

## **Cherwell District Council**

### **Planning Committee**

Minutes of a meeting of the Planning Committee held in at Bodicote House, Bodicote, Banbury, OX15 4AA, on 20 November 2008 at 4.00 pm

Present: Councillor Fred Blackwell (Chairman)

Councillor Mrs Catherine Fulljames  
Councillor Ken Atack  
Councillor Colin Clarke  
Councillor Michael Gibbard  
Councillor Eric Heath  
Councillor Alastair Milne Home  
Councillor David Hughes  
Councillor D M Pickford  
Councillor G A Reynolds  
Councillor Leslie F Sibley  
Councillor Chris Smithson  
Councillor Lawrie Stratford  
Councillor Rose Stratford

Substitute  
Members: Councillor Trevor Stevens (In place of Councillor Diana Edwards)

Apologies for absence were received from Councillors Maurice Billington, Diana Edwards, James Macnamara and Christopher Pack

Officers: Jameson Bridgwater, Head of Development Control & Major Developments  
Bob Duxbury, Development and Control Team Leader  
Sue Christie, Solicitor  
Alexa Coates, Senior Democratic and Scrutiny Officer  
Paul Manning, Assistant Solicitor  
Rebekah Neville, Trainee Planning Officer

#### **81 Urgent Business**

There was no urgent business.

#### **82 Minutes**

The Minutes of the meeting held on 20 October 2008 were approved as a correct record and signed by the Chairman.

#### **83 Land at Tramway Road Banbury**

The Committee considered a report of the Head of Development Control and Major Developments for the erection of a building for Class B1 office development with associated access and car and cycle parking.

The Committee were satisfied with the evidence presented by the Head of Development Control and Major Developments

### Resolved

Following consideration of the Officers' report and presentation the committee resolved that application 08/01897/F be approved subject to the following conditions:

- (i) an amendment to the existing S106 agreement
- (ii) the following conditions
  1. SC 1.4A
  2. That the following materials will be used in the construction of the development hereby approved, as agreed through the discharge of Condition 2 of 07/02639/F, unless otherwise agreed in writing by the Local Planning;
    - a. Ibstock brick, Berkshire Orange/Parham Red Blend for the external walls
    - b. Powder coated aluminium RAL 7024 for the windows and curtain walling
    - c. Bath wet cast fine etch masonry for the portico and curtain walling
    - d. Marley Edgemere Eternite Thrutone Slate for the roof
    - e. Marshalls Tegular Concrete Sett Paving for the external surfaces.
    - f. Tarmac with granite setts on the car park.
  - RC4
  3. That the finished floor levels of the building, shall be built in accordance with plan no. 100 'Site Layout' which shows the floor levels in relation to the existing ground levels on site which was submitted to the Local Planning Authority 29 October 2008 with the agents email dated 29 October 2008. (RC7)
  4. That the landscaping of the site be carried out in accordance with drawing nos. 002A 'External Works Construction Details' and 004A 'Proposed Planting Plan' as received by the Local Planning Authority on 13 October 2008 with the agents letter dated 10 October 2008.(RC10)
  5. SC 3.1 (RC10)
  6. SC 4.0AA (RC13B) 'construction' 'building'
  7. SC 4.13CC (RC13B)
  8. SC 4.14D (RC66)
  9. SC 8.13 (RC80)
  10. SC 8.14 (RC81)
  11. That the building shall be used only as offices falling within Class B1 (a) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2006) and for no other purposes whatsoever including any other use falling within Class B1. Reason: In order to maintain the character of the area and safeguard the amenities of the occupants of the adjoining premises in accordance with Policy G2 of the Oxfordshire Structure Plan 2016.
  12. The cycle parking provision hereby approved shall be provided on site prior to the first use of the development hereby permitted and shall thereafter be retained and maintained for the parking of cycles in connection with the development. Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policies G1 and T1 of the Oxfordshire Structure Plan 2016.
  13. That full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved enclosures shall be

erected prior to the building first being brought into use. Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy G2 of the Oxfordshire Structure Plan 2016 and Policy C28 of the adopted Cherwell Local Plan.

(**Note:** Councillor Colin Clarke declared a personal interest in this item as a member of Banbury Town Council

Councillor Alastair Milne-Home declared a personal interest in this item as a member of Banbury Town Council Planning Committee

Councillor George Reynolds declared a prejudicial interest in this item as a member of Oxfordshire County Council.)

#### 84 **Ardley composting Site, Ashgrove Farm**

The Committee considered a report of the Head of Development Control and Major Developments for consultation on the erection and operation of an In-Vessel composting centre, comprising weighbridge, reception building, composting tunnels, officer/welfare facility, bio-filter and maturation pad.

The Committee discussed the noise and odour impact and were advised by the Head of Development Control and Major Developments that the recommendation that the committee raise no objection to the proposal was subject to the imposition of a condition relating to noise and odour impact.

#### **Resolved**

Following consideration of the Officers' report, written updates and presentation the committee resolved to raise no objection to application 08/01897/CM subject to the imposition of condition concerning hours of operation (proposes 0800-1800 Mon – Fri and 0800-1230 Saturday only – as current operation); landscaping; surface water drainage; dust suppression; maximum height of material stock piles; floodlighting appraisal; odour control system (including complaints process); noise complaints process; archaeological watching brief; no retailing compost.

(**Note:** Councillor Mrs Catherine Fulljames declared a prejudicial interest in this item as a member of Oxfordshire County Council Planning Committee

Councillor Michael Gibbard declared a prejudicial interest in this item as a member of Oxfordshire County Council Planning Committee

Councillor George Reynolds declared a prejudicial interest in this item as a member of Oxfordshire County Council Planning Committee

Councillor Lawrie Stratford declared a personal interest in this item as a member of Oxfordshire County Council.)

#### 85 **Campsfield House, Kidlington**

The Committee considered a report of the Head of Development Control and Major Developments for the erection of a new multi-faith education workshop unit.

The Committee discussed the height of the buildings and Oxford Airport's comments relating to the impact on gaining radar in the future and concerns were expressed relating to the potential impact of the application on the greenbelt.

The Committee also discussed the potential facilities elsewhere and the need for improved facilities at Campsfield.

**Resolved**

Following consideration of the Officers' report and presentation the committee resolved that application 08/01942/F be approved subject to the following conditions:

- (i) the completion of departure procedures; and
- (ii) the following conditions:-
  1. SC 1.4 Full Duration Limit (3 years) (RC2)
  2. SC 2.0 Details of Matls and Ext Fns (RC4)
  3. SC 3.6 Reinforce Hedge (RC11) 'south'
  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,

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policies G2 and EN1 of the Oxfordshire Structure Plan 2016 and Policy C28 of the adopted Cherwell Local Plan.

5. SC 3.1 Impl Landsc Sch and Reqs (RC10)

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

The Committee considered a report of the Head of Development Control and Major Developments updating members upon applications which they had authorised decisions upon, subject to various requirements.

**Resolved**

To accept the position statement.

**87 Appeals - Progress Report**

The Committee considered a report of the Head of Development Control and Major Developments updating Members upon applications which had been determined by the Council, where new appeals had been lodged, public inquires/hearings scheduled or appeal results received.

**Resolved**

To accept the position statement.

**88 Exclusion of the Public and Press**

that, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following item of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraph 7 of Schedule 12A of that Act.

**89 Prosecution Proceedings - Progress Report**

The Committee considered a joint report of the Head of Development Control and Major Developments and the Head of Legal and Democratic Services relating to the progress upon authorised enforcement action and prosecution proceeding against authorised developments.

**Resolved**

To accept the position statement.

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**Petitions and Requests to Address the Meeting**

There were none.

The meeting ended at 4.42 pm

Chairman:

Date: