Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Ian Corkin, Non Statutory Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Sandy Dallimore, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

11. Bignell Park Barns, Kirtlington Road, Chesterton OX26 1TD.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Sandy Dallimore, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

14. 37 Woodhall Drive, Banbury, OX16 9TY.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

84 **Requests to Address the Meeting**

The Chairman advised that requests to address the meeting would be dealt with at each item.

85 **Minutes**

The Minutes of the meeting held on 7 October 2021 were agreed as a correct record and signed by the Chairman subject to the following amendments (in italics):

Resolutions for item 77. Proposed Pre-Committee Site Visits

1. Application 21/02890/F – Land south west of Queens Avenue, and Kingsclere Road, Bicester.

Resolved

- (1) That a site visit take place prior to *but not on the same day* as the meeting at which application 21/02890/F, at land south west of Queens Avenue and Kingsclere Road, Bicester will be considered by the Planning Committee; and

2. Application 21/01818/F – Pakefield House, St Johns Street, Bicester

Resolved

- (1) That a site visit take place prior to *but not on the same day* as the meeting at which application 21/01818/F, at Pakefield House, St Johns Road, Bicester will be considered by the Planning Committee.

86 **Chairman's Announcements**

The Chairman informed the Committee that application 21/02503/M106 had been withdrawn from the planning process by the applicant.

87 **Urgent Business**

There were no items of urgent business.

88 **Proposed Pre-Committee Site Visits**

A request had been received from Cllr Kerford-Byrnes for a committee site visit to be held for application 21/01123/F which proposes the construction of replacement business units at Hatch End, Old Poultry Farm, Steeple Aston Road, Middle Aston, Bicester to enable Members to experience the traffic congestion and road safety issues arising from drop off and collection at Dr.

Radcliffe's School. The site visit should take place during school set-down or pick-up time.

Officers advised that as the site and the surrounding area was publicly accessible and a formal committee site visit was not required to secure access. The stated issues regarding the issues around the school could be viewed by individual members. A formal visit at this time would increase the number of people in the vicinity creating the concern that the problems may be exacerbated by the Committee visiting all together.

In considering the proposal, Members agreed that a site visit should not take place. There was no seconder to the proposal and therefore, no vote on whether a site visit take place. Members, however, requested that a map of the site be sent to Planning Committee Members to enable them to visit the site individually during drop off or collection times, park at the village hall and not impact on the site.

89

OS Parcel 0030 adjoining and South East of Cradle House Farm, Wigginton

The Committee considered application 21/02406/F to replace an existing storage barn with a portal frame building for use as a 'manege' and creating a separate entrance track at OS Parcel 0030 adjoining and south east of Cradle House Farm, Wigginton for Mr Richard Cook.

In reaching its decision the Committee considered the officer's report and presentation.

Resolved

- (1) That permission be granted for application 21/02406/F subject to the following conditions:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form, Renewable Energy Feasibility Assessment and the following plans: Site Location Plan 937 SK06, Site plan 937 37, existing plan 937 38 and proposed plan 8003-00 rev B

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply

with Government guidance contained within the National Planning Policy Framework.

Landscaping

3. No development shall commence unless and until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of tree and hedge planting including their species, number, sizes and positions, together with grass seeded/turfed areas along the southern boundary of the site and southern side of the access track hereby approved
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas.

The development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be carried out prior to the first use of the development.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Access

5. The access and manoeuvring areas shall be provided in accordance with the plan approved (937 37) prior to the first use/of the development hereby approved and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a

permeable or porous area or surface within the curtilage of the site. The access and manoeuvring areas shall be retained in accordance with the approved details thereafter and shall be unobstructed except for the access and manoeuvring of vehicles at all times.

Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework

Lighting

6. No external lighting shall be installed at the site unless and until full details of that lighting have been submitted to and approved in writing by the Local planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To ensure that the development does not cause harm to any protected species or their habitats and to safeguard the character and appearance of the area in accordance with Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Restriction of Use

The horse training area hereby permitted shall be used for private recreation only, by the occupants of Cradle House Farm, and shall not be used for any commercial equestrian purpose whatsoever including riding lessons, tuition, livery or competitions.

Reason - In order to maintain the rural character and appearance of the area and in the interests of sustainability and highway safety, in accordance with Policies SLE4, ESD1 and ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Bignell Park Barns, Kirtlington Road, Chesterton OX26 1TD

The Committee considered application 21/02317/F for the demolition of agricultural buildings (some with existing office/storage use) and construction of new offices, associated car parking and landscaping at Bignell Park Barns, Kirtlington Road, Chesterton, OX26 1TD for Dalcour Maclaren & Mr C.J. Lane Fox.

Mike Robinson, agent for the applicant addressed the Committee in support of the application.

In reaching its decision the Committee considered the officer's report and presentation and the address of the public speaker.

Resolved

- (1) That permission be granted for application 21/02317/F subject to the following conditions:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

Drawing No: 19117 – L0001 – D, Entitled: Location Plan, Dated: 24/09/10 and received by the Local Planning Authority on the 13/07/2021.

Drawing No: 19117 – PP1012 – E, Entitled: Proposed Site Layout, Dated: 23/02/21 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117 - PP1014 – A, Entitled: Floor Plans, Dated: 20/05/21 and received by the Local Planning Authority on the 12/07/2021.

Drawing No: 19117 – PP1016 – A, Entitled: Landlord Building Proposal. Dated: 02/06/21 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117- PP1018, Entitled: Site Use Plan, Dated: 11/06/2021 and received by the Local Planning Authority on the 12/07/2021.

Drawing No: 19117 – PE0010 – D, Entitled: Proposed Elevations, Dated: 18/01/21 and received by the Local Planning Authority on the 12/07/2021.

Drawing No: 19117 – PE-0011 - D, Entitled: Proposed Elevations, Dated: 22/01/21 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117 – PE0012 – B, Entitled: Proposed Elevations, Dated: 07/04/21 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117- PV1010 – B, Entitled: Proposed Redevelopment - General Update, Dated: 18/05/2021 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117 – PV1011, Entitled: Proposed Redevelopment – Undated, and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117- PV1012, Entitled: Proposed Redevelopment – Undated, and received by the Local Planning Authority on the

02/07/2021.

Drawing No: 19117 – PV1013, Entitled: Proposed Redevelopment – Undated, and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117 – PV1020, Entitled: Concept Visual 01, Dated: 03/06/2021 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: 19117 – PV1021, Entitled: Concept Visual 02, Dated: 03/06/2021 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: NL.21.1 Rev: A, Entitled: Masterplan – Updated existing trees and planting, Dated: 11/06/2021 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: NL.21.2 Rev: A, Entitled: Planting Plan, Dated: 11/06/2021 and received by the Local Planning Authority on the 02/07/2021.

Drawing No: NL.21.3, Entitled: Lighting Plan, Dated: 15/06/2021 and received by the Local Planning Authority on the 02/07/2021.

Flood Risk and Drainage Statement by Glanville Consultants, Dated: 11 June 2021 and received by the Local Planning Authority on the 02/07/2021.

Transport Statement by Glanville Consultants, Dated: 30 June 2021 and received by the Local Planning Authority on the 02/07/2021.

Travel Plan by Glanville Consultants, Dated: 30 June 2021 and received by the Local Planning Authority on the 02/07/2021.

Design and Access Statement by Anderson Orr Architects Dated: May 2021 and received by the Local Planning Authority on the 02/07/2021.

Archaeological Desk – Based Assessment by Thames Valley Archaeological Services, Dated: January 2021 and received by the Local Planning Authority on the 02/07/2021.

Preliminary Ecological Appraisal by Ecology by Design, Dated: January 2021 and received by the Local Planning Authority on the 02/07/2021.

Preliminary Bat Roost Assessment by Ecology by Design, Dated: 20th September 2019 and received by the Local Planning Authority on the 02/07/2021.

Planning Statement by Oxford and Country Planning Dated: June 2021 and received by the Local Planning Authority on the 02/07/2021.

Energy Statement by Blew Burton Ltd. Dated: July 2021 and received by the Local Planning Authority on the 20/07/2021.

Drawing No: 1803047-03 Rev: E, Entitled: Proposed Access Arrangement, Undated, and received by the Local Planning Authority on the 21/10/2021.

PVSol Report by BeBa Energy, Dated: 21/06/2021 received by the Local Planning Authority on the 21/10/2021.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Unexpected Land Contamination

3. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework.

Construction Environmental Management Plan (CEMP)

4. No development or demolition other than landscaping, shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
 - a) The parking of vehicles of site operatives and visitors;
 - b) The routing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To ensure the environment is protected during construction in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Schedule of Materials

5. A schedule of materials and finishes to be used in the external surfaces of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance

of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Vision Splays

6. Prior to the occupation of the building hereby permitted vision splays shall be provided at the access to give clear visibility over a distance of at least 120 metres to the West and 215 metres to the East from a point at least 1.5 metres back from the centre line of the access, measured from and along the near edge of the carriageway. The vision splays shall be kept clear of all obstructions, levelled and maintained at a height not exceeding 0.6 metres above the adjacent carriageway level

Reason: To ensure that adequate visibility is retained in the interest of road safety in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Plan of Parking Provision

7. Notwithstanding the details submitted, no development shall commence until and unless a plan detailing the proposed parking and turning, loading and unloading provision for vehicles to be accommodated within the site (including details of the proposed surfacing and drainage of the provision), has been submitted to and approved in writing by the Local Planning Authority. The approved parking and turning, loading and unloading facilities shall be laid out and completed in accordance with the approved details before the first occupation of the building. The car parking, turning and loading/unloading spaces shall be retained for the parking, turning, and loading/unloading of vehicles at all times thereafter.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning, loading and unloading and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Cycle Parking

8. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Policy ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Detailed Drainage Details

9. Construction shall not begin a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include: A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
 - A Flood Exceedance Conveyance Plan;
 - Comprehensive infiltration testing across the site to BRE DG 365;
 - Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
 - Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and; Details of how water quality will be managed during construction and post development in perpetuity
 - Confirmation of any outfall details.
 - Consent for any connections into third party drainage systems

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Policies ESD6 and ESD7 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government advice in the National Planning Policy Framework

Sustainable Drainage SuDS

10. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
- (a) As built plans in both .pdf and .shp file format;
 - (b) Photographs to document each key stage of the drainage system when installed on site;
 - (c) Photographs to document the completed installation of the drainage structures on site;
 - (d) The name and contact details of any appointed management company information.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Policies ESD6 and ESD7 of the Cherwell Local Plan 2011–2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Scheme of Written Archaeological Investigation

11. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with Government guidance contained within the National Planning Policy Framework.

Archaeological Evaluation and Mitigation

12. Following the approval of the Written Scheme of Investigation referred to in condition 11, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with Government guidance contained within the National Planning Policy Framework.

Pedestrian and Cycle Access

13. Prior to the first use or occupation of the development hereby permitted a plan showing the additional pedestrian and cycle access as indicated on Drawing No: shall be submitted to and approved in writing by the Local Planning Authority the submitted plan shall provide details of the route and surfacing of a track suitable for pedestrians and cyclists linking this access to the existing hard surfacing within the site. The track and access shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of Highway Safety and of promoting sustainable transport modes in accordance with Policy ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

91 Land Adj To Cotswold Country Club and South of Properties on Bunkers Hill, Shipton on Cherwell

Application 21/02503/M106 had been withdrawn from the planning process by the applicant.

92

37 Woodhall Drive, Banbury, OX16 9TY

The Committee considered application 21/02614/F for a single storey extension at 37 Woodhall Drive, Banbury OX16 9TY for Louise Tustian.

In reaching its decision the Committee considered the officer's report and presentation.

Resolved

- (1) That permission be granted for application 21/02614/F subject to the following conditions:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Job No: 21_037_ Drawing No. 102 Rev A, 103, 104 and 001

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

93

Land Adjacent to the Oxford Canal, Spiceball Park Road, Banbury

The Committee considered application 21/00218/DISC for the Discharge of Condition 27 (Highway Signage Strategy) of application 16/02366/OUT (Castle Quay 2) at Land Adjacent to the Oxford Canal, Spiceball Park Road, Banbury for Cherwell District Council.

In reaching its decision the Committee considered the officer's report and presentation.

Resolved

- (1) That permission be granted to discharge condition 27 of application 16/02366/OUT based on the following:

Condition 27 (Highway Signage Strategy)

- Additional/Delivery Signage 5764-H106 Rev C PH1
- Road Markings and Signage 5764-H204 Rev D PH2

94

Bicester Leisure Centre, Queens Avenue, Bicester

The Committee considered application 21/02924/CDC for the removal of existing biomass equipment, installation of an air source heat pump and car port PV panels at Bicester Leisure Centre, Queens Avenue, Bicester for Cherwell District Council.

In reaching its decision the Committee considered the officer's report and presentation.

Resolved

- (1) That permission be granted for application 21/02924/CDC subject to the following conditions:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: application form and drawing numbers 104 Rev A (Air Source Heat Pump Proposed Plans), 106 (Air Source Heat Pump Proposed Elevations), 107 (Air Source Heat Pump Site Plan), 109 Rev A (Car Ports – Proposed Site Plan), 110 (car port plans/ elevations).

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Tree Planting

3. During the first planting season (mid-November to end of March) following the removal of the trees; as labelled on the site plan submitted with the application, replacement trees shall be planted. Full details of the replacement trees, including siting/species/girth, and their location shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and if, within a period of five years from being planted the replacement tree dies, is removed or becomes seriously

damaged or diseased, it shall be replaced in the current/next planting season in accordance with the approved details.

Reason - In the interests of the visual amenities of the area and to comply with good arboricultural practice and Government guidance contained within the National Planning Policy Framework.

95 **Dovecote Approximately 50 Metres South of Old Place Yard House, Old Place Yard, Bicester**

The Committee considered application 21/02394/LB listed building consent for the removal of the roof tiles and set aside for re-use, replacing any damaged tiles to match existing; remove remaining ivy growth to roof; inspect roof timbers and replace where decayed and damaged; replace roofing felt; replace timber fascias and soffits to match existing; replace PVCu rainwater goods to match existing; remove Asbestos surrounds to stained glass and vents at first floor level; re-bed stained glass and vents within holes with mortar to match existing; repair first floor concrete landing to staircase. Remove corrosion to stair balustrade and decorate; strip out all electrical services back to distribution board and replace with new and replace heating and lighting throughout at Dovecote approximately 50 metres south of Old Place Yard House, Old Place Yard, Bicester for Cherwell District Council.

In reaching its decision the Committee considered the officer's report and presentation.

Resolved

- (1) That permission be granted for application 21/02394/LB subject to the following conditions:

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form and the following plans and documents:
 - Drawings: Site Location Plan, NTBS3589/TDB/01, NTBS3589/TDB/02 and NTBS3589/TDB/05
 - Design and Access Statement

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply

with Government guidance contained within the National Planning Policy Framework.

Ecology

3. The development hereby approved shall be carried out in accordance with the recommendations set out in section 6 of the Ecology Survey prepared by Landscape Science Consultancy LTD dated August 2021.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Materials Finishes and Methodology

4. Prior to the removal of any roof tiles a condition survey of the tiles shall be undertaken and submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the preservation and retention of all parts of the existing historic building(s) and to comply with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

5. All the existing tiles that are shown to be re-useable in the condition survey submitted under Condition 4 shall not be disposed of but shall be conserved and re-used in the re-roofing of the building as part of the works hereby approved.

Reason - To safeguard the preservation and retention of all parts of the existing historic building(s) and to comply with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

6. Prior to the re-roofing of the building a sample of any new tiles required to re-roof the building shall be submitted to and approved in writing by the Local Planning Authority. The re-roofing of the building shall be carried out in accordance with the approved samples.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. Any roof timbers that are decayed or damaged shall be replaced in accordance with details that shall first be approved in writing by the Local Planning Authority.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and

to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

8. Prior to the replacement of the roofing felt full details of the eaves shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. Prior to the replacement of the timber fascias and soffits, full details of the timber fascias and soffits shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

10. Notwithstanding the proposed details for the rainwater goods the rainwater goods to be replaced shall be replaced with cast iron. Details of the replacement rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Thereafter the development shall be completed in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

11. Prior to the removal of corrosion to the balustrading details of the method to be used for the said corrosion removal shall be submitted to and approved in writing. Thereafter the development shall be completed in accordance with the approved details.

Reason - To safeguard the preservation and retention of all parts of the existing historic building(s) and to comply with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

12. Prior to the painting of the repaired balustrade the specification and

colour of the proposed paint shall be submitted to and approved in writing by the Local Planning Authority and thereafter the works shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

13. Prior to the rewiring and installation of heating and lighting details of the wiring routes and fittings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

14. Prior to the repointing of the building a sample of the lime mortar shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the repointing shall be carried out in accordance with the approved sample.

Reason - To safeguard the preservation and retention of all parts of the existing historic building(s) and to comply with saved Policy C18 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

96 **Appeals Progress Report**

The Assistant Director Planning and Development submitted a report which keep Members informed about planning appeal progress including decisions received and the scheduling of public inquiries and hearings for new and current appeals.

Resolved

- (1) That the position on planning appeals contained within the report be noted.

The meeting ended at 4.55 pm

Chairman:

Date: