

**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**13 September 2012**

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# Agenda Item 20

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

13 September 2012

### WRITTEN UPDATES

**Agenda Item 6** 12/00240/OUT                      **Banbury School, Ruskin Road,  
Banbury**

**Application Withdrawn**

**Agenda Items 7 and 7a** 12/00711/LB                      **Mallards, New St. Deddington  
and 12/00732/F**

- One additional neighbour comment on the amended plans
  - Extension will be visible to owners of Quinque House to the north of The Steps.
  - Completely out of scale for this historic parcel of land so close to listed buildings.
  - Threatens light to a part of the neighbours small garden
  - Affric House will be seriously and adversely affected by this oversized and unsympathetic extension.
  - Travesty if the wishes of the new owners are permitted completely to ignore the needs of long standing residents who have lived in friendly harmony along the street for so many years.

**Agenda Item 8** 12/00780/F                      **Moss Plastics, Langford Locks, Kidlington**

- Update on paragraph 5.19 regarding HGV's and OCC's highways comments. The applicant's agents have confirmed that:
  1. Moss do not use articulated vehicles and there will be no additional movements of vehicles as per used at present. This warehouse is merely an expansion to allow greater warehouse space and improve operational efficiencies.
  2. They will issue an instruction/request to their suppliers and 3<sup>rd</sup> party logistics to avoid town centre wherever possible, but there will no additional traffic at all.
  3. A maximum of 30 staff will be on site (10 new) 20 will transfer from the other side of the road. No data on how the new staff will travel to work (not yet recruited) but based on job specs and skill set requirements, this would indicate that local workforce would be recruited – thus using bicycle, bus or walking of which information for getting to/from work will be made available (as part of the Travel Plan – to be conditioned)
  4. There will be no visitors to the new site
- The County Council's Highways Liaison Officer has accepted the additional information and has agreed that a Routeing Agreement is not necessary but a

condition should be used instead to ensure that HGV traffic shall not pass through Kidlington village. It is considered however by the case officer that a condition such as that required by OCC would not be enforceable, as essentially deliveries to the site could possibly be linked to other drops in Kidlington, which could not be controlled by the applicant. It is therefore considered that with the agreement from the applicant just a planning note would suffice.

- **CDC's Environmental Protection Officer** – raises no object subject to conditions required by the Environment Agency and also that relating to ground gas risk which needs further clarification on the exclusion of this risk.

### **Conditions**

Condition no. 2 – amended drawing no. D203P1 added to the list of drawing numbers.

Remove condition no. 22.

Add **three** further conditions:

1. Prior to the commencement of the development, further details and or investigations shall be carried out to establish the potential source of ground gas risk from the underlying alluvium, which shall be submitted to and approved in writing by the Local Planning Authority. Where unacceptable levels of gaseous contamination are identified, a proposal for remediation/mitigation shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details.

Reason – To ensure that any ground gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use and to comply with Policy ENV12 of the adopted Cherwell Local Plan.

2. Prior to the commencement of development, a working method statement covering the diversion of the Thrupp Ditch culvert, in accordance with drawing no. D001 Revision P5, shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason - The construction phase of any proposed development affecting the Thrupp Ditch culvert poses significant risks of flooding and in order to comply with Government guidance contained within the National Planning Policy Framework.

3. That the premises shall be used only for purposes falling within Class B8; specified in the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 and for no other purpose(s) whatsoever, and shall not be subdivided into separate units to be sold, leased or used by individual businesses.

Reason - In order to maintain the character of the area and in the interests of highway safety accordance with Policy BE1 of the South East Plan 2009 and

Policies C28 and C31 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

**Agenda item 9**    **12/00809/F**                    **Bicester Community Hospital, Kings End, Bicester**

- 6 further letters of objection, being two further letters from Cllr Sibley, a further letter from a previous objector, and 3 additional letters raising similar issues to those set out in para 2.1
- 5 letters of support from local doctors and Bicester Community Hospital League of Friends raising the following points
  1. there may be traffic problems during construction, but once up and running these will reduce as it is not a major acute hospital and has few facilities in addition to the present hospital
  2. site already owned by NHS so no extra expense will be incurred from leasing/purchasing another site
  3. local practices have been involved in the design process and wholly support this new facility
  4. the existing hospital is outdated and not fit for purpose
  5. this may be the last chance for Bicester to have its own hospital
- **OCC Highways** Previous holding objection now withdrawn and they recommend approval subject to conditions and to a Section 106 agreement conditions transport contributions
- **OCC Footpaths** accepts the method statement in respect of the delivery and removal of the MRI scanner vehicle which seeks to avoid undue manoeuvring on the public footpath along Piggy Lane.
- **CDC Landscape** raises no objection in principle subject to the imposition of conditions which will include revisions to the landscaping proposed on parts of the site.

**Additional recommendation** in relation to the footpath diversion.

It is recommended that the Committee resolves to

1. Make a Public Path Order under Section 257 of the Town and Country Planning Act 1990 to divert Bicester Footpath No.11 as shown in the applicants proposal
2. Confirm the Order as an unopposed Order, subject to their being no objections received or received and subsequently withdrawn.

It is also requested that delegated authority be given to the Head of Service to amend /add to the conditions to take into account these late representations and detailed comments received from the applicants agent .

**Agenda Item 12**    **12/01059/F**                    **Dominoes. 132 Buckingham Rd, Bicester**

Bicester Town Council objects strongly to this application and comments that there are already significant and severe parking issues with customers parking in the road, sometimes 2 and 3 cars deep. They comment that there are also significant problems in regards to litter and noise in a residential area which reduces the quality of the life of local people living in the vicinity and the surrounding streets. They consider that an increase in operating hours would further reduce the quiet enjoyment of the residential setting, especially during the night, and set a precedent in respect of other local shops that would not surely want to compete.