

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Planning Committee

1 October 2009

Title

Written Update (Pages 1 - 4)

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

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CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

1 OCTOBER 2009

WRITTEN UPDATES

Agenda Item 6 **09/00939/F** **33 Oxford Rd and Land to rear of 35-59
Oxford Rd. Bodicote**

Draft Section 106 Heads of Terms:

- i Affordable housing at 30% House type mix specified
- ii Education infrastructure contribution £114,863 (index linked)
- iii Library contribution £5,338 (index linked)
- iv Social and healthcare contribution £2,145 (index linked)
- v Museum records centre contribution £296 (index linked)
- vi Waste management contribution £2,654 (index linked)
- vii Off-site indoor sports contribution £8,628 (index linked)
- viii Off-site sports pitch provision £ 17,598 (index linked)
- ix LAP/open space to be provided on site plus commuted sum for maintenance £21,909 (index linked)
- x Community hall contribution £25,300 (index linked)
- xi Community development contribution £2,811 (index linked)
- xii Fire hydrant contribution £770 (index linked)
- xiii Refuse bin provision £60 per dwelling (index linked)
- xiv Public art contribution £150 per dwelling (index linked)
- xv Transport contribution for off-site infrastructure £31,578 (index linked)
- xvi Monitoring fee £500

Reasons for conditions 19,20,22 and 23 amended to delete reference to Structure Plan and to refer to SE Plan

Clarification of report. Paragraph 5.23 should be read alongside para 5.6 and para 5.24 should be read alongside 5.9

Agenda Item 7 **09/00965/OUT** **OS Parcel 1319, Milton Rd.Bloxham**

The agents for the application have provided the following statement

The Milton Road application was prepared by Bewley Homes in conjunction with a well-known care home provider. Bewley Homes has had a long-established interest in the site and is firmly of the view that it represents a credible and sustainable development option. As Officers and Members will be aware, the site has been promoted for residential development over a number of years and was at one time the Officers' preferred location for development at Bloxham (see Officer's report). Bewley Homes has continued to identify the site as a residential development option through the initial stages of the Cherwell DC LDF process.

In the meantime, Bewley Homes was approached by a potential partner interested in providing a care home at the site and the current scheme was developed with their input, following public consultation events held between March and June 2009. The scheme includes age-restricted affordable housing, which the potential partner

indicated it would bring forward, and market housing, to be provided by Bewley Homes. The scheme is pitched towards the care and retirement market, a commercial decision based on involvement of the potential care home partner and substantiated by independent analysis demonstrating a need for care-bed provision in the area.

Unfortunately, the care home partner withdrew as the application was about to be submitted because they had committed to a number of other projects in the region and were re-appraising their portfolio. The demand information remains unchanged and Bewley Homes has continued with the submission. At the time of writing an alternative partner has not been identified.

The Environment Agency has withdrawn its objection in response to an amendment to the Flood Risk Assessment. The EA is satisfied that at this stage the proposed development is acceptable in principle, but the applicant will need to provide further information relating to the proposals, to a satisfactory standard to ensure that the proposed development can go ahead without posing an unacceptable flood risk. This can be done through the inclusions of conditions should the application be approved.

As the EA has removed its objections the third reason for refusal can be removed from the recommendation.

OCC's Social and Community Services Officer has stated (in summary) that there are no set standards regarding the distance of care homes from local amenities. Staffing may be difficult if the home isn't accessible by public transport, but there are other options such as taxis, minibus or configuring shifts to match bus times that can help overcome this.

With regard to a need for this service, 2 potentially similar developments in the same village may be unrealistic. However, we know that for specialist high quality care homes, service users will travel some distance, therefore developments in Bloxham could serve the wider Cherwell area but this should be considered within the range of developments in Cherwell.

Based on the latest information collected in 2006 by the County Council, we know that age standardised demand is predicted to increase in Cherwell by 85% between 2009-2028 and you will know the demography for Cherwell. Based on this information it could be argued that 2 developments in Bloxham is sustainable, however the County Council aims to cease purchasing residential (i.e. non nursing) care home beds and focus its purchasing on extra care developments, care at home and specialist care home beds such as nursing and dementia.

It cannot be said with a high degree of confidence that there is sufficient custom for 2 care homes within the immediate Bloxham Area.

The **Local Highway Authority** is satisfied that all the areas of concern have been addressed through the provision of further information. Therefore the LHA has no objections to the proposal.

Agenda Item 9 **09/01118/F Green Barn, Stoke Lyne Rd. Stratton Audley**

Late representations from

- Stratton Audley Parish Council have provided individual comments from 3 of their Members who support the proposal and say it will improve the look of the site
- OCC (Footpaths) have no objections
- A resident of Cherry Close objects to the proposal on the grounds that there has been no change in circumstances since the last refusal; no agricultural or other need; would detract from the character and visual amenity of the streetscene- larger footprint and possibly higher; will detrimentally affect the character of the Conservation Area; concerned about highway safety from additional traffic generated at this narrow point on the road.

Agenda Item 12 **Former Cattle Market site, Merton St. Banbury**

Members will all have received a letter direct from the planning agents for the developers.

The HDCMD is happy to confirm that the developers are demonstrating a willingness to resolve the outstanding matters, however the criticism of your officers in not issuing earlier clearance of details submitted is because the details were not considered acceptable. The delay in the approval of the community building did not delay the commencement of its construction which has only begun in the last few months. The landscaping undertaken onsite to date is recognised as being acceptable.

The LEAPs and NEAP have been provided as have two of the LAPs. The other LAPs are provided as areas but without any equipment. It has been suggested that these LAPs not be further equipped, and instead the money saved be re-diverted to the cost of moving the overhead lines over the playing pitch site. Your officers consider this proposal acceptable, but the legal agreement will need to be amended to allow this. It is recommended that the Committee agree to this variation

Agenda item 13 **Quarterly enforcement Report (Appendix 1)**

- P.85 Wendlebury Works not undertaken HDCMD/HLDS to consider the need to take direct action
- P.86 ENF.14/07 Expected letter not received
- P.91 Bicester Golf Club Agent confirms application in the post

Agenda Item 14 **Decisions Progress Report**

- 05/01337/F (Bankside) Legal agreement completed and planning permission issued
- 07/00422/F (Bicester Town Centre) Legal agreement completed and planning permission issued
- 08/00876/F (Chilling Place Farm) Legal agreement completed and planning permission issued

