

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Planning Committee

2 July 2009

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| 11. | (Pages 1 - 2) | Written Update |

If you need any further information about the meeting please contact Alexa Coates, Legal and Democratic Services alexa.coates@cherwell-dc.gov.uk (01295) 221591

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

2 July 2009

WRITTEN UPDATES

Agenda Item 6 **08/02605/F** **Sainsburys, Oxford Rd. Banbury**

The following paragraphs relative to the scale of development as required by PPS6 were omitted from the report and an additional two conditions relating to landscaping are to be added.

Scale

Paragraph 3.12 of PPS6 sets out guidance for securing the appropriate scale of development. The aim is to locate the appropriate type and scale of development in the right type of centre to ensure that it fits into that centre and that it complements its role and function.

The proposal represents a 38% increase in net sales floorspace in the existing Sainsbury's store. In the context of the defined role of Banbury as a primary regional centre, it is not considered that the proposed extension in itself to be out of scale with the role of a main food superstore in a centre the size of Banbury. The additional net floorspace represents only about 2% of the total retail floorspace within Banbury Town Centre.

It is considered that the proposed extension is of an appropriate scale in relation to the application store, Banbury Town Centre and local context and it will not materially change the function of the convenience foodstore. Furthermore the proposed extension is of an appropriate scale in relation to quantitative and qualitative need identified in paragraphs 5.13 – 5.23 of this report.

In conclusion the proposed extension is of an appropriate scale, will meet identified quantitative and qualitative need and will improve the retail goods on offer at this established facility. Accordingly the proposal is in accordance with PPS6 in respect to the test of appropriate scale of development.

Additional landscape conditions

14. That notwithstanding the submitted landscaping scheme, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a revised scheme for landscaping the site which shall include:-
 - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, 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, pavements, pedestrian areas, crossing points and steps.

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 C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

15. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner; and that any trees and shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

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 C4 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

Agenda Item 7 09/00662/F 2 Laburnum Grove, Banbury

Banbury Town Council raise no objections

Agenda Item 8 Quarterly Enforcement Report
Supplementary Agenda

Page 2 ENF16/07 Foxfield Farm, Ardley
Appeal withdrawn against service of enforcement notice

Page 3 ENF 34/07 Bradscot , Cross Hill, Adderbury
New applications received

Page 6 ENF 19/08 22 Milton St.Banbury
New applications received

Page 7 08/716/EUNDEV 88 West St. Banbury
Compliance achieved