

## **Cherwell District Council**

### **Planning Committee**

Minutes of a meeting of the Planning Committee held at Bodicote House,  
Bodicote, Banbury, OX15 4AA, on 22 October 2009 at 4.00 pm

Present: Councillor Fred Blackwell (Chairman)

Councillor Rose Stratford (Vice-Chairman)  
Councillor Ken Attack  
Councillor Mrs Catherine Fulljames  
Councillor Michael Gibbard  
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 Lawrie Stratford  
Councillor John Wyse

Substitute  
Members: Councillor Barry Wood (In place of Councillor Colin Clarke)

Apologies For  
Absence: Councillor Maurice Billington  
Councillor Colin Clarke

Officers: Jameson Bridgwater, Head of Development Control & Major Developments  
Bob Duxbury, Development Control Team Leader  
Nigel Bell, Solicitor  
Natasha Clark, Trainee Democratic and Scrutiny Officer  
Michael Sands, Trainee Democratic and Scrutiny Officer

#### **95 Declarations of Interest**

There were no declarations of interest.

#### **96 Petitions and Requests to Address the Meeting**

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

97 **Urgent Business**

There was no urgent business.

98 **Minutes**

The Minutes of the meeting held on 1 October 2009 were agreed as a correct record and signed by the Chairman.

99 **OS Parcel 9875 Adjoining Oxford Canal and North of The Gables, Woodstock Road, Yarnton**

The Chairman advised that this application had been withdrawn.

100 **The Lodge, Horton Hill, Horton Cum Studley, Oxford, OX33 1AY**

The Committee considered a report of the Head of Development Control and Major Developments for the construction of a shop, hotel facilities and housing.

Councillor Timothy Hallchurch spoke in favour of applications 09/01178/F, 09/00937/OUT and 09/00936/F as Ward Member.

Mr Vic Brown spoke in favour of applications 09/01178/F, 09/00937/OUT and 09/00936/F as the Applicants Agent.

Mr John Attley spoke in favour of applications 09/01178/F, 09/00937/OUT and 09/00936/F as the Applicant.

The Committee considered possible benefits to the local economy and tourism. Members also discussed the proposal in relation to Green Belt policy.

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

**Resolved**

That application 09/01178/F be refused for the following reason:

The amended phasing of the provision of the hotel accommodation introduced significant uncertainty into the construction of the majority of the proposed hotel extension contrary to the reasons for the original grant of planning permission for the houses (which are contrary to normal Green Belt policy), that decision being taken to ensure the future long-term viability of the hotel/pub/restaurant business. The houses would therefore represent inappropriate development in the Green Belt that is contrary to Policy CO4 of the South East Plan and Policy GB1 of the adopted Cherwell Local Plan and the very special circumstances case now advanced is no longer sufficient to outweigh the normal strong presumption against such inappropriate development.

Councillor Barry Wood requested that his abstention from the vote be recorded as he had not been present for the whole of the Officer's presentation and debate.

101

**The Otmoor Lodge Hotel, Horton Hill, Horton Cum Studley, Oxford**

The Committee considered a report of the Head of Development Control and Major Developments which sought approval for an extension to the hotel to form twenty three additional bedrooms, ancillary facilities, car park and access.

Councillor Timothy Hallchurch spoke in favour of the application during his address on application 09/01178/F.

Mr Vic Brown spoke in favour of the application during his address on application 09/01178/F.

Mr John Attley spoke in favour of the application during his address on application 09/01178/F.

The Committee were satisfied with the evidence presented by Officer's.

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

**Resolved**

That application 09/00937/OUT be refused for the following reasons:

- 1) The hotel extension and associated car park were inappropriate developments in the Oxford Green Belt. The Local Planning Authority considered that this scheme, with the phasing proposed, would not ensure the future economic viability of the business and therefore the retention of this facility for the village, and that therefore the very special circumstances advanced did not outweigh the strong presumption against inappropriate development in the Green Belt. The proposal would therefore be contrary to Policy CO4 of the South East Plan and Policy GB1 of the adopted Cherwell Local Plan.
- 2) The applicant had failed to submit a reptile survey, as requested, and therefore the Council could not be satisfied that the development would not cause harm to the habitat of a protected species and therefore the proposal was contrary to Policy NRM5 of the South East Plan and Policy C2 of the adopted Cherwell Local Plan.

Councillor Barry Wood requested that his abstention from the vote be recorded as he had not been present for the whole of the Officer's presentation and debate.

102

**The Otmoor Lodge Hotel, Horton Hill, Horton cum Studley, Oxford, OX33 1AY**

The Committee considered a report of the Head of Development Control and Major Developments for the construction of a single storey shop.

Councillor Timothy Hallchurch spoke in favour of the application during his address on application 09/01178/F.

Mr Vic Brown spoke in favour of the application during his address on application 09/01178/F.

Mr John Attley spoke in favour of the application during his address on application 09/01178/F.

The Committee were satisfied with the evidence presented by Officer's.

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

**Resolved**

That application 09/000936/F be approved subject to the following conditions:

- 1) SC 1.4
- 2) SC 2.6
- 3) SC 6.15a Class A1

Councillor Barry Wood requested that his abstention from the vote be recorded as he had not been present for the whole of the Officer's presentation and debate.

103

**OS Parcel 8844, Rose Lodge, Middleton Road, Bucknell, OX25 4TA**

The Committee considered a report of the Head of Development Control and Major Developments for the temporary retention of a mobile home, creation of a dog training track, kennels and associated parking.

The Committee considered the proximity of the development to the highway and the effects that such a development may have on traffic volume. The Committee also expressed concern regarding the proposed erection of a dwelling on the site.

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

**Resolved**

That application 09/01016/F be approved subject to the following conditions:

- 1) That the kennels and training track hereby approved shall be complete and ready for use within 6 months of the date of this permission.
- 2) That at the expiration of 3 years from the date of this permission the building(s) and training track shall be removed from the site and the land shall be restored to its former condition on or before that date.
- 3) That this permission shall endure for the benefit of the applicant and his dependents only and of no other persons whatsoever, and shall not endure for the benefit of the land. Upon the applicant ceasing to occupy the building, it shall revert to its former use.
- 4) That no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which shall include:-
  - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
  - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
  - (c) details of the hard surface areas, pavements, pedestrian areas, crossing points and steps.
- 5) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner; and that any trees and shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.
- 6) The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 08543 02A and 08543 03A dated Oct 2008.
- 7) That no goods, materials, plant or machinery shall be stored, repaired, operated or displayed in the open without the prior express planning consent of the Local Planning Authority.

The Committee were satisfied with the evidence presented by Officer's.

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

**Resolved**

That application 09/01196/F be approved subject to the following condition:

- 1) SC 1.4A (Time – 3 years)

105 **Decisions Subject to Various Requirements**

The Committee considered a report of the Head of Development Control and Major Developments which updated Members on decisions which were subject to various requirements.

**Resolved**

That the position statement be accepted.

106 **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 inquiries/hearings scheduled or appeal results received.

**Resolved**

That the position statement be noted.

The meeting ended at 6.00 pm

Chairman:

Date: