

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 11 June 2009 at 4.00 pm

Present: Councillor Fred Blackwell (Chairman)

Councillor Rose Stratford (Vice-Chairman)

Councillor Ken Atack
Councillor Colin Clarke
Councillor Eric Heath
Councillor Alastair Milne Home
Councillor David Hughes
Councillor James Macnamara
Councillor D M Pickford
Councillor G A Reynolds
Councillor Leslie F Sibley
Councillor Chris Smithson
Councillor Trevor Stevens
Councillor John Wyse

Substitute
Members: Councillor Andrew Fulljames (In place of Councillor Mrs
Catherine Fulljames)
Councillor Russell Hurle (In place of Councillor Lawrie
Stratford)
Councillor P A O'Sullivan (In place of Councillor Michael
Gibbard)
Councillor Barry Wood (In place of Councillor Maurice
Billington)

Apologies for absence were received from Councillors Catherine Fulljames,
Michael Gibbard and Lawrie Stratford

Officers: Jenny Barker, Major Developments Team Leader
Bob Duxbury, Development Control Team Leader
Mike Buxton, Planning Enforcement Team Leader
Paul Manning, Solicitor
Rebekah Morgan, Trainee Planning Officer
Tony Ecclestone, Communications Officer
Alexa Coates, Senior Democratic and Scrutiny Officer
Michael Sands, Trainee Democratic and Scrutiny Officer

Declarations of Interest

Councillors declared interests with regard to the following agenda items:

7. Garage Block adjacent to 32 Langford Gardens, Bicester.

Councillor Leslie F Sibley, Prejudicial, as a member of Bicester Town Council and member of Charter Housing.

Councillor Rose Stratford, Prejudicial, as a member of Bicester Town Council and member of Charter Housing.

8. 20 Newton Purcell, Oxon, MK18 4AY.

Councillor Rose Stratford, Personal, as an acquaintance of the applicant.

9. 20 Newton Purcell, Oxon, MK18 4AY.

Councillor Rose Stratford, Personal, as an acquaintance of the applicant.

11. Thorpe Lane Depot, Thorpe Lane, Banbury OX16 4UT.

Councillor Alastair Milne Home, Personal, as a member of Banbury Town Council planning committee who may have previously considered the application.

Councillor Barry Wood, Prejudicial, as a member of the Executive.

Councillor Colin Clarke, Personal, as a member of Banbury Town Council who may have previously considered the application.

Councillor G A Reynolds, Prejudicial, as a member of the Executive and Portfolio Holder for Environment, Recreation and Health.

Councillor James Macnamara, Prejudicial, as a member of the Executive.

Councillor Ken Atack, Personal, as a member of the Executive.

Councillor Leslie F Sibley, Prejudicial, as a member of Charter Housing who had made decisions on financial assistance to the Council.

12. Willy Freund Youth Centre, Dover Avenue, Banbury OX16 0JE.

Councillor Alastair Milne Home, Personal, as a member of Banbury Town Council planning committee who may have previously considered the application.

Councillor Barry Wood, Prejudicial, as a member of the Executive.

Councillor Colin Clarke, Personal, as a member of Banbury Town Council who may have previously considered the application.

Councillor G A Reynolds, Prejudicial, as a member of the Executive and Portfolio Holder for Environment, Recreation and Health.

Councillor James Macnamara, Prejudicial, as a member of the Executive.

Councillor Ken Atack, Personal, as a member of the Executive.

Councillor Leslie F Sibley, Prejudicial, as a member of Charter Housing who had made decisions on financial assistance to the Council.

19 **Petitions and Requests to Address the Meeting**

The Chairman advised the committee that requests to speak would be dealt with at each item.

20 **Urgent Business**

There was no urgent business.

21 **Minutes**

The minutes of the meeting held on 21 May 2009 were agreed as a correct record and signed by the Chairman.

22 **The Garage, High Street, Charlton on Otmoor, Oxfordshire, OX5 2UQ**

The committee considered a report of the Head of Development Control and Major Developments for the redevelopment of the existing coach depot by the erection of five dwellings (1 x four bed, 3 x three bed, 1 x two bed), together with associated landscaping, covered parking and access (as amended by drawings numbered 07058-P11, P12, P13, P14, P15 and P16 received 08/05/09 with agent's email of same date).

Mr Raymond Cole spoke in objection to the application on behalf of Mr and Mrs Mason.

Mr Peter Uzzell spoke in support of the application on behalf of the applicant.

The committee considered the impact of the development on the green belt, suitable development in rural areas, the need for affordable housing in rural areas and the impact on local amenity.

In reaching their decision the committee considered the Officer's report, presentation and written update and the presentations of the objector and supporter.

Resolved

That application 08/02493/F is deferred to enable further negotiations to be held with the applicant concerning layout and affordable housing.

23

Garage Block adjacent to 32 Langford Gardens, Bicester

The committee considered a report of the Head of Development Control and Major Developments for the demolition of 2 garage blocks and the erection of 3 no. three bedroom houses and alterations to the street layout.

Rachel Taylor and Cllr Bolster, Ward Member, spoke in objection to the application.

The committee considered the impact on parking and access for emergency vehicles and the impact of the development.

In reaching their decision the committee considered the Officer's report, presentation and written update and the objector's presentations.

Resolved

That application 09/00523/F is approved subject to the following conditions:

- 1) 1.4A – Full Permission: Duration Limit (3 years) (RC2)
- 2) 2.0A – Details of Materials and External finishes (RC4) Insert 'dwellings'
- 3) 4.13CD – Parking and Manoeuvring area retained (RC13BB)
- 4) 14.12AA -Surface, Laid out etc (RC14A) insert 'parking'

24

20 Newton Purcell, Oxon, MK18 4AY

The Committee considered a report of the Head of Development Control and Major Developments for a two storey rear extension and removal of concrete garage and construction of new double garage.

The committee considered the impact of the development on the rural character of the building and the materials used.

In reaching their decision the committee considered the Officer's report and presentation.

Resolved

That application 09/00575/F is approved subject to the following conditions:

- 1) That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
- 2) That the external walls of the extension shall be constructed in natural weathered limestone which shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1m2 in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority prior to the construction of the development hereby permitted.
- 3) That full design details of the thatching shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.
- 4) That full design details of the window/joinery shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.
- 5) That, notwithstanding the provisions of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 and its subsequent amendments, the garage(s) shown on the approved plans shall not be converted to provide additional living accommodation without the prior express planning consent of the Local Planning Authority.

25

20 Newton Purcell, Oxon, MK18 4AY

The committee considered a report of the Head of Development Control and Major Developments for a two storey rear extension and removal of concrete garage and construction of new double garage.

The committee considered the impact of the development on the rural character of the building and the materials used.

In reaching their decision the committee considered the Officer's report and presentation.

Resolved

That Listed buildings consent 09/00576/LB is approved subject to the following conditions:

- 1) That the works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

- 2) That the external walls of the extension shall be constructed in natural weathered limestone which shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1m² in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority prior to the construction of the development hereby permitted.
- 3) That full design details of the thatching shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.
- 4) That full design details of the window/joinery shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

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3A - 3B Cotefield Farm, Oxford Road, Bodicote OX15 4AQ

The committee considered a report of the Head of Development Control and Major Developments for the use of units for the sale of goods by auction for up to 30 days per year.

Joe Smith the applicant spoke in support of the application. Veronica Hammond also registered to speak and allowed Joe Smith to speak on her behalf.

The committee considered the impact the use would have the vibrancy of the town centre, public demand for auction house, sequential testing and the suitability of the use in a rural location.

In reaching their decision the committee considered the Officer's presentation, report and written update and the supporter's presentation.

Resolved

That application 09/00580/F is approved subject to the following conditions:

- 1) That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
- 2) That this permission shall ensure for the benefit of J S Auctions only and of no other persons whatsoever, and shall not ensure for the benefit of the land. Upon the applicant ceasing to occupy the building, it shall revert to its former use.
- 3) The use of the premises for the sale of goods by auction shall not exceed 30 days in any calendar year.

27

Thorpe Lane Depot, Thorpe Lane, Banbury OX16 4UT

The committee considered a report of the Head of Development Control and Major Developments for the erection of a lean-to for parking of sweeper vehicles.

The committee were satisfied with the evidence presented by the Officers.

In reaching their decision the committee considered the Officer's report and presentation.

Resolved

That application 09/00611/CDC is approved subject to the following condition:

- 1) That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

28

Willy Freund Youth Centre, Dover Avenue, Banbury OX16 0JE

The committee considered a report of the Head of Development Control and Major Developments for alterations and extensions to the existing youth club facility to provide accessible toilet and inclusive access to the detached smaller hall by linking the two buildings.

The committee were satisfied with the evidence presented by Officers.

In reaching their decision the committee considered the Officer's report, presentation and written update.

Resolved

That application 09/00629/CDC is approved subject to the following conditions:

- 1) That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
- 2) That the materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.
- 3) Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall there after be permanently retained and maintained for the parking of cycles in connection with the development.

- 4) That the parking and manoeuvring areas shall be retained in accordance with the plans hereby approved and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

29 **Decisions Subject to Various Requirements - Progress Report**

The committee considered a report of the Head of Development Control and Major Developments which updated member on decision which were subject to various requirements.

Resolved

That the position statement is accepted.

30 **Appeals Progress Report**

The committee considered a report of the Head of Development Control and Major Developments which updated members on applications where new appeals had been lodged, public inquires/hearing scheduled or appeals results received.

Resolved

That the position statement is accepted.

31 **Mike Buxton Retirement**

The committee thanked Mike Buxton, Enforcement Team Leader, for his hard work and contribution to planning committee with over 35 years of service.

The meeting ended at 7.45 pm

Chairman:

Date: