

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Planning Committee

22 October 2009

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CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

22 OCTOBER 2009

WRITTEN UPDATES

Agenda Item 6 **09/00768/F** **OS parcel 9875 Adjoining Oxford Canal
and N of The Gables, Woodstock Rd,
Yarnton**

Application withdrawn

Agenda Item 7 **09/01178/F** **The Lodge, Horton Hill, Horton cum Studley**

Late representations from

- Horton-cum-Studley Parish Council who object to the application because the Secretary of State lifted the Section 106 agreement that prevented any further development of this Green Belt site to enable the Lodge to be returned to profitability by building 23 extra bedrooms. The latest planning application is for only 4 bedrooms initially and possibly 6 more several years later. This leaves a shortfall of 13 bedrooms compared to the number previously approved as necessary to make the hotel viable.
- Two local residents object to this application on the grounds that
 1. This would remove an essential control on the phasing of this project and invalidate the claimed rationale for the entire development. The developer has always stated that the objective of this development is to return the Lodge to profitability . To achieve this the applicant has previously emphasised the necessity of expanding the hotel accommodation by 23 bedrooms. Instead of raising funds commercially the applicant has sought to fund the hotel expansion by the proceeds from the sale of four large houses which he proposes to build on the site. The requirement for the houses is therefore as enabling development.
 2. The proposed variation suggests that the first two houses should be built and sold before any work is undertaken on a very modest four bedrooms extension to the hotel. Thereafter the other two houses would then be built and sold prior to work being undertaken on a further six hotel rooms. This falls far short of the previously identified number of rooms which were needed to ensure financial viability.
 3. The applicant has been trying to build houses on this site for 143 years, with an application in 1995 and a subsequent dismissed appeal
 4. The development is highly controversial , being backland development in a category 3 Green Belt village.
 5. The existing condition sensibly ensured the concurrent building of the houses and the hotel expansion, with no occupation of the houses allowed until the completion of the hotel rooms. To modify this condition would mean that the houses get built but the extension to

the hotel is undertaken only on a modest piecemeal basis with no binding timescale

6. The developer is using the current financial downturn as a pretext to significantly alter the conditions. This is a convenient ruse. The economy will recover in time as is evidenced by the upturn in the housing market.
7. Continuing change of the plans over the years is very unsatisfactory and inevitably means that they are highly distrustful of what might happen

. Agenda Item 10

Reference in para 1.1 to 28 dogs should be 56

Agenda Item 11

Banbury Town Council raise no objections