

**Case Officer:** Samantha Taylor

**Applicant:** Ian Wallace

**Proposal:** Discharge of Condition 2 (materials) of 17/00284/REM

**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:** 2 July 2020

**Committee Date:** 16 July 2020

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## **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 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 falls 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 2 (requiring details of the proposed materials) of reserved matters consent 17/00284/REM, which is the main detailed consent for the development of Castle Quay 2. Details have previously been approved under application ref: 18/00454/DISC; the current application proposes amendments to those details.

## **4. RELEVANT PLANNING HISTORY**

The following planning history is considered relevant to the current proposal:

- 4.1. 19/02936/NMA – Nonmaterial application for amendments to the Elevations of Blocks B and C, including materials. Approved
- 4.1. 18/00454/DISC – Discharge of conditions application for Condition 2 of 17/00284/REM for Blocks A, B and C. Approved
- 4.2. 17/00284/REM - Reserved Matters Application to 16/02366/OUT across the whole development site is sought. Application for approval of reserved matters for scale, layout, appearance and landscaping. Approved.
- 4.3. 16/02366/OUT – Removal/ Variation of conditions 4 (list of approved drawings) and 9 (enhancement of River Cherwell) to 13/01601/OUT - Condition 4 to be varied to

reflect alterations in the access and servicing strategy for Block C, with variations to maximum deviations in block and Condition 9 to be removed as no longer justified.  
Approved

- 4.4. 13/01601/OUT - Outline planning permission for the redevelopment of land adjacent to the Oxford Canal comprising; the demolition of the Castle Quay Shopping Centre northern car park and the General Foods Sports and Social Club; change of use of part of the ground floor of the Castle Quay Shopping Centre southern car park and associated works; the erection of a retail foodstore (Use Class A1), hotel (Use Class C3), cinema (Use Class D2), restaurants and cafes (Use Class A3 and A4) and altered vehicular and pedestrian accesses, landscaping, construction of infrastructure, car parking and associated works, including glazed canopy over the Oxford Canal and the construction of pedestrian/cycle bridges over the Oxford Canal and River Cherwell. Details of new vehicular access off Cherwell Drive and alterations to Spiceball Park Road. Approved.

## **5. PRE-APPLICATION DISCUSSIONS**

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

## **6. RESPONSE TO CONSULTATION**

- 6.1. CDC CONSERVATION: No response received

## **7. APPRAISAL**

- 7.1. Condition 3 of planning permission 17/00284/REM requires the submission and approval of material details for the site.
- 7.2. Previously details have been approved for Condition 3 under application 18/00454/DISC where materials details were provided for Blocks A, B and C. This application seeks to re-discharge the condition in respect of materials approved under 19/02936/NMA where minor changes were approved to the elevations of Blocks B and C including some material amendments. The changes approved under 19/02936/NMA and the resulting changes to the materials details are summarised below:
- Block B – the previously proposed concrete walls to the car park are to be replaced with metal cladding, to match the cinema block
  - Block C – external timber blinds are to be added to the front supermarket shop front, and a grey band (500mm high) is proposed around the base of the supermarket and Zone C substation.
- 7.3. The materials as detailed above are the same as those approved under 19/02936/NMA, with the discharge of condition application seeking to formalise the amended materials.
- 7.4. As the materials have previously been considered acceptable under the NMA application and are consistent with materials seen within the Castle Quay area, the application is considered acceptable.

**8. RECOMMENDATION**

APPROVAL – IN ACCORDANCE WITH THE DETAILS AS SET OUT BELOW:

**Condition 2 - Additional Materials to Blocks B and C**

Leslie Jones Architecture, 3787, Report on Revised Planning Drawings and Changes, dated 13<sup>th</sup> September 2019

CASE OFFICER: Samantha Taylor

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