

Case Officer: Samantha Taylor

Applicant: Ian Wallace

Proposal: Discharge of Condition 3 (external lighting) in relation to Block A (Hotel) 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

MAIN REPORT

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 3 (requiring a lighting scheme) of the reserved matters consent 17/00284/REM, which is the main detailed consent for the development of Castle Quay 2.

4. RELEVANT PLANNING HISTORY

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

4.1. 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.

4.2. 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

- 4.3. 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 ENVIRONMENTAL HEALTH: **No Objections**, the condition can be discharged
- 6.2. CDC BUILDING CONTROL: **No Comments**

7. APPRAISAL

- 7.1. Condition 3 of planning permission 17/00284/REM requires the submission of full specification details for the lighting within the site, including hours of usage.
- 7.2. The application is supported by a lighting plan pack for Block A. The proposed external lighting comprises LED spotlight 'uplighters' to be mounted on the building at four locations.
- 7.3. The lighting aligns with the standard Premier Inn model and will ensure the hotel is sufficiently lit during the dark/night time hours. The lighting will be controlled by a time clock and photo cell that monitors months, times and period of daylight to sufficiently control the lighting operations.
- 7.4. In addition, there are no spotlights proposed to the entrance, or on the north-east elevation fronting the canal; this will ensure there are no adverse impacts to the waterfront setting.
- 7.5. Overall, noting the character of the development, its town centre location and its proposed use, it is considered the proposed external lighting scheme for the Block A Hotel, is acceptable.

8. RECOMMENDATION

APPROVAL IN ACCORDANCE WITH THE DETAILS AS SET OUT BELOW:

Condition 3 Block A Hotel

Lighting Application, 941-Banbury Castle Quay, Project 8388, Rev J-LA, Dated 12.06.2019