

SUPPLEMENTARY INFORMATION

Planning Committee

19 January 2017

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If you need any further information about the meeting please contact Aaron Hetherington, Democratic and Elections aaron.hetherington@cherwellandsouthnorthants.gov.uk, 01295 227956

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

19 January 2017

WRITTEN UPDATES

Agenda Item 9 16/02366/OUT CQ2 Spiceball Park Road, Banbury

- Further comments from OCC

I have not yet had a chance to review the Deed of Variation but we will require the same level of detail as we required to agree the original S106, some of which has not been provided as yet, and therefore this detail cannot wait until reserved matters, as we made clear with the original application. This includes further details of the retaining walls including cross sections. It is impossible to approve the position of the walls without this additional detail.

The pedestrian access parameters plan supplied does not include any route across the northern end of the car park to the footbridge to the leisure centre. I agree that the precise detail of this route can be agreed later but it does need to appear on a parameters plan.

Regarding goods access through the car park, it is not the swept path that is the issue, it is the reversing. If deliveries are to take place during retail opening hours we will need to have assurances that a banksman is used for these manoeuvres, in the interests of safety. I thought there was a condition for a delivery and servicing plan (I'm pretty sure I recommended one) – if not I think one should be added to ensure this protection.

I agree that the splitting at the point of entry to the lower deck car park could be designed to make it very difficult for vehicles to egress the main lower deck car park onto Spiceball Park Road, but I would recommend an additional condition for this specific requirement.

I will respond separately regarding the vehicle tracking.

- Response from Applicants agent

For clarity, our position in response to these comments is as follows. I will leave with you to decide if/how these might need to be relayed to Committee.

OCC will receive the same level of detail on the DOV as was provided for the original S106. Full details/plans of the retaining walls will be provided in a structures report (as previously) which is under preparation and will be send to OCC for comment by 19 January at the latest. These same drawings will also form part of the RM submission. This detail will enable OCC to comment on and agree the detail as soon as possible after Committee.

The pedestrian parameters plan OP-407-18 forming part of the outline (remaining unchanged) shows a pedestrian route over to the Spiceball Leisure Centre,

linking to the footbridge.

There is no requirement for an additional planning condition on the outline relating to the car park design – this is a RM detail which will be shared with OCC at that time.

- Further correspondence from applicants agent

Through detailed design work we have established a minor change to the minimum floorspace for the foodstore (Class A1 use) which will require an amendment to the floorspace figures defining the outline permission.

The change in the minimum parameter is to reduce it by 208 sq m GIA to 2,942 sq m (from 3,150 sq m). This is a relatively minor change against a scheme with some 43,000 sq m of floorspace, representing less than 0.5% of the total. It raises no significant issues on which further consultation would be necessary.

Could I ask for this change to be reported to Committee and the following minimum and maximum floor areas to be specified:

Use (Class)	Minimum area (GIA) sq m	Maximum area (GIA) sq m
Supermarket (A1)	2,942	5,100
Restaurants (A3/A4)	1,750	4,830
Hotel (C1)	1,855	4,715
Cinema (D2)	2,400	4,780
Car Parking	385 spaces	620 spaces

The change arises at the basement level of the foodstore where servicing was previously envisaged in the north-eastern corner of block C. Servicing is now located on the podium level (the same level as the foodstore) and thus the small area below the foodstore which was previously presumed to be servicing now becomes void. This area is to be used to provide necessary flood storage, but means that the built floor area for the foodstore reduces to just below the minimum parameter specified in the outline planning permission. The volume of the building remains the same and thus there is no change to the parameter plans (notably 407-OP-15).

For completeness, the description of development sought should be amended to capture this:

*“Removal/variation of conditions 4 (list of approved plans) and 9 (enhancement of River Cherwell) to 13/01601/OUT – condition 4 to be varied to reflect alterations in the access and servicing strategy for block C, with variations to **minimum floorspace** and maximum deviations in block and Condition 9 to be removed as no longer justified”*

- A letter has been received from a resident of Chamberlaine Court on behalf of the residents of that block of apartments. It is accompanied by a petition with 46 signatures. In the letter the following comments are made
 - Please give serious consideration to these objections from the only residents who will be affected
 - Consider that the access arrangements will cause delays, disruption, noise pollution and hazards
 - Request leaving the access arrangements as previously with

- entrance only off Spiceball Park Road with all exits via riverside and Cherwell Drive, except for HGVs
- Anticipate that two-way movements at main entrance to podium will cause hazardous conflicts between traffic using Spiceball Park Road and vehicles using this site and also delay and disruption

Agenda Item 10 16/02434/F Unit 2 Franklins House, Bicester

- Paragraph 7.4 should read:

Government guidance contained within the NPPF to ensure that local authorities support the viability and vitality of town centres, as the heart of their communities. A range of suitable sites should be allocated in order to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development that is needed in town centres. Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity. A Main Town Centre Use (MTCU) is defined as retail development, leisure, entertainment facilities (e.g. cinemas, night clubs, health and fitness centres, bingo halls), offices and arts, culture and tourism development. **The B use proposed falls into this definition.**