

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 6 January 2011 at 4.00 pm

Present: Councillor Fred Blackwell (Chairman)
Councillor Rose Stratford (Vice-Chairman)

Councillor Ken Atack
Councillor Colin Clarke
Councillor Mrs Diana Edwards
Councillor Mrs Catherine Fulljames
Councillor Michael Gibbard
Councillor Chris Heath
Councillor Alastair Milne Home
Councillor G A Reynolds
Councillor Leslie F Sibley
Councillor Chris Smithson
Councillor Trevor Stevens
Councillor Lawrie Stratford

Officers: John Hoad, Strategic Director - Planning, Housing and Economy
Bob Duxbury, Development Control Team Leader
Paul Manning, Solicitor
Michael Sands, Democratic and Scrutiny Officer

115 **Declarations of Interest**

8. Land At Kraft Foods, Southam Road, Banbury.

Councillor Alastair Milne Home, Personal, as a Member of Banbury Town Council.

Councillor Colin Clarke, Personal, as a Member of Banbury Town Council.

13. Appeals Progress Report.

Councillor G A Reynolds, Personal, as a Member of Oxfordshire County Council Planning Committee.

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

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

117 **Urgent Business**

There was no urgent business.

118 **Minutes**

The Minutes of the meeting held 2 December 2010 were agreed as a correct record and signed by the Chairman.

119 **Land South of Talisman Road, Adjacent to London Road, Bicester**

The Committee considered a report for a residential development for one hundred and forty dwellings with associated parking, access and public open space.

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

Resolved

That application 09/01592/OUT be deferred to enable the applicant to attempt to overcome the continued objection of the Environment Agency.

120 **Langford Park Farm, London Road, Bicester**

The Committee considered a report for engineering works comprising lowering of land to allow 1:100 year plus climate change flooding.

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

Resolved

That application 10/01316/F be deferred to await the outcome of discussions with the Environment Agency on application ref no 09/01592/OUT.

121 **Land At Kraft Foods, Southam Road, Banbury**

The Committee considered a report for a four storey Premier Inn, part two storey, part one storey Beefeater Restaurant, car parking, access and access of stream.

The Committee considered the location of the proposed development and the impact it may have on traffic volume. Members also considered the potential benefits to employment and tourism.

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

Resolved

That application 10/01347/F be refused for following reason:

- (1) The development of a hotel and restaurant at this out of town centre location does not accord with the national policy imperative to direct uses of this kind to locate in established town centres where they can be easily accessible to all modes of transport and can also increase trips to complementary service, cultural and retail uses in those centres. In this location the development also has the potential to affect future economic prospects for redevelopment sites within the town centre, thus prejudicing the future regeneration, improvement and vitality and viability of the town centre as a whole. Furthermore the development will discourage visits to the town centre, and as a result damage the vitality and viability of the town centre. The development is therefore contrary to policies and guidance within PPS4: Planning for Sustainable Economic Growth and Policies S1 and D7 of the Non-Statutory Cherwell Local Plan 2011.

122

Land Adjacent 54 Highlands, Tadmarton

The Committee considered a report for two detached dwellings and double garages.

The Committee considered the impact the proposed development would have to the street scene.

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

Resolved

That application 10/01599/F be refused for the following reasons:

- (1) The application for two dwellings beyond the built up limits of any recognised settlement represents residential development in the open countryside which is unacceptable in policy terms and represents unsustainable development, particularly due to their scale and potential accommodation by families, which would attract significantly greater vehicular movements per dwelling to a remote location in comparison with the existing dwellings at Highlands. The application is therefore considered to be unacceptable in principle and would cause unacceptable harm by representing unsustainable development in the open countryside contrary to PPS1: Delivering Sustainable Development, PPS3: Housing, Policy CC1 of the South East Plan, Policy H18 of the adopted Cherwell Local Plan and policy H19 of the non-statutory Cherwell Local Plan.
- (2) The proposed dwellings by virtue of their height, scale, massing and positioning would be out of keeping with the existing dwellings on Highlands and as such would cause unacceptable harm to the planned layout of the existing development, its appearance and character,

contrary to PPS1: Delivering Sustainable Development, PPS3: Housing, Policy CC1 of the South East Plan, Policy C28 of the adopted Cherwell Local Plan and Policy D3 of the non-statutory Cherwell local Plan.

- (3) The proposal for two dwellings would involve the loss of the existing amenity area which contributes positively to the rural character of the area and the requirement to fell three mature trees all covered by a Tree Preservation Order which offer significant amenity value to Highlands as a whole. The loss of the amenity area and the significant trees would unacceptably harm the character and visual amenity of the area contrary to PPS1: Delivering Sustainable Development, Policy CC1 of the South East Plan and Policy EN35 of the non-statutory Cherwell Local Plan.

123 **Spring Farm Ridge, Land to the North of Welsh Lane, Greatworth**

The Committee considered a report for a wind farm comprising of the erection of five wind turbines, plus underground cabling, meteorological mast, access tracks, control building, temporary site compound and ancillary development.

In reaching their decision the Committee considered the Officers' report and presentation.

Resolved

That South Northamptonshire Council be advised Cherwell District Council raises no comments to the proposed development. South Northamptonshire Council is requested to inform Cherwell District Council of the outcome of the application.

124 **Quarterly Enforcement Report**

The Committee considered a report which updated Members on the progress of outstanding formal enforcement cases and informed Members of caseload statistics.

Resolved

That the report be accepted.

125 **Decisions Subject to Various Requirements**

The Committee considered a report which updated Members on decisions which were subject to various requirements.

Resolved

That the position statement be accepted.

126 **Appeals Progress Report**

The Committee considered a report of which updated Members on applications where new appeals had been lodged, public inquiries/hearings scheduled or appeal results received.

The Development Control Team Leader provided the Committee with a verbal update on a letter that had been received from the Department for Communities and Local Government, indicating that the Secretary of State was minded to agree with his Inspectors recommendation and grant planning permission for the Energy from Waste facility.

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

Resolved

That the position statement be accepted.

The meeting ended at 5.35 pm

Chairman:

Date: