

Case Officer: Samantha Taylor

Applicant: Ian Wallace

Proposal: Discharge of Condition 6 (Landscaping) of 17/00284/REM

Ward: Banbury Cross and Neithrop

Councillors: Councillor Banfield, Councillor Dhesi and Councillor Perry

Reason for

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

Expiry Date: 16 March 2020
2020

Committee Date: 8 October

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 6 (landscaping) of the application 17/00284/REM.

4. RELEVANT PLANNING HISTORY

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

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 LANDSCAPING: Initial response received, further information is required showing the street furniture to be installed.

6.2. *Officer comments – the information requested has been submitted and an updated response has been requested. An update will be provided to the Planning Committee. The below appraisal is based on the Planning Officer's comments.*

7. APPRAISAL

7.1. The application seeks approval of the landscaping details. Condition 6 states:

Notwithstanding submitted detail, a detailed landscape scheme shall be submitted and agreed with the Local Planning Authority prior to commencement of any works above ground floor slab level on any buildings. Details shall include:

- a) details of the proposed tree and shrub planting including their species, number, sizes and position together with grass seeded/turfed areas
- 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, including pavements, pedestrian areas, crossing points and steps, public seating and waste bins
- d) details of the wire-based climbing plant systems.
- e) full details, locations, specifications and construction methods for all purpose built tree pits and associated above ground features, to include specifications for the installation of below ground, load-bearing 'cell structured' root trenches, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees

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 C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

7.2. The planting plan shows landscaping will be provided across the development and to soften the hard edges where the site meets the road network and along the canal. A mixture of trees, shrubs, and other plants have been placed throughout the development according to their location and species need, using plant areas to define character. The street furniture is of a modern, functional design consistent with the context and design of the buildings.

7.3. Overall, it is considered the information provided satisfies the requirement of Condition 6 and is acceptable.

8. RECOMMENDATION

It is recommended that the details are approved as set out below:

Condition 6 – Landscaping

Softworks Plan 1 P11478-00-001-400 Rev 02

Softworks Plan 2 P11478-00-001-401 Rev 03

Softworks Plan 3 P11478-00-001-402 Rev 02

Softworks Plan 4 P11478-00-001-403 Rev 02

Zone A Hardworks and Furniture CQ2-LJA-G0-00-DR-A-04310

Zone A Kerbs, Edges and Walls CQ2-LJA-G0-00-DR-A-04311

Zone A Levels and Drainage CQ2-LJA-G0-00-DR-A-04312

Zone B Hardworks and Furniture CQ2-LJA-G0-00-DR-A-04320

Zone B Kerbs, Edges and Walls CQ20LJA-G0-00-DR-A-04321

Zone B Levels and Drainage CQ20LJA-G0-00-DR-A-04322

Zone C Hardworks and Furniture Sheet 1 of 2 CQ20LJA-G0-00-DR-A-04330

Zone C Hardworks and Furniture Sheet 2 of 2 CQ20LJA-G0-00-DR-A-04331

Zone C Kerbs, Edges and Walls Sheet 1 of 2 CQ20LJA-G0-00-DR-A-04332

Zone C Kerbs, Edges and Walls Sheet 2 of 2 CQ20LJA-G0-00-DR-A-04333

Zone C Levels and Drainage Sheet 1 of 2 CQ20LJA-G0-00-DR-A-04334

Zone C Levels and Drainage Sheet 2 of 2 CQ20LJA-G0-00-DR-A-04335

Zone D Hardworks and Furniture CQ20LJA-G0-00-DR-A-04340

Zone D Kerbs, Edges and Walls CQ20LJA-G0-00-DR-A-04341

Zone D Levels and Drainage CQ20LJA-G0-00-DR-A-04342

Step Details 1 CQ20LJA-G0-00-DR-A-24100

Walls and Balustrade Details CQ20LJA-G0-00-DR-A-24101

CQ2 Street Furniture

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