

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 6 October 2022 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor Maurice Billington (Vice-Chairman)
Councillor Andrew Beere
Councillor John Broad
Councillor Hugo Brown
Councillor Colin Clarke
Councillor Ian Corkin
Councillor Ian Harwood
Councillor Fiona Mawson
Councillor Lynn Pratt
Councillor Les Sibley
Councillor Amanda Watkins

Substitute Members:

Councillor Dr Chukwudi Okeke (In place of Councillor Sean Woodcock)

Apologies for absence:

Councillor Rebecca Biegel
Councillor Jean Conway
Councillor Simon Holland
Councillor Richard Mould
Councillor Dorothy Walker
Councillor Sean Woodcock

Officers:

Alex Chrusciak, Senior Manager - Development Management
Dale Jones, Planning Officer
David Mytton, Solicitor
Aaron Hetherington, Democratic and Elections Team Leader
Katherine Daniels, Senior Planning Officer

Officers Present Virtually:

Wayne Campbell, Principal Planning officer (Officer presenting virtually)
Natasha Clark, Governance and Elections Manager
Liam Semugabi, Democratic and Elections Officer

68 **Declarations of Interest**

There were no declarations of interest.

69 **Requests to Address the Meeting**

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

70 **Minutes**

The Minutes of the meeting held on 8 September 2022 were agreed as a correct record and signed by the Chairman.

71 **Chairman's Announcements**

There were no Chairman's Announcements.

72 **Urgent Business**

There were no items of urgent business.

73 **Proposed Pre-Committee Site Visits (if any)**

There were no proposed Pre-Committee Site visits

74 **Unit 7 Oxford Technology Park Technology Drive Kidlington OX5 1GN**

The Committee considered application 22/01683/F a development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking.

Chris Brenan, of Cycle Advocacy Network addressed the committee in objection to the planning application.

In reaching its decision the Committee considered the officers report and presentation, and written update.

Resolved

- (1) That authority be delegated to the Assistant Director of Planning and Development to grant permission for application 22/01683/F subject to:

- i) The Conditions set out and suitable provisions to secure a travel plan monitoring fee.

75 **60 Bicester Road Kidlington OX5 2LF**

The Chairman advised that application 22/01999/F had been withdrawn.

76 **Land Between Sewage Works And Manor Farm Adjacent Street From Bell Street To Balscote Hornton**

The committee considered application 21/02769/F, a proposed dwelling and ancillary open store/byre and stables with associated hardstanding as a replacement for the same form of development approved under planning permission 19/00157/F.

John Offord, Chairman of Hornton Parish Council addressed the committee in objection to the application.

Peter Frampton, agent for the applicant addressed the committee in support to the application.

It was proposed by Councillor Reynolds and seconded by Councillor Watkins that application 21/02769/F be refused, contrary to the officer recommendation as the proposed dwelling would be located on a different siting to and not within the curtilage of the existing farm buildings. The proposal therefore conflicts with saved policies H17 and H18 of the Cherwell Local Plan 1996, Policy ESD13 of the Cherwell Local Plan 2011-2031 Part 1 and the National Planning Policy Framework and in the absence of a satisfactory planning obligation, the applicant has failed to adequately demonstrate that the existing farm buildings and bungalow at Manor Farm will be demolished, and the land made good prior to the commencement of the new dwelling.

In reaching its decision the Committee considered the officers report, presentation, the written update and addresses from the local ward member and public speaker.

Resolved

That application 21/02769/F be refused for the following reasons:

1. The proposed dwelling would be located on a different siting to and not within the curtilage of the existing farm buildings. The location of the dwelling is an area of open countryside on active agricultural land outside the village of Hornton. Due to the location of the dwelling and by virtue of its scale and siting, extending the village and poorly related to it, the proposal would fail to preserve the intrinsic character and beauty of the countryside and would adversely affect the character and visual amenity of the local landscape and the setting of the village. Therefore, the proposal

would not constitute an appropriate replacement dwelling and would result in a new dwelling in an isolated location in the countryside. The proposal therefore conflicts with saved policies H17 and H18 of the Cherwell Local Plan 1996, Policy ESD13 of the Cherwell Local Plan 2011-2031 Part 1 and the National Planning Policy Framework.

2. In the absence of a satisfactory planning obligation, the applicant has failed to adequately demonstrate that the existing farm buildings and bungalow at Manor Farm will be demolished, and the land made good prior to the commencement of the new dwelling. The demolition works are required to ensure that there is only one dwelling as the new dwelling is a replacement dwelling and not a second dwelling which would be contrary to saved Policies H17 and H18 of the Cherwell Local Plan 1996 and Government guidance in the National Planning Policy Framework.

Note to Applicant: This reason for refusal is capable of being addressed and is added to protect the Council's interests in the event of any further application or appeal in relation to this development proposal.

77

Windmill Nurseries London Road Bicester OX26 6RA

The Committee considered application 22/00464/F Change of Use of Land to provide temporary caravan site with associated access enclosure and amenity for use by railway construction staff.

In reaching its decision the committee considered the officers' report and presentation and the written update.

Resolved

That application 22/00464/F be approved, subject to the following conditions:

Time Limit

1. The use hereby permitted shall be discontinued on or before 10th October 2025 and the land restored in accordance with a Land Restoration Strategy to be submitted to and agreed in writing by the Local Planning Authority. The submission of the Land Restoration Strategy shall be made prior to 10th April 2025.

Reason: To safeguard the visual amenities of the area and residential amenity in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Saved Policy C28 of the Cherwell Local Plan 1996.

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 forms and the following plans and documents: 6218.10 A (Site Location and Proposals Layout Plan) received 13 July 2022.

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

Details of Amnesty buildings

3. Prior to the first installation of the sanitary and amenity building, details of the sanitary and amenity buildings, including elevations, floorplans and proposed materials demonstrating that it shall be single storey only shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first use of the site.

Reason: To ensure that the buildings 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.

Landscaping

4. A scheme of planting to provide a screen for the site along its north-western boundary consisting of suitable plants capable of growing to a height of not less than two metres, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following the first date on which any part of the approved development is occupied.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well-planned development and visual amenity and to accord 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.

Highway

5. Prior to the first occupation of the development, a Shuttle Strategy shall be provided, which shall include details of the frequency and quantity of the proposed shuttle service and a proposed timetable which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Shuttle Strategy shall be implemented and operated in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Government guidance contained within Section 12 the National Planning Policy Framework.

Archaeology

6. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a

professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the Policy ESD15 of the Part 1 CLP (2011-2031) and the NPPF (2021).

7. Following the approval of the Written Scheme of Investigation referred to in condition 6, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including 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 recording and inspection of matters of archaeological importance on the site in accordance with the Policy ESD15 of the Part 1 CLP (2011-2031) and the NPPF (2021).

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Appeals Progress Report

The Assistant Director Planning and Development submitted a report which informed Members 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 5.25 pm

Chairman:

Date: