

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Planning Committee

14 April 2011

Title

Written Update

If you need any further information about the meeting please contact Michael Sands, Legal and Democratic Services michael.sands@cherwell-dc.gov.uk (01295) 221554

Agenda Item 16

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

14 April 2011

WRITTEN UPDATES

Agenda Item 6 11/00069/F

Land W of Begbroke Science Park, and E of Woodstock Rd. Yarnton

- Oxfordshire County Council has advised that the updated accident data has been received from the applicant and remain satisfied with the proposed access road.

Also the applicant and Oxfordshire County Council's Principal Engineer have had further discussions about the stopping up of the existing access and essentially rather than having the reinstatement of the highway verge and full facing kerbs, bollards could be used instead with Fire Brigade locks so that they can be dropped in emergencies only. Full details are still to be agreed to ensure that normal traffic use is prevented from using the existing access.

Therefore it is necessary to provide a revised condition no. 6 as follows:.

Revised condition no. 6

That prior to the first use of the proposed A44 junction and access road the existing means of access onto Sandy Lane shall be permanently stopped up by the means to be agreed; details of which shall be submitted to and approved in writing the Local Planning Authority within 3 months of the date of this permission and in accordance with the highway authority's specifications and shall not be used by any vehicular traffic whatsoever (except in emergencies).

Reason - In the interests of highway safety and to comply with Government advice contained in PPG13: Transport.

Agenda Item 9 11/00253/F

British Bakels, Granville Way, Bicester

Consultation responses

- Bicester Town Council – Strongly supports this application.

Additional information

The applicant's agents have produced a 'Sustainability Statement' in support of the application and in lieu of a BREEAM condition, which covers the following ground:

- Management – Avoidance of excessive thermal bridging, avoidance of air leakage, use of reclaimed timber and monitoring and reduction of energy and water consumption.
- Energy – No additional heating or cooling in extension, triple skin rooflights and computerised low energy LED lighting system to reduce levels of artificial lighting required.
- Transport – Existing green travel plan in place unaffected by proposal, new warehouse will reduce overall goods vehicle trips to/from the site and cycle parking provided on site.

- Water – No new water supply requirements.
- Materials – Where possible, building materials and methods of construction are sourced from the BRE Green Guide, with a minimum A rating.
- Waste – Recycled materials incorporated within the fabric of the building, waste management strategy plan produced, anti pollution receptors to all vehicle access areas.
- Land use and Ecology – Land has low ecological value, but new car park extension incorporates areas of landscaping to enhance biodiversity.

Agenda Item 10 11/00279/F 31 North St. Bicester

Consultation responses

- Bicester Town Council – Strongly objects on the grounds of the impact on the shared access, the detrimental effect on neighbouring business and especially the detrimental effect on the neighbouring cottage.

Representations

Three additional letters of objection have been received. No additional material planning considerations are raised.

Agenda Item 11 11/00385/CAC 31 North St. Bicester

Consultation responses

- Bicester Town Council – Strongly objects, for the same reasons as noted above.
- The Design and Conservation Officer raises no objection to the proposal, stating:

I do not see that the removal of the rear extensions or the garden sheds would be unacceptable. The sheds are mentioned in the conservation area appraisal, but although they are historic in form, they are of modern construction and therefore their loss would not be significant.

These comments replace those on page 97, in paragraph 3.2, which were copied over from the full application in error.

Representations

One letter of objection has been received, raising the following material planning considerations:

- Impact on character and appearance of Conservation Area.

Additional information

Following a recent court case which introduces new controls over the demolition of buildings and other structures, planning permission is also required in certain circumstances for the demolition of the structures in this application. The applicants will be informed of this requirement by the following Planning Note, which will be attached to the Decision Notice:

1. The applicants attention is drawn to Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which requires the developer, prior to the commencement of development, to apply to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required to the method of demolition and any proposed restoration of the site.