

Case Officer: Samantha Taylor

Applicant: Cherwell District Council

Proposal: Discharge of condition 3 (parking space specification) of 17/01113/F

Ward: Banbury Cross and Neithrop

Councillors: Cllr Hannah Banfield; Cllr Surinder Dhesi; Cllr Cassi Perry

Reason for Referral: Application affects Council's own land and the Council is the applicant

Expiry Date: 22 June 2020

Committee Date: 16 July 2020

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site is located within Banbury Town Centre, to the north of Castle Quay and adjacent to the Oxford Canal. The site is the General Foods Sports and Social Club which forms part of the Castle Quay 2 redevelopment which includes the provision of a new supermarket, retail and leisure facilities.

2. CONSTRAINTS

- 2.1. The application site is within Flood Zone 2 and is adjacent to the Oxford Canal Conservation Area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The proposal seeks to discharge condition 3 (requiring a parking space specification) of planning permission 17/01113/F which granted permission for external alterations to the building to facilitate the expansion of Castle Quay by improving the existing club building and car parking arrangements.

4. RELEVANT PLANNING HISTORY

- 4.1. The lead application for this discharge of condition application is 17/01113/F, which granted various external alterations to the existing club building and parking.
- 4.2. In addition, the site forms part of the Castle Quay redevelopment area approved under applications 16/02366/OUT and 17/00284/REM.
- 4.3. An earlier application (ref: 18/00349/DISC) was approved in 2018 for a similar parking space specification for the same condition, albeit a slightly altered layout.

5. PRE-APPLICATION DISCUSSIONS

- 5.1. No pre-application discussions have taken place with regard to this proposal.

6. RESPONSE TO CONSULTATION

6.1. OCC HIGHWAYS: **No objection**

7. APPRAISAL

- 7.1. Condition 3 of planning permission 17/01113/F requires the submission of full specification details for the parking spaces within the site. The specification should include details of the construction, surfacing and drainage details of the parking provision.
- 7.2. An earlier application to discharge condition 3 (18/00349/DISC) was approved in November 2018. The current application seeks to make amendments to the approved details, through the inclusion of an additional two parking spaces to increase the total to 32. The amendments reconfigure the layout and include two new disabled spaces in closer proximity to the Social Club entrance.
- 7.3. The layout allows the retention of sufficient soft landscaping at the car park entrance as well as sufficient paving for access. The addition of two parking spaces would not give rise to harm to highway safety or an unsatisfactory increase in traffic movements.
- 7.4. OCC Highways have considered the amendments and confirm they have no objection. Overall, the proposal would satisfy the requirements of Condition 3 of permission 17/01113/F.

RECOMMENDATION

APPROVAL IN ACCORDANCE WITH THE DETAILS AS SET OUT BELOW:

Condition 3

Proposed Ground Floor Plan Cq2-Lja-E0-00-Dr-A4300
Block D – Social Club Drainage G.A Cq2-Mjm-Sc-B2-Dr-C-1575

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