

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Planning Committee

14 July 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 17

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

14 July 2011

WRITTEN UPDATES

Agenda Item 6 10/01780/Hybrid **Bicester Eco Town Exemplar site, Caversfield**

See separate sheets

Agenda Item 7 10/01778/F **Buildings at Heyford Park**

t A unilateral undertaking has been received. This will need to be checked and then signed by the applicant prior to the issue of the consent

Agenda Item 9 11/00575/CDC **Land at Whitelands Farm, Bicester**

i An additional plan has recently been received from the applicant department which provides greater information on drainage matters. This will be passed to the Environment Agency for comment/discussion and it is hoped may result in the withdrawal of their objection. The recommendation remains subject to satisfactorily overcoming the EA's objection.

Agenda Item 11 11/00751/F **Site BB, Langford Locks, Kidlington**

As an update to para 1.1 of the report Members are informed that the applicant has also now submitted an application to renew the current storage use of the site.

Agenda Item 13 11/00890/CM **Site on Langford Lane, Kidlington**

The following late representations have been received

CDC Landscape

- Raises concerns over the loss of the hedgerow on the site frontage to Langford Lane. Would suggest hedgerow is retained to a minimum height of 3m above ground level. Protective fencing in accordance with BS5837:2005 Trees in relation to construction would be needed.
- Concurs with recommendation to plant woodland on the northern boundary. However it appears the planting is outside the site boundary, and owned by an adjacent land owner and so it is important to consider who will maintain this planting and the access needed to achieve this.
- Additional information required in relation to the works to the west boundary of the development due to the change to land levels and due to there being some trees protected by a TPO along this boundary
- The recommendation for reinforcement woodland planting is justifiable
- Additional screen woodland planting to the area between the hedgerow and the edge of the hard standing is required
- Additional tree planting is required to the frontage in order to screen the vehicle depot areas. The car park would also benefit from trees planted in appropriate tree pits

Copy of OCC Ecologist comments:

- Development will result in biodiversity enhancement therefore no objections are

raised from a biodiversity or landscape point of view subject to conditions relating to breeding birds, badgers, reptiles and amphibians, bats, the retention and protection of existing vegetation, to ensure new planting is carried out, the need for an ecological management plan and the management of planting.

Copy of Kidlington Parish Council comments:

- Recognises the need for a waste recycling centre and endorse the strategy to provide a strategic network of sites, however consider that the current application is not intended to provide such a local centre. Object to the choice of this site
- Consider the delineation of the Pear Tree Roundabout as the southern most point is arbitrary and biased, and rules out potential non green belt sites – concerns raised over site selection and the criteria used
- Exclusion of Green Belt criteria in the initial site selection process is flawed and Green Belt considerations are not given appropriate weight
- Sites close to this were ruled out during the 2007 consultation and this has been ignored and overruled.
- No very special circumstances that suggest this site is the only or best site to use for this purpose that outweigh Green Belt policy considerations. Desirability of having 'a' site does not imply special circumstances exist for this site
- Provision of a single flagship site serving all of Oxford and Kidlington on this site is unsustainable and incompatible with the development of a network of local sites
- Traffic impacts have not been adequately addressed, concerns raised over surveys undertaken
- Insufficient detail about the operational proposals for the site
- Impact of proposal on Spires Business Park
- Proposal does not reflect or relate to where new housing development within the County is proposed
- Ecology concerns

Copies of two third party comments

- Green Belt, the proposal is inappropriate development and concerned that the special circumstances identified are debatable in relation to this site. Would conflict with keeping the land permanently open
- Proposal is based on Minerals and Waste Plan which was adopted in 1996 and is dated
- Site is not in a sustainable location
- Proposal will change nature of the area and could have an adverse affect on the value of nearby sites and on the businesses run here
- Impacts by noise, smell and dust
- Highway safety/ traffic implications with traffic queuing on Langford Lane, which could have an impact upon the operations of nearby businesses
- Accept the Inspector who conducted the OMWLP inquiry considered the waste facility 'need not have an adverse effect on nearby uses', however this is historic and the Inspector did not have the detail of the current application before him

It is **Recommended** that the above comments of the Landscape section are included in the second set of comments to be made on the details of the scheme