

Case Officer: Samantha Taylor

Applicant: Ian Wallace

Proposal: Discharge of Condition 9 (Car Park Payment Strategy) for Block B of application 17/00284/REM

Ward: Banbury Cross and Neithrop

Councillors: Councillor Banfield, Councillor Hodgson, and Councillor Perry

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

Expiry Date: 17 February 2021

Committee Date: 15 July 2021

SUMMARY OF RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application site is the currently under construction Castle Quay 2 site at the rear of the Castle Quay Shopping Centre, in Banbury Town Centre. The development consists of 3 blocks housing different uses, parking and other associated development.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. The entirety of the Oxford Canal included with the application boundary forms part of the Oxford Canal Conservation Area. The site is also near to Tooley's Boatyard, a Scheduled Ancient Monument, and to the Mill Arts Centre, a locally listed building.

2.2. The site is located within Flood Zone 3 of the adjacent River Cherwell and within an area subject to historical river flooding. Such flooding is a combination of river flooding and flooding from the Oxford Canal which interacts with the River Cherwell and its tributaries upstream of the site.

3. RELEVANT PLANNING HISTORY

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

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.

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.

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.

4. RESPONSE TO PUBLICITY

- 4.1. This application has been publicised by way of a site notice displayed near the site to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **5 February 2021**, although comments received after this date and before finalising this report have also been taken into account.
- 4.2. One objection has been raised by a third party and is summarised as follows:
 - Unclear what method of payment the machines will take;
 - Desire for cash to be a method of payment;
 - Concern with charging for parking due to problems with the retail sector currently.
- 4.3. The comments received can be viewed in full on the Council's website, via the online Planning Portal.

5. RESPONSE TO CONSULTATION

- 5.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

CONSULTEES

- 5.2. CDC Landscape and Parking Team – No response received.

6. APPRAISAL

- 6.1. Condition 9 of approved application 17/00284/REM requires an acceptable car parking payment strategy. This application relates to the multi-storey car park at Block B of the Castle Quay 2 development.
- 6.2. The application was originally considered by this Committee at the meeting on 11 March 2021. Unfortunately, a technical error resulted in some plans being missed from the file. As such, the proposal appeared to relate solely to the multi-storey element of Block B. The additional plans are now available and relate to the entirety of the site.

- 6.3. As such, the application is returned to Members for determination/reaffirmation of the acceptability of the details for the development proposals.
- 6.4. The information submitted includes a Skidata Car Parking System document. Within this document the drawings submitted include a layout plan of each level of the car parking, the location of the payment machine, access barriers and the type of payment machine. In addition, brochure details of the types of machine and access barriers are provided in the document. This confirms what type of payment the machine would take.
- 6.5. The proposal includes details of two types of machine being proposed, one which accepts both cash and card payments (skiosk Smart Parking) and the other which is cashless (skiosk Lite Parking).
- 6.6. The machines are to be located in close proximity to pedestrian access points, such as near the lifts or stairs. The proposed details are considered appropriate providing a suitable parking payment strategy. A mix of both the Smart Parking and Lite Parking Machines have been used across the development site. The quantity and location of the machines is considered to provide sufficient access to the payment machines for users of the car parking facilities.

7. RECOMMENDATION

- 7.1. That planning condition 9 of 17/00284/REM be discharged based upon the following information pack:

Condition 9 – Car Parking Payment Strategy

Skidata Car Parking System Tech Sub Proposal, dated 23.10.20