

SUPPLEMENTARY INFORMATION

Planning Committee

15 March 2018

Agenda Item Number	Page	Title
As set out on the update	Pages 1 - 3	Written Update

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

15 March 2018

WRITTEN UPDATES

AGENDA ITEM 7 16/02348/F RESTORE, 3135 HEYFORD PARK, CAMP ROAD, UPPER HEYFORD

No update

AGENDA ITEM 8 17/01600/F LAND WEST OF M40 ADJ TO A4095 KIRTLINGTON ROAD CHESTERTON

Application has been **withdrawn** by the applicant from the planning process

AGENDA ITEM 9 17/02148/OUT LAND ADJ TO COTSWOLD COUNTRY CLUB AND SOUTH OF PROPERTIES ON BUNKERS HILL

THIRD PARTIES:

Further letters of **objection** have been received since the writing of the report

The issues raised are as follows:

- Queries are raised about land ownership and legal rights of existing residents. Land shown edged in blue on the plans is owned by Bunkers Hill Management Company.
- Queries Transport Report. Cycle routes are recreational only and not functional routes into Kidlington and Oxford. Questions safety of cyclists using A4260 and A4095.
- Queries adequacy, convenience and cost of existing bus service and adequacy of improvements proposed to bus stop.
- Improvements to bus service don't mention extending service later into the evenings.
- Traffic survey omits congestion at A4260 /A4095 junction at peak times
- Proposed planting to northern boundary outside redline area
- Lack of affordable housing
- Further communication from the applicant's agent

ADDITIONAL INFORMATION:

Since publication of the agenda the applicant's agent has advised the following:

1. Requested that layout is included within this outline application advising it was omitted in error.

Officer Comment: Currently only access and scale are to be considered. However, this is considered to be a significant change to the application and would need to be re-advertised. This would necessitate the deferment from this meeting resulting in a further delay in determining the application.

2. The applicant has also agreed to make contributions towards the indoor sports facilities at Kidlington Leisure Centre (£7,683.61) and outdoor sports facilities at Stratfield Brake (£11,394.37);
3. The applicant's agent has provided an amended site plan to show the proposed LAP on the area previously indicated for a community facility,
4. The agent has advised that the Bunkers Hill Management Company (BHMC) met Monday evening and as a result the agent has provided a further amended site plan and a second plan with amended LAP detail. The agent advises that "the change to the plans is to the NE corner of the site, whereby the LAP has been pulled slightly northwards to keep free an existing route currently used by residents".

Officer Comment: Given its late submission it has not been possible to consult the Council's landscape officers on the above.

5. The applicant has also provided an updated Head of Terms for a section 106 agreement, in which the applicant now proposes to provide a community hall on site.

Officer Comment: However, there does not appear space within the site for the community hall, and in this application the LAP is shown where the community hall was proposed at the time of the last application.

6. The agent contends that "the total infrastructure and financial contributions" exceeds that of the 2016 permission.

Officer Comment: However, it remains the case that (1) the applicant has not agreed to pay the commuted sum for maintenance of the LAP on site, (2) is not offering the off-site contribution towards affordable housing previously proposed and on which basis members granted the last planning application, and (3) there must be doubt as to the deliverability of the community hall given the relative lack of space within the red line site area as indicated above.

RECOMMENDATION:

No Change to recommendation

CONSULTATION RESPONSES:

Oxfordshire County Council Highways Comments

Additional comments have been received from OCC Local Highways Authority ('LHA'). The LHA has removed its objection to the proposal following to the submission of further information from the applicant's agent.

Officer Comment: As noted in the officer report, the LHA initially raised concerns with the lack of on-site cycle parking, as well as the lack of information of whether the proposed development encroached upon the dedication area secured under the Section 278 works associated with the outline consent for the technology park.

The LHA requested no less than 14 covered cycle stands, but 20 covered cycle stands are now proposed. Furthermore, the applicant's agent has noted that the proposed development would not encroach on the dedication area secured under the Section S278 agreement. The LHA has stated that they are now satisfied with the amount of cycle parking and the fact that the hotel does not encroach on the dedication area.

ADDITIONAL INFORMATION FROM APPLICANT:

A draft set of conditions was forwarded to the applicant who has since raised some concerns with the number of conditions proposed and the details sought. The applicant has also sought to emphasise that they remain committed to delivering the high technology business park and that negotiations are well advanced in securing tenants for the units.

Officer Comments: Officers are looking into the points raised by the applicant with regards to the conditions, with the aim to try and minimise their total number and the number of pre-commencement conditions. This is to ensure that the number of conditions are proportionate and won't unduly affect the timeframe for delivery of the hotel.

AMENDED RECOMMENDATION

Delegate to the Interim Director for Planning and Regeneration to grant permission, subject to

- (a) Legal agreement linking the development to the obligations contained in the existing S106 Agreement entered into in respect of the wider Technology Park
- (b) Conditions that follow the principles as set out in the committee report, but to be finalised by officers following further discussions with the applicant