

SUPPLEMENTARY INFORMATION

Planning Committee

31 August 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

31 August 2017

WRITTEN UPDATES

Agenda Item 7 15/01357/F Land E of Larsen Road, Upper Heyford

Further correspondence has been received (and reproduced in full on public access) from:

- The County Council who maintains its objections as set out in its consultation response of 1 June 2017. They also point out that there is outstanding drainage information which is also a reason for objection.
- As education authority OCC have updated their financial requirements to be secured by a planning obligation:
 - Primary and nursery education:
£826,320 Section 106 required towards the necessary construction of a new permanent primary school serving the area, providing nursery and primary education.
Contribution towards the additional land required to enable the construction of the new primary school.
 - Secondary education:
£302,631 Section 106 required for the necessary expansion of permanent secondary school capacity serving the area, at Heyford Park Free School.
- Heyford Park residents Association who reiterate their objection to a scheme being approved in advance of an anticipated masterplan application from Dorchester Group, to greenfield land being developed in advance of brownfield and more houses before the village centre is developed
- A further objection from a resident of Heyford Leys on highways and traffic grounds and asking for consideration to a ring road around the airfield and to a crash barrier on Camp Road
- West Waddy ADP on behalf of the applicant who have written to all members summarising the case for permission being granted. A copy has been posted on the application web page.
- They have subsequently also requested the application be deferred following further analysis of the County Council's comments on highways and drainage matters in order that they can do further work to overcome their objections before the application is considered by Committee.
- Dorchester Group: A five page letter has been submitted by solicitors on behalf of the Dorchester Group raising a number of issues that need careful consideration including further assessment on the heads of terms for the proposed legal

agreement. They have asked for the application to be deferred pending the County Council's objections being overcome, or refused as currently presented.

- Following receipt of the letter from Dorchester's solicitors, and directly from the applicant asking for the application to be deferred, Officers consider there are reasonable grounds to defer determination of the application in order to further consider the County Council's highways and drainage objections and to reassess the heads of terms on the proposed contributions required by the development to mitigate the adverse impact of the development and to comply with the requirements of Policy Villages 5.

RECOMMENDATION - DEFER

Agenda Item 9 17/01094/F Langford Locks, Kidlington

The following paragraph replaces paragraphs 8.11 and 8.12 in the agenda. Whilst the report was updated with the amended Highway Authority consultation response and conditions these paragraphs were not updated in error.

Highway safety

8.11 The proposal includes a one way system around the building with an anti-clockwise routing and it is to be served by two accesses one on the eastern boundary (entry only) and one on the southern boundary (exit only). The Highway Authority originally raised objections to the scheme as they considered that the parking would be insufficient and the vehicle tracking was inadequate. However the agent attempted to overcome these issues and submitted additional information. As a result of the additional information the Highway Authority has recommended no objections to the scheme subject to conditions relating to:

- Access
- Visibility splay protection
- Turning and car parking
- Service vehicle turning
- Drainage
- Cycle parking
- Travel Plan
- Construction Management Plan
- Delivery and Service Plan

These conditions are set out in full within the agenda report.

Agenda Item 13 17/00380.DISC Eco Business Centre, Charlotte Ave. Bicester

- OCC as local highway authority have confirmed that they have no objection to the clearance of conditions 9 and 10