

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 19 May 2022 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor Maurice Billington (Vice-Chairman)
Councillor Andrew Beere
Councillor Rebecca Biegel
Councillor John Broad
Councillor Hugo Brown
Councillor Fiona Mawson
Councillor Richard Mould
Councillor Lynn Pratt
Councillor Les Sibley
Councillor Dorothy Walker
Councillor Barry Wood

Substitute Members:

Councillor Matt Hodgson (In place of Councillor Sean Woodcock)

Apologies for absence:

Councillor Jean Conway
Councillor Ian Corkin
Councillor Ian Harwood
Councillor Simon Holland
Councillor Amanda Watkins
Councillor Sean Woodcock

Officers:

Alex Chrusciak, Senior Manager - Development Management
Andy Bateson, Team Leader – Major Developments
Rebekah Morgan, Principal Planning Officer
James Kirkham, Principal Planning Officer
David Mytton, Solicitor
Lesley Farrell, Democratic and Elections Officer
Aaron Hetherington, Democratic and Elections Team Leader

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Declarations of Interest

8. Land West of Foxden Way, Great Bourton, OX17 1QY.

Councillor George Reynolds, Declaration as local ward member he had called in the application for consideration by Planning Committee and whilst his

comments on the 'Call In' did not necessarily relate to the updated application, he would remain in the meeting as Chairman for the item but would not make any proposal or vote on the application..

9. Land North West of Launton Road Roundabout Adjoining Skimmingdish Lane, Caversfield.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Lynn Pratt, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

12. Former Buzz Bingo, Bolton Road, Banbury, OX16 5UL.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Matt Hodgson, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Rebecca Biegel, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

15. 2, 4 and 6 Priory Mews, Old Place Yard, Bicester, OX26 6AU.

Councillor Barry Wood, Non Statutory Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Lynn Pratt, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application and a separate declaration as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Richard Mould, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application and a separate declaration as a member of the Executive and would leave the meeting for the duration of the item.

4 Requests to Address the Meeting

The Chairman advised that requests to address the meeting would be dealt with at each item.

5 Minutes

The Minutes of the meetings held on 7 April 2022 and 18 May 2022 were agreed as a correct record and signed by the Chairman.

6 **Chairman's Announcements**

There were no Chairman's Announcements.

7 **Proposed Pre-Committee Site Visits (if any)**

There were no proposed pre-Committee site visits.

8 **Urgent Business**

There were no items of urgent business.

9 **Land West of Foxden Way, Great Bourton, OX17 1QY**

The Committee considered application 21/00922/OUT, an outline application with all matters reserved save for access for up to 9 First Homes at Land West of Foxden Way, Great Bourton, OX17 1QY for Mr Russell Crow.

Councillor Phil Chapman, Local Ward Member, addressed the committee in objection to the application.

Sue Upton and Tim Brooks, representing local residents, addressed the committee in objection to the application.

Russell Crow, the applicant, addressed the committee in support of the application.

It was proposed by Councillor Wood and seconded by Councillor Brown that application 21/00922/OUT be refused, contrary to the officer recommendation, due to landscape impact and an unsustainable location.

In reaching its decision the committee considered the officers' report and presentation, the written updates and addresses of the local ward member and public speakers.

Resolved

- (1) That application 21/00922/OUT be refused contrary to officer recommendations due to landscape impact and an unsustainable location with the exact wording of the reasons for refusal delegated to the Assistant Director for Planning and Development.

(Councillor Reynolds requested that his abstention from the vote be recorded in the minutes.)

10 **Land North West of Launton Road Roundabout Adjoining Skimmingdish Lane, Caversfield**

The Committee considered application 21/02286/F for the construction of a coffee unit with drive-thru facility and indoor seating with associated access, car parking, landscaping and servicing parking at Land Northwest of Launton Road Roundabout, Adjoining Skimmingdish Lane, Caversfield for Created Life Three (Bicester) Limited.

In reaching its decision the committee considered the officers' report and presentation and the written updates.

Resolved

- (1) That authority be delegated to the Assistant Director for Planning to grant permission for application 21/02286/F subject to:
- i) The Environment Agency removing their objection
 - ii) The completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure the following (and any amendments as deemed necessary):
 - Off-site Highway Works (a to provide footway/cycleway access to the development from the existing facilities on the A4421 as shown on drawing 4364SK-06 D) – TBC
 - OCC S106 Monitoring fee – TBC
 - iii) The following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:
Application form
Planning Statement
Design and Access Statement
Transport Statement

Travel Plan
Flood risk assessment and additional supporting information
Drainage Strategy
Ecological report and additional supporting information
Archaeological and heritage assessment
Noise Assessment
Site investigation report and non-intrusive desk study
Climate Change and Sustainability Policy Matrix, and Bicester
Greggs Drive Thru – Commentary on Energy Policy Prepared by
Martin Thornley - Thornley & Lumb Partnership Ltd Issue 01 –
04.11.21
Drawing number 15987-100 Rev C – Location Plan
Drawing number 15987-101 Rev A – Existing Site Plan
Drawing number 15987-105 Rev P – Proposed Site Plan
Drawing number 15987-106 Rev C – Proposed Elevations, GA &
Roof Plans
Drawing number 15987-107 – Proposed Cycle Details
Drawing number 15987-108 – Proposed Refuse Details
Drawing number 15987-109 Rev C – Proposed Master Plan
Drawing number 15987-VL-L01 Rev C – Landscape Plan
Drawing number 15987-VL-L02 – Landscape and Ecological
Enhancement Plan

For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. Full details of the refuse/recycling bin storage for the site, including location and compound enclosure details, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. Thereafter and prior to the first occupation of the development, the refuse/recycling bin storage area(s) shall be provided in accordance with the approved details and retained unobstructed except for the storage of refuse/recycling bins.

Reason – To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Details of all external lighting including the design, position, orientation, illumination and its intensity together with any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed, operated, and retained in accordance with the approved scheme at all times thereafter. No other external lighting shall be erected within the

site without the prior written consent of the Local Planning Authority.

Reason – In the interests of visual amenity, to ensure it has no adverse impact on ecology and to comply with Policy ESD10 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policies C18, C28 and C30 of the Cherwell Local Plan 1996 and Government advice in The National Planning Policy Framework.

5. Prior to commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include a schedule of landscape maintenance for a minimum period of 10 years starting from first occupation or completion of the development (whichever is sooner). Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason – To protect habitats of importance to biodiversity conservation from any loss or damage and to ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity, in accordance with Policies ESD10 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

6. No development shall take place until a Construction Travel Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include the following:
 - The CTMP must be appropriately titled, include the site and planning permission number.
 - Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
 - Details of and approval of any road closures needed during construction.
 - Details of and approval of any traffic management needed during construction.
 - Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
 - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.

- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc.
- Contact details of the Project Manager and Site Supervisor responsible for onsite works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

Reason – In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times, in accordance with guidance contained in the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

7. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason – In the interests of sustainability and to ensure a satisfactory form of development, in accordance with the Government guidance contained within the National Planning Policy Framework.

8. Prior to the development being brought in to use the cycle and vehicle parking facilities as shown on drawing 15987-105 Rev P shall be completed in all respects and thereafter maintained available for use for the duration of the development.

Reason – In the interests of highway safety and to encourage sustainable transport modes.

9. The development shall be operated in accordance with the submitted Travel Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason – In order to promote sustainable modes of travel.

10. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the first use of the building commencing. Reference: Design Strategy, DS/01, Issue: Rev P7, Revision: P7, Date: 09/11/2021.

Reason – To ensure that the principles of sustainable drainage are incorporated into this proposal.

11. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
- a) As built plans in both .pdf and .shp file format;
 - b) Photographs to document each ley stage of the drainage system when installed on site;
 - c) Photographs to document the completed installation of the drainage structures on site;
 - d) The name and contact details of any appointed management company information.

Reason – To ensure that the principles of sustainable drainage are incorporated into this proposal.

12. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.

Reason – To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and

Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

13. All site clearance (including the removal of any vegetation or works to hedgerows) should be timed so as to avoid the bird nesting season, this being during the months of March until July inclusive unless alternative provisions have been previously agreed in writing by the Local Planning Authority.

Reason - To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected species or its habitat in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

14. If during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason - To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1 996 and Section 15 of the National Planning Policy Framework.

- (2) That it further be agreed that if the statutory determination period for application 21/02286/F expired on 15 February 2022 and if the Section 106 agreement/undertaking was not completed and the permission was not able to be issued by 14 February 2022 and no extension of time had been agreed between the parties, authority be delegated to the Assistant Director of Planning and Development to refuse application 21/02286/F for the following reason:

1. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate highway mitigation works required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, contrary to Government Guidance contained with the National Planning Policy Framework.

The Committee considered application 21/03639/F for a replan of the western part of the residential development permitted through Reserved Matters application 19/00895/REM for the delivery of 107 dwellings at OS Parcels 6741 and 5426 West Cricket Field, North Wykham Lane, Bodicote for Miss Olivia Morris.

Tom Hockaday, a local resident, addressed the committee in objection to the application.

Sam Silcocks, agent, addressed the committee in support of the application.

In reaching its decision the committee considered the officers' report and presentation and the addresses of the public speakers.

Resolved

- (1) That authority be delegated to the Assistant Director for Planning and Development to grant permission for application 21/03639/F subject to:
 - i) The completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, (and any amendments as deemed necessary):

S106 HEADS OF TERMS

- Provision of and commuted sum for burial ground provision
- Provision of additional allotment provision to serve the additional units
- Off-site outdoor sports facilities capital provision – to serve the additional units.
- On-site sports provision contribution for additional maintenance towards the existing facility to be provided on site of £15,349.97 (plus indexation)
- Off-site indoor sports facilities – towards indoor tennis centre and/or improvements of leisure centre provision in the locality
- Community hall facilities – in respect of the additional units
- Contribution to bins
- Affordable housing provision on site
- Monitoring fee contribution towards the Council's (both district and county) costs of monitoring compliance with the agreement or undertaking
- Public transport contribution to serve the additional units towards bus services through the site
- Public transport infrastructure uplift in accordance with the original obligation to serve the additional units
- Secondary education capacity contribution and contribution towards the expansion of BGN secondary school

- ii) The following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: [*to be inserted once received and agreed*]

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. Notwithstanding the landscaping proposals submitted, prior to the commencement of any development above slab level, a scheme for landscaping the site shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include: (i) details of proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment, i.e depth of topsoil, mulch etc.(ii) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and any steps etc. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and saved Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

4. Prior to the commencement of any development above slab level, a material plan shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the materials plan submitted, all materials of construction relating to

(i) all access roads, driveways, parking courts, parking areas and footpaths (ii) all dwellings, garages and other buildings and structures (iii) shall be in accordance with the use of materials already agreed under 18/00895/REM, unless otherwise agreed in writing. The development shall be carried out in accordance with the approved materials plan.

Reason: In the interests of the visual appearance of the development and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031. The Council's adopted Residential Design Guide SPD 2018 and Government guidance within the National Planning Policy Framework.

5. If alternative materials to those in condition 4 above are proposed, prior to the commencement of any dwelling or garage above slab level, samples of any alternative roofing materials and sample panels (minimum size 1m²) of the alternative bricks/natural ironstone shall be constructed on site to be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the relevant dwellings, garages and boundary walls shall be constructed in accordance with the approved sample panels. The sample panels shall be retained on site for the duration of the construction of the development.

Reason: In the interests of the visual appearance of the development and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, the Council's adopted Residential Design Guide SPD 2018 and Government guidance within the National Planning Policy Framework.

6. No dwellings shall be constructed above slab level until details of a site-wide biodiversity enhancement strategy has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the provision of habitat boxes/bricks for bats, swifts and other birds; the provision of hedgehog passages; the provision of boundary treatments to facilitate the movement of wildlife; and a timetable for the enhancements to take place. The development shall be carried out in accordance with the approved details and timetable and thereafter maintained in accordance with this condition.

Reason: To enhance biodiversity in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

7. Prior to commencing any works in respect of landscaping, final details, locations, specifications and construction methods for all purpose-built tree pits and above ground features, to include the installation of below ground, load bearing cell structured root

trenches, rot barriers, irrigation systems and a stated volume of suitable growing medium to promote the healthy development of the proposed trees, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and specifications.

Reason: In the interests of the visual amenities of the development, the long-term survival of the trees, to ensure the creation of a pleasant environment, and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

8. Prior to the first occupation of any dwelling on the site, a Travel Plan. Prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to Secure Travel Plans' and its subsequent amendments. shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of sustainability and to accord with Government guidance within the National Planning Policy Framework.

9. No development shall be occupied until confirmation has been provided that either:- (i) Foul Water Capacity exists off-site to serve the development; or (ii) A Development and Infrastructure Phasing Plan has been agreed with the Local Planning Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or (iii) All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

10. No development shall be occupied until confirmation has been provided that either:- (i) all water network upgrades required to accommodate the additional flows to serve the development have been completed; or (ii) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development

and infrastructure phasing plan.

Reason: The development may lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

11. The drainage strategy for the site shall be carried out in accordance with the drainage report dated 25.03,2022 and drawing number 957-00-001 Rev A.

Reason: To ensure the development is served by sustainable arrangements for the disposal of surface water, to comply with Policy ESD6 of the Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

12. Prior to the commencement of any development hereby approved, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority, demonstrating how each dwelling hereby approved, will achieve a 19% reduction in carbon emissions above 2013 Building regulations and a water efficiency of not more than 110 litres/person/day. The development shall thereafter be carried out in accordance with the approved energy strategy.

Reason: In the interests of creating sustainable new development in accordance with the requirements of Policies ESD1, ESD2, ESD£, ESD4 and ESD5 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

13. That prior to the occupation of any dwelling, it shall be provided with an electric vehicle charging point.

Reason: in the interests of sustainability and reducing carbon footprints and to accord with Policy ESD3 of the adopted Cherwell Local Plan 2011-32031 and Government guidance within the National Planning Policy Framework.

14. Notwithstanding the information shown on the approved plans, all casement windows to be installed on the dwellings and garages within the development shall be side hung, balanced casements of equal proportions unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the adopted Cherwell Local Plan 2011-2031, saved Policy C28 of

the adopted Cherwell Local Plan 1996, the Council's adopted Residential Design Guide SPD 2018 and Government guidance within the National Planning Policy Framework.

15. All windows and doors to be installed within the development shall be recessed a minimum of 75mm within the window and door surrounds, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the adopted Cherwell local Plan 2011-2031, the Council's adopted Residential Design Guide SPD 2018 and Government guidance within the National Planning Policy Framework.

16. All dwellings and garages shall be constructed using simple mortared edges to roof edges and no overhang, and clipped eaves and gutters fitted tight to the walls or brackets or sprockets, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031, the Council's adopted Residential Design Guide SPD 2018 and Government guidance within the National Planning Policy Framework.

17. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, no gate, wall, fence or other means of enclosure shall be erected or constructed or placed between any dwelling and the highway or within the curtilages of dwellings if forward of a principal elevation without the prior express consent of the Local Planning Authority.

Reason: To retain the character and appearance of the development and in the interests of highway safety, to comply with Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Government guidance within the National Planning policy Framework.

18. Notwithstanding the provisions of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments the garages, car ports and drive-throughs serving parking areas shown on the approved plans shall be retained and maintained for the parking and manoeuvring of vehicles and storage of cycles at all times and shall not be converted to provide additional living accommodation without the express planning permission of the Local Planning Authority.

Reason: To ensure that satisfactory provision is made for parking and access, and the parking of safe undercover storage of cycles clear of the highway, in accordance with Government guidance within the National Planning Policy Framework.

- (2) That it further be agreed that if the Section 106 Agreement/undertaking was not completed and the permission was not able to be issued, and, no extension of time be agreed between the parties, authority be delegated to The Assistant Director for Planning and Development to refuse application 21/03639/F for the following reason:
1. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to Policy INF 1 of the adopted Cherwell Local Plan 2011-2031, Government guidance within the NFFF and CDC Planning Obligations SPD 2018.

12 **Unit 5B, Oxford Technology Park, Langford Lane, Kidlington**

The Committee considered application 21/03913/F for the development within Use Classes E (g) (i) and/or (ii), and/or (ii), and/or B2 and/or B8 and associated works including access and parking at Units 5A & 5B, Oxford Technology Park, Langford Lane, Kidlington, OX5 1GN for Oxford Technology Park Limited.

Richard Cutler of Oxford Technology Park address the committee in support of the application.

In reaching its decision the committee considered the officers' report and presentation and the written updates and the address of the public speaker.

Resolved

- (1) That authority be delegated to the Assistant Director of Planning and Development to grant permission for application 21/03913/F subject to:
- i) a suitable provision being in place to secure the following (and any amendments as deemed necessary):
 - Travel Plan Monitoring Fee
 - ii) the following conditions (and any amendments to those conditions as deemed necessary):

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

2613-01-PL2 – Site Block Plan
2613-02-PL1 – Site Location Plan
2613-10-PL2 – Ground Floor Plan
2613-11-PL2 – First Floor Plan
2613-12-PL1 – Roof Plan
2613-14-PL1 – South & West Elevations
2613-15-PL2 – North & East Elevations
2613-16-PL1 – Sectional Elevations
2613-100-PL2 – Cycle Locations
2613-101-PL1 – Bin Storage & Recycling
2613-1-2-PL2 – Fence Plan
2613-05-PL2 – Proposed Hard Landscaping Plan
Planning & Economic Statement by Savills, received by the Local Planning Authority on 22 November 2021
Design & Access Statement by Garrett McKee Architects, received by the Local Planning Authority on 22 November 2021
Transport Statement, Ref: 33231058 Rev1, by Stantec, dated November 2021 and received by the Local Planning Authority on 2 December 2021

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. The levels of noise emitted by fixed plant and equipment operated on the site shall not exceed the levels set out in table 7.1 of the Noise Assessment Report produced by Peter Brett and dated December 2014 and approved under outline planning permission Ref: 14/02067/OUT.

Reason: In order to safeguard the amenities of the area and to comply with Policy ENV1 of the Cherwell Local Plan 1996.

4. The floorspace hereby approved is permitted to be used for uses in classes E(g) (i) and/or (ii) and/or (iii) and B2 of the Town and Country

Planning (Use Classes) Order 1987 (as amended). Uses in Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) are also permitted but only where they are ancillary to the function of an individual Class E(g) or B2 operation.

Reason: This permission is only granted in view of the very special circumstances and needs of the applicant, which are sufficient to justify overriding normal planning policy considerations and to comply with Policies Kidlington 1 and ESD 14 of the Cherwell Local Plan 2015 and Government Guidance contained within the National Planning Policy Framework.

5. Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP will include a commitment that construction traffic will not arrive or leave the site through Kidlington and that delivery or construction vehicles will only arrive or leave between 9.30 and 16.30. The CTMP should follow Oxfordshire County Council's template, if possible. This should identify:
 - a) The routing of construction vehicles and management of their movement into and out of the site by a qualified and certified banksman;
 - b) Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network);
 - c) Details of wheel cleaning/wash facilities to prevent mud, etc., from migrating on to the adjacent highway;
 - d) Contact details for the Site Supervisor responsible for on-site works;
 - e) Travel initiatives for site related worker vehicles;
 - f) Parking provision for site related worker vehicles;
 - g) Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours; and
 - h) Engagement with local residents.

Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times.

6. The vehicle parking layout shown on plans 2613-01-PL2 and 2613-05-PL2 shall be laid out prior to occupation of the approved development. Thereafter, the areas shall be retained solely for the purpose of parking, turning and manoeuvring.

Reason: In the interests of highway safety.

7. Before the development is occupied details of the cycle parking areas, including dimensions and means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of parking of cycles.

Reason: To encourage the use of sustainable modes of transport.

8. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development including appropriate infiltration testing in accordance with BRE 365, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The drainage strategy should demonstrate:

- Surface water run-off generated up to and including 1 in 100 year (including a 30% allowance for climate change) critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event;
- Surface water runoff will be managed so that it does not contaminate controlled waters.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site.

9. Prior to the first occupation of the development hereby approved, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
 - As built plans in both .pdf and .shp file format;
 - Photographs to document each key stage of the drainage system when installed on site;
 - Photographs to document the completed installation of the drainage structures on site;
 - Photographs to document the completed installation of the drainage structures on site;
 - The name and contact details of any appointed management company information.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with Policy ESD8 of the Cherwell Local Plan 2015 and Government guidance contained within

the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

10. No external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.

Reason: To ensure that the development does not unduly affect operations at London Oxford Airport and in order to safeguard the amenities of the area and to comply with Government guidance contained within the National Planning Policy Framework and Policy ENV1 of the Cherwell Local Plan 1996.

11. Notwithstanding the hard landscaping proposals submitted, prior to the commencement of any development above slab level, a scheme for soft landscaping the site shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include: (i) details of proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment, i.e., depth of topsoil, mulch etc.) (ii) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and any steps etc. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy ESD15 of the adopted Cherwell Local Plan 2015 and saved Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.

12. Notwithstanding the details of the recycling areas shown on drawing no. 2613-101 PL1 submitted with the application, no development shall commencement until a detailed plan showing the proposed bin and recycling storage to serve the development be submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall only commence in accordance with the approved details.

Reason: In order that proper arrangements are made for the disposal of waste, and to ensure the creation of a satisfactory environment in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

13. Full details of the enclosures along all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority before the first occupation of the development hereby approved. Thereafter, the development shall be carried out in strict accordance with the approved plans.

Reason: To ensure the satisfactory appearance of the completed development, and to comply with Policy ESD15 of the Cherwell Local Plan 2015, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

14. Prior to the commencement of the development hereby approved, a Sustainability and Energy Statement, outlining how sustainability will be built into the approved development including a scheme to allow for the easy expansion of the EV charging shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first use of the development, these sustainability measures will be implemented in accordance with the approved details.

Reason: To ensure sustainable construction and reduce carbon emissions and to comply with Policies ESD1, ESD2, ESD3, ESD4 and ESD5 of the Cherwell Local Plan Part 1 and Government guidance contained within the National Planning Policy Framework.

15. The development hereby permitted shall be constructed to meet at least BREEAM 'Very Good' standard.

Reason: In order to comply with Policy ESD3: Sustainable Construction of the Cherwell Local Plan 2015.

16. No goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Saved Policy C28 of the Cherwell Local Plan 1996.

17. Prior to first occupation a Framework Travel Plan for the wider site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage the use of sustainable modes of transport.

13

Former Buzz Bingo, Bolton Road, Banbury, OX16 5UL

The Committee considered application 21/04202/F for a redevelopment for 80 retirement living apartments including communal facilities, access, car parking and landscaping at Former Buzz Bingo, Bolton Road, Banbury, OX16 5UL for Churchill Retirement Living.

In reaching its decision the committee considered the officers' report and presentation and the written updates.

Resolved

- (1) That the committee resolved to confirm that, had the power to determine application 21/04202/F continued to rest with them, application 21/04202/F would be refused for the following reasons:
1. The development proposed, by virtue of its scale, form and design in relation to Trelawn House adjacent and the Banbury Conservation Area is considered to have a detrimental impact (less than substantial) upon the character and appearance, historical integrity and setting of this grade II Listed building and would fail to preserve and enhance the character and appearance of the Banbury Conservation Area. Furthermore, the development by virtue of its form and design fails to provide the bespoke landmark building as required by Policy Banbury 8 and the Banbury Vision and Masterplan SPD 2016. The benefit of bringing the site back into use and making efficient use of the land would not outweigh the harm caused to the heritage assets. The proposals are therefore contrary to saved Policy C18 of the adopted Cherwell Local Plan 1996, Policies Banbury 8 and ESD15 of the adopted Cherwell Local Plan 2015 and Government guidance within paragraphs 199, 202 and 206 of the National Planning Policy Framework.
 2. The proposal lacks detail and information relating to the drainage of the site and is therefore contrary to Oxfordshire County Council's published guidance "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" and Policies ESD6 and ESD7 of the adopted Cherwell Local Plan 2015 and Government guidance within the National Planning Policy Framework.
 3. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure contributions required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to Policies BSC3, BSC10, BSC11 and INF 1 of the Cherwell Local Plan 2015 and Planning Obligations SPD 2018 and Government guidance within the National Planning Policy Framework.
 4. The application proposal which seeks permission on only part of the Policy Banbury 8 allocation, and more crucially fails to include the adjacent tyre depot fails to provide a coherent and integrated development on the part of Policy Banbury 8 site, resulting in an inappropriate and potentially harmful piecemeal development. As such the application is not in accordance with Policy Banbury 8 of the adopted Cherwell Local Plan 2011 – 2031 and Government guidance within the National Planning Policy Framework.

The Committee considered application 21/04216/F for the development of a new accommodation houseblock, new office/administration building, new workshop building, extension to existing medical office, new 'programmes/multifaith' building, and extension to existing physical recreation building; associated demolition works; extension to the prison car park; associated landscaping at HM Prison Bullingdon, Patrick Haugh Road, Upper Arcott, Bicester, OX25 1PZ for Her Majesty's Prison & Probation Service.

Chris Hays, agent for the applicant, addressed the committee in support of the application.

In reaching its decision the committee considered the officers' report and presentation and the written updates and the address of the public speaker.

Resolved

- (1) That authority be delegated to the Assistant Director of Planning and Development to grant permission for application 21/04216/F subject to:
 - i) the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991 to secure the following (and any amendments as deemed necessary):
 - £125,000 towards public transport services
 - Monitoring fees – TBC
 - ii) the following conditions (and any amendments to those conditions deemed necessary):

CONDITIONS

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans 535804-BHK-ZZZ-ZZ-DR-A-001-S4-D0100_P02, 535804-BHK-ZZZ-ZZ-DR-A-020-S4-D0100_P03, 535804-BHK-ZZZ-ZZ-DR-A-021-S4-D0100_P03, 535804-BHK-ZZZ-ZZ-DR-A-100-S4-D0100_P07, DR-A-1200_P01, DR-A-1201_P01, DR-A-1202_P01, DR-A-1203_P01, DR-A-1204_P01, DR-A-1205_P01, DR-A-3920_P01, DR-A-4000_P01, DR-A-4001_P01, DR-A-4002_P01, DR-A-4003_P01, DR-A-4004_P01, DR-A-4005_P01, DR-A-4006_P01, DR-A-3100_P01, DR-A-3101_P01, DR-A-30206_P01, DR-A-3100_P01, 535804-6462-BHK-051-ZZ-DR-A-0700-S4-D0100_P01, 535804-6462-

BHK-051-ZZ-DR-A-0120-S4-D0100_P03, 535804-6462-BHK-051-GF-DR-A-0100-S4-D0100_P04, 535804-6462-BHK-051-MZ-DR-A-0102-S4-D0100_P02, 535804-6462-BHK-051-ZZ-DR-A-0110-S4-D0100_P03, 535804-6462-BHK-051-R1-DR-A-0101-S4-D0100_P04, 535804-6462-BHK-050-ZZ-DR-A-0120-S4-D0100_P02, 535804-6462-BHK-050-GF-DR-A-0100-S4-D0100_P03, 535804-6462-BHK-050-R1-DR-A-0101-S4-D0100_P03, 535804-6462-BHK-050-ZZ-DR-A-0110-S4-D0100_P02, 535804-6462-BHK-053-ZZ-DR-A-0700-S4-D0100_P01, 535804-6462-BHK-053-ZZ-DR-A-0120-S4-D0100_P03, 535804-6462-BHK-053-ZZ-DR-A-0110-S4-D0100_P03, 535804-6462-BHK-053-GF-DR-A-0100-S4-D0100_P05, 535804-6462-BHK-053-01-DR-A-0101-S4-D0100_P05, 535804-6462-BHK-053-02-DR-A-0103-S4-D0100_P02, 535804-6462-BHK-053-R1-DR-A-0102-S4-D0100_P04, 535804-6462-BHK-024-ZZ-DR-A-0700-S4-D0100_P01, 535804-6462-BHK-024-ZZ-DR-A-0120-S4-D0100_P03, 535804-6462-BHK-024-GF-DR-A-0100-S4-D0100_P04, 535804-6462-BHK-024-01-DR-A-0101-S4-D0100_P04, 535804-6462-BHK-024-MZ-DR-A-0103-S4-D0100_P02, 535804-6462-BHK-024-R1-DR-A-0102-S4-D0100_P04, 535804-6462-BHK-024-ZZ-DR-A-0110-S4-D0100_P03, 535804-6462-BHK-055-ZZ-DR-A-0700-S4-D0100_P01, 535804-6462-BHK-055-ZZ-DR-A-0120-S4-D0100_P03, 535804-6462-BHK-055-ZZ-DR-A-0100-S4-D0100_P04, 535804-6462-BHK-055-02-DR-A-0102-S4-D0100_P02, 535804-6462-BHK-055-R1-DR-A-0101-S4-D0100_P04, 535804-6462-BHK-055-ZZ-DR-A-0110-S4-D0100_P03, 535804-6462-BHK-026-ZZ-DR-A-0700-S4-D0100_P01, 535804-6462-BHK-026-ZZ-DR-A-0120-S4-D0100_P03, 535804-6462-BHK-026-GF-DR-A-0001-S4-D0100_P02, 535804-6462-BHK-026-GF-DR-A-0100-S4-D0100_P05, 535804-6462-BHK-026-01-DR-A-0002-S4-D0100_P02, 535804-6462-BHK-026-01-DR-A-0101-S4-D0100_P04, 535804-6462-BHK-026-R1-DR-A-0102-S4-D0100_P04, 535804-6462-BHK-026-ZZ-DR-A-0110-S4-D0100_P03, 535804-6462-BHK-052-00-DR-A-0100-S4-D0100_P03, 535804-6462-BHK-ZZZ-ZZ-SK-C-4200-S4-D0100_P01, 535804-6462-BHK-ZZZ-ZZ-SK-C-4201-S4-D0100_P01 received 20/12/2021 unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Reason: To clarify the permission and for the avoidance of doubt.

3. No development shall be occupied until confirmation has been provided that either:- (i) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or (ii) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure

that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

4. The development hereby permitted shall be carried out in accordance with the recommendations set out in Ecological Appraisal of the HMP Prison Bullingdon by Bioscan (UK) Ltd dated November 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

5. The development shall proceed in accordance with the Flood Risk Assessment reference 20305-HYD-XX-XX-FP-FR-0005 prepared by Hydrock received 20/12/2021 accompanying the application unless otherwise previously approved in writing by the Local Planning Authority.

Reason: To protect the development and its occupants from the increased risk of flooding in accordance with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government advice in Section 14 of the National Planning Policy Framework.

6. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework.

7. The proposed extension to the car park shall be provided in accordance with the approved plans before first occupation of the development hereby permitted. The additional parking shall thereafter be retained for use in connection with the development for those purposes only.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking to comply with Government guidance in Section 12 of the National Planning Policy Framework.

8. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

9. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
 - b) The routeing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To ensure the environment is protected during construction in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

10. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments (and a Travel Plan Statement setting out how this phase will contribute to the overall site wide Travel Plan), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

11. Prior to the commencement of the development hereby approved, full details of a drainage strategy for the entire site, detailing all on and off site drainage works required in relation to the development, shall be

submitted to and approved in writing by the Local Planning Authority. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy, until which time no discharge of foul or surface water from the site shall be accepted into the public system.

Reason: To ensure that sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact upon the community in accordance with Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

15 **94 The Moors, Kidlington, Oxfordshire, OX5 2AG**

The Committee considered application 22/00539/F for the demolition of an existing dwellinghouse, garage and outbuilding and the erection of 2 x 5-bed detached dwelling houses (Use Class C3). Car parking, and alterations to access and landscaping at 94 The Moors Kidlington Oxfordshire OX5 2AG for Henaud Developments This was a resubmission of application 21/03017/F.

It was proposed by Councillor Billingham and seconded by Councillor Walker that application 22/00539/F be deferred for a site visit as the considered it imperative that Members see the development site in context with the surrounding buildings to understand any possible implications on them.

Resolved

- (1) That consideration of application 22/00539/F be deferred for a site visit to take place prior to the meeting at which application 22/00539/F, 94 The Moors Kidlington Oxfordshire OX5 2AG would be considered by the Planning Committee.

16 **2, 4 and 6 Priory Mews, Old Place Yard, Bicester, OX26 6AU**

The Committee considered application 22/00601/CDC a retrospective application for the adaptation to eastern boundary to improve privacy for both residents and neighbours. The existing boundary consisted of two limestone walls that sit either side of a taller timber fence. The proposal sought to retain the existing limestone walls but to increase the height of these by attaching new, higher quality timber panels together with the removal and replacement of the existing fence section to match at 2, 4 and 6 Priory Mews, Old Place Yard, Bicester, OX26 6AU for Miss Kim Swallowe.

In reaching its decision the Committee considered the officers' report and presentation.

Resolved

- (1) That authority be delegated to the Assistant Director for Planning and Development to grant permission for application 22/00601/CDC subject to:
- i) no new material planning considerations being raised before the expiry of the consultation period
 - ii) the following conditions (and any amendment to those conditions deemed necessary):

CONDITIONS

Compliance with Plans

1. Except where otherwise stipulated by conditions attached to this permission, the development shall remain in accordance with the information contained within the application form and the following approved plans: Site Location Plan received by the Council on 16 March 2022, Site Plan – extent of Boundary received by the Council on 14 March 2022 and drawing number 012/21 Rev B (Proposed Site Plan/ Elevations).

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

2. The fence shall be stained to match that of the existing front boundary fence and in accordance with the proposed fence treatment picture within drawing number 012/21 Rev B.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

17 **Appeals Progress Report**

The Assistant Director Planning and Development submitted a report which informed Members about planning appeal progress including decisions received and the scheduling of public inquiries and hearings for new and current appeals.

Resolved

- (1) That the position statement be accepted.

The meeting ended at 6.50 pm

Chairman:

Date: