

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 30 October 2014 at 4.00 pm

Present:

Councillor Colin Clarke (Vice-Chairman)

Councillor Andrew Beere

Councillor Fred Blackwell

Councillor Michael Gibbard

Councillor Chris Heath

Councillor Russell Hurle

Councillor Matt Johnstone

Councillor James Macnamara

Councillor Alastair Milne Home

Councillor Nigel Randall

Councillor Barry Richards

Councillor Trevor Stevens

Councillor Douglas Williamson

Substitute Members: Councillor Ken Atack (In place of Councillor Rose Stratford)
Councillor Barry Wood (In place of Councillor Lawrie Stratford)

Apologies for absence: Councillor Rose Stratford
Councillor David Hughes
Councillor Mike Kerford-Byrnes
Councillor G A Reynolds
Councillor Lawrie Stratford

Officers: Bob Duxbury, Development Control Team Leader
Tracey Morrissey, Principal Planning Officer
Rebekah Morgan, Planning Officer
Ross Chambers, Solicitor
Aaron Hetherington, Team Leader Democratic and Elections

98

Declarations of Interest

Members declared interests in the following agenda items:

7. Land north of Hanwell Fields, Warwick Road, Banbury.

Councillor Alastair Milne Home, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Richards, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

12. Former Oak Cash and Carry, Beaumont Road, Banbury.

Councillor Alastair Milne Home, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Richards, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

15. 10 Friars Hill Flats, Friars Hill, Wroxton.

Councillor Andrew Beere, Conflict of Interest, as the applicant was known to him.

99 **Requests to Address the Meeting**

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

100 **Urgent Business**

There were no items of urgent business.

101 **Minutes**

The Minutes of the meeting held on 2 October 2014 were agreed as a correct record and signed by the Chairman.

102 **Chairman's Announcements**

The Chairman made the following announcement:

1. Under the Openness of Local Government Bodies Regulations 2014, members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.
2. Agenda item 8, application 14/00137/F at Heyford Park, Camp Road, Upper Heyford had been withdrawn from the planning process by the applicant and would not be considered at the meeting.

Land north of Hanwell Fields, Warwick Road, Banbury

The Committee considered application 14/00066/OUT, an outline application for the development of up to 160 dwellings together with associated infrastructure and open space with all matters reserved except access.

Michelle Bannister, a local resident, addressed the committee in objection to the application.

Peter Bateman, the agent, addressed the committee in support to the application.

In reaching their decision, the committee considered the officers' report, written update, presentation and addresses of the public speakers.

Resolved

That application 14/00066/OUT be approved, subject to:

- a) The delegation of the completion of the S106 negotiations as detailed in paragraph 5.130 and as amended in the Written Update to the report to Officers in consultation with the Chairman
- b) The completion of the S106 legal agreement
- c) That it is resolved that in accordance with the provisions of Regulation 24 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 that this report is approved as setting out the main reasons, considerations and measures of mitigation proposed with regard to the ES.
- d) The following conditions:
 1. That no development shall be commenced until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
 2. That in the case of the reserved matters, application for approval shall be made not later than the expiration of eighteen months beginning with the date of this permission.
 3. That the development to which this permission relates shall be begun not later than the expiration of one year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.
 4. Except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed with the Local Planning

Authority, the development shall be carried out strictly in accordance with the following documents and drawings:

Environmental Impact Assessment covering Socio-Economics, Ecology including protected species, Highways and Transport, Landscape and Visual impact, Air Quality, Noise and Vibration, Flood Risk and Drainage, Cultural Heritage and Archaeology and Soils and Agricultural Circumstances, a Design and Access Statement, a Planning Statement and a Statement of Community Consultation. Addendum to the EIA in respect to Ecology July 2014.

Drawing Numbers:

16841/1002C – Green Infrastructure Parameter Plan

16841/1003A – Land use Parameter Plan

16841/1004A – Building Heights Parameter Plan

16841/1005A – Connectivity Plan

16841/1006 – Play Space Isochrone Diagram

16841/1007 – Open Space Areas Plan

16841/1009 – Location plan

16841/2001 – Access arrangements sheet 1

16841/2002 – Access arrangements sheet 2

16841/2003 – Footpath arrangements

5. Prior to the submission of any reserved matters application, a Design Code to include a density plan for the site, design influences / character area study, form of buildings, street frontage, materials, servicing, parking and sustainability features shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the reserved matters application shall be submitted in accordance with the approved Design Code.
6. Prior to the commencement of development hereby approved, a phasing plan covering the entire site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each reserved matters application shall refer to a phase, phases, or part thereof identified in the phasing plan.
7. Prior to the occupation of any dwellings an Energy Strategy shall be submitted to and approved by the Local Planning Authority. This strategy shall be in line with the mandatory requirements of Code 4 in respect of ENE1 2010 or otherwise agreed with the Local Planning Authority.

8. No more than 160 dwellings shall be accommodated on the site

Land contamination and mitigation

9. Prior to the commencement of the development hereby permitted, a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
10. If a potential risk from contamination is identified as a result of the work carried out under condition 9, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
11. If contamination is found by undertaking the work carried out under condition 10, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
12. If remedial works have been identified in condition 11, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 11. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

13. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Landscape, Trees, Maintenance, Public Open Space & Play

14. That no development shall take place on a phase identified in condition no. 6, 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 (which shall be native species of UK provenance), 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) the reinforcement of the existing hedgerow along the Western, Eastern and Southern boundaries
 - (d) details of the hard surface areas, pavements, pedestrian areas, crossing points and steps.
 - (e) Details of the minor artefacts/structures (ie. surfaces, benches, fencing, walling etc) which comprise public art works
15. That all planting, seeding or turfing comprised in the approved details of landscaping on each phase identified in condition no. 6, 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.
16. That no development shall take place on a phase identified in condition no. 6, until a scheme for the protection of the retained hedgerow, trees and plantation woodland (section 7, BS5837, the Tree Protection Plan) for the entirety of the construction phase(s) has been agreed in writing with the Local Planning Authority. This scheme shall include:

- (a) A tree protection plan comprising of a drawing at a scale of not less than 1:500 showing, with a solid line, all trees and other landscape features that are to be retained and, with a dashed or dotted line, those that are to be removed. This drawing shall also show the position of protection zones, fencing and ground protection measures to be established to protect retained trees.
- (b) a British Standard 5837 Tree Survey schedule with tree reference numbers corresponding with trees on the plan
- (c) the specification for protective fencing and a timetable to show when fencing will be erected and dismantled in relation to the different phases of the development;
- (d) details of mitigation proposals to reduce negative impacts on trees including specifications and method statements for any special engineering solutions required and the provisions to be made for isolating such precautionary areas from general construction activities;
- (e) details of any levels changes within or adjacent to protection zones;
- (f) details of the surface treatment to be applied within protection zones, including a full specification and method statement;
- (g) the routing of overhead and underground services and provisions for reducing their impact on retained trees.
- (h) a specification and schedule of works for any vegetation management required, including pruning of trees and details of timing in relation to the construction programme.

Thereafter the development shall be carried out in accordance with the approved details.

17. That no development shall take place on a phase identified in condition no. 6, full details of a method of supervision and programme of works for the landscaping [including POS and play areas], which is appropriate to the scale and duration of the development works (to include the information set out below at (a) to (d) below), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the method of supervision and programme of works shall be carried out in accordance with the approved details.
- (a) developer's 'clerk of works' employed to undertake supervisory/monitoring role of approved landscape works. Applicant/Agent to provide written confirmation and contact details of chosen individual or company

- (b) relevant persons/contractors to be briefed by project 'landscape architect'/'architect' on all on-site matters relating to the implementation of the approved landscaping
 - (c) timing and methodology of scheduled site monitoring visits to be undertaken by 'clerk of works'
 - (d) procedures for notifying and communicating with the LPA when dealing with unforeseen variations to agreed works.
18. Unless otherwise agreed, the existing trees along the Northern Boundaries of the site shall be retained and properly maintained at their mature heights, and that any tree which may die within five years from the completion of the development shall be replaced and shall thereafter be properly maintained in accordance with this condition.
19. Prior to the commencement of the development of any phase identified in condition no. 6, full details of existing and proposed ground levels and all boundary treatments and means of enclosure; shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.
20. Prior to the commencement of the development of any phase identified in condition no. 6, full details of all service trenches, pipe runs or drains and any other excavation, earth movement or mounding required in connection with the development, including the identification and location of all existing and proposed trees, shrubs and hedgerows within influencing distance of such services, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
21. Prior to the commencement of the development hereby approved and notwithstanding the submitted details, full details, locations, specifications and construction methods for all purpose built tree pits and associated above ground features, to include specifications for the installation of below ground, load-bearing 'cell structured' root trenches, root barriers, irrigation systems, an appropriate method of mulching and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and specifications.
22. That prior to the commencement of the development hereby approved, full design details of the equipment and layout of the Local Areas of Play (LAPs) and the Local Equipped Area of Plan (LEAP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter

the LAPs and LEAP shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Archaeology

23. Prior to the commencement of the development hereby approved and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.
24. Prior to the commencement of the development hereby approved, and following the approval of the Written Scheme of Investigation referred to in condition 22, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation.

Ecology/Biodiversity

25. Prior to the commencement of the development of any phase identified in condition no. 6, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.
26. Prior to the commencement of the development of any phase identified in condition no. 6, including any works of site clearance, a method statement for biodiversity enhancements on site together with the long term maintenance shall be submitted to and approved in writing by the Local Planning Authority. This is to include the details of a minimum of 30 bat roosts and 20 bird nesting boxes both around the site and incorporated within the dwellings. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.
27. A 30m buffer zone is to be retained around the identified badger sett throughout the construction phase and protected from disturbance by the erection of suitable fencing that will still allow badgers access to the sett. The fencing is to be in place prior to the commencement of any works on site, including vegetation clearance.
28. In the case where the development hereby approved has not commenced within 1 year from the date of the approval, prior to the commencement of the development hereby approved, an updated badger survey shall be undertaken to establish changes in the presence, abundance and impact on badgers. The survey results,

together with any necessary changes to the mitigation measures shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

29. All areas of grassland are to be maintained at a sward height of 3-5cm following mowing or cutting in the season immediately preceding development, to deter reptiles from entering the site. This vegetation length is to be maintained for the entirety of the construction phase.
30. Any mature trees to be subject to felling or lopping works are to be surveyed for the presence of bats by a suitably experienced ecologist immediately prior to the commencement of the development. The results of these surveys are to be submitted to and approved in writing by the Local Planning Authority including a suitable mitigation strategy if necessary.
31. No removal of hedgerows, trees or shrubs nor works to, or demolition of buildings or structures that may be used by breeding birds, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

Drainage

31. Prior to the commencement of the development hereby approved, full details of a drainage strategy for the entire site, based on sustainable drainage principles and an assessment of the hydrological and hydrological context of the development detailing all on and off site drainage works required in relation to the development, shall be submitted to and approved in writing by the Local Planning Authority.
32. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following corresponding rainfall event. The strategy shall also provide details of how the scheme shall be maintained and managed after completion. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy, until which time no discharge of foul or surface water from the site shall be accepted into the public system.
33. Prior to the commencement of the development, impact studies of the existing water supply infrastructure, which shall determine the magnitude and timing of any new additional capacity required in the system and a suitable connection point, shall be submitted to, and

approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

34. Prior to the commencement of the development full details of the foul drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Highway/Access

35. That prior to the first occupation of the development the proposed means of accesses onto Dukes Meadow Drive are to be formed, laid out to the approval of the Local Planning Authority and constructed strictly in accordance with the highway authority's specifications and that all ancillary works specified shall be undertaken.
36. Prior to the commencement of the development hereby approved, full details of the access(s) vision splays, including layout and construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be shall not be obstructed by any object, structure, planting or other material.
37. Prior to the first occupation of the development all the new footway/cycleways to serve the development site shall be laid out, constructed, lit (if appropriate) and drained to Oxfordshire County Council's Specifications.
38. No development shall commence on site for the development until a Construction Traffic Management Plan providing full details of the phasing of the development and addressing each construction phase has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority). This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during the peak traffic periods and an agreed route to the development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received.
39. No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way that may obstruct or dissuade the public from using the public right of way whilst development takes place.
40. No construction / demolition vehicle access may be taken along or across a public right of way without prior permission and appropriate

safety/mitigation measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants or their contractors to put right / make good to a standard required by the Countryside Access Team.

41. No vehicle access may be taken along or across a public right of way to residential or commercial sites without prior permission and safety and surfacing measures approved by the Countryside Access Team. Any damage to the surface of the public right of way caused by such use will be the responsibility of the applicants, their contractors, or the occupier to put right / make good to a standard required by the Countryside Access Team.
42. The Public Rights of Way through the site should be integrated with the development and improved to meet the pressures caused by the development whilst retaining their character where appropriate. Details of the improvements should be submitted to and approved by the Local Planning Authority in consultation with the Countryside Access Team.
43. Prior to the commencement of the development, a Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority). Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

Other

44. That no development shall take place on a phase identified in condition no. 6, details of the proposed street lighting scheme to be installed, which shall include column height, luminaire type, positions, aiming angles and cowl and deflectors to direct light sources, to demonstrate that there is no light spillage from the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details. Once installed the lighting scheme shall be inspected by a qualified lighting engineer and certified as being correctly installed prior to the first occupation of the development, the certificate shall then be submitted to the Local Planning Authority.
45. All services serving the proposed development shall be provided underground unless details of any necessary above ground service infrastructure, whether or not permitted by the Town and Country Planning (General Permitted Development Order) 1995 (as amended), have first been submitted to and approved in writing by the Local

Planning Authority. Thereafter, and prior to the first occupation of the development that they serve, the above ground services shall be provided on site in accordance with the approved details

46. That prior to the first occupation of any part of the development hereby permitted fire hydrants shall be provided or enhanced on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority
47. No development shall commence until a strategy that details the measures to be incorporated into the development to demonstrate how 'Secured by Design (SBD)' will be achieved, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details or otherwise agreed with the Local Planning Authority.
48. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.

104 **Heyford Park, Camp Road, Upper Heyford**

As per the Chairman's announcement at the start of the meeting, application 14/00137/F had been withdrawn from the planning process by the applicant and therefore would not be considered at the meeting.

105 **OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris**

The Chariman advised the committee that the following advice from the Deputy Monitoring Officer and Development Control Team Leader he was recommending that agenda item 14/00962/OUT be withdrawn from the agenda due to administration difficulties in supplying notification within the consultation process. Members signified agreement.

106 **Springfield Farm, Ambrosden**

The Committee considered application 14/01205/HYBRID for the variation of condition 28 of 13/00344/HYBRD requiring level 4 of the Code for Sustainable Homes.

Councillor Wood proposed that consideration of application 14/01205/HYBRID be deferred to seek further legal advice. Councillor Macnamara seconded the proposal.

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

Resolved

That consideration of application 14/01205/HYBRID be deferred to seek further legal advice.

107

Land south of Aylesbury Road and east of Blackstone Farm, Aylesbury Road, Blackthorn

The Committee considered application 14/01310/F for new access & gates.

In reaching their decision, the committee considered the officers' report and presentation.

Resolved

That application 14/01310/F be approved, subject to the following conditions:

1. 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. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents listed below:

Drawings: Block plan (14/1497)

3. Prior to the commencement of the development hereby approved, full details of the proposed access gate, including elevations denoting the colour, design and material of the gates shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
4. Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.
5. Prior to the first use of the access hereby approved, vision splays measuring 4.5m x 215m shall be provided to each side of the access.

6. The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.9m measured from the carriageway level.
7. Any gates provided shall be set back a minimum of 10.0 metres from the edge of the carriageway and shall open inwards into the site.

108

Former Oak Cash and Carry, Beaumont Road, Banbury

The Committee considered application 14/01345/F for a terrace building of 3 industrial B2/B8 units with ancillary offices at first floor level.

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

Resolved

That application 14/01345/F be approved, subject to:

- a) The end of the consultation period;
- b) the following conditions;
 1. 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. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement and drawing numbered: 14023 P001, P002, P003 and P004.
 3. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
 4. Notwithstanding the provisions of section 55 (2) (a) (i) of the Town and Country Planning Act 1990 (as amended by Section 49 of the 2004 Act) and Article 2A of the Town and Country Planning (General Development Procedure) Order 1995 and Class A of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 and its subsequent amendments, no internal operations increasing the floor space available within the buildings hereby permitted shall be carried out without the prior express planning consent of the Local Planning Authority.

5. Prior to the commencement of the development hereby approved, full details of a scheme to prevent any surface water from the development discharging onto the adjoining highway shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the drainage scheme shall be implemented and retained in accordance with the approved details.
6. Prior to the commencement of the development hereby approved, and notwithstanding the application details, full details of long and heavy goods vehicles turning within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

109 **17 The Paddocks Deddington**

The Committee considered application 14/01346/F for a rear extension and minor alterations to attached outbuilding.

Councillor Randall proposed that application 14/01346/F be approved, subject to conditions to be delegated to officers, in consultation with the Chairman. Councillor Heath seconded the proposal.

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

Resolved

That application 14/01346/F be approved, subject to:

- 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 Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Application Form, site plan and drawing no. 5709-02c
- 3 Prior to the commencement of the development hereby approved, a colour scheme for the colouring of the external timber cladding shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the cladding shall be finished and thereafter maintained in accordance with the approved colour scheme.

110 **Land Parcel 2783, Cropredy**

The Committee considered application 14/01388/F for the erection of a block of 4 x stables (2 to be used as tack room/hay storage); hard standing area at main entrance and change of use of land for the keeping of horses.

In reaching their decision, the committee considered the officers' report and presentation.

Resolved

That application 14/01388/F be approved, subject to the following conditions:

1. 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. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement and drawings submitted with the application.
3. Prior to the commencement of development; a plan of the access, from the highway edge to the proposed gate, shall be submitted to and approved by the Local Planning Authority. Prior to first use the access shall be formed in accordance with the approved plan.
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 and pedestrian areas.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, 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. Any trees, herbaceous planting 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 current/next planting season with others of similar size and species.

6. That manure and soiled bedding shall not be allowed to accumulate and shall not be burned on the site but shall be removed at frequent intervals for disposal elsewhere.
7. No external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.
8. The stables and land hereby permitted shall be used for private use only and no commercial use including riding lessons, tuition, livery or competitions shall take place at any time.
9. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any ground-works taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

111 **10 Friars Hill Flats, Friars Hill, Wroxton**

The Committee considered application 14/01518/F for the subdivision of Flat 10 into two separate flats.

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

Resolved

That application 14/01518/F be approved, subject to

- a) The end of the consultation period (29 October 2014)
- b) The following conditions;
 1. 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. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Site Location Plan, Block Plan and revised floor plan received 14 October 2014.

112 **Land West of Dane Hill Farm, Dane Hill, North Aston**

The Committee considered application 14/01555/F for a change of use from public highway to agricultural land.

In reaching their decision, the committee considered the officers report and presentation.

Resolved

That application 14/01555/F be 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. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following approved plans: OXF8661: 1; 2 and 3 as revised.

113

Camping Site At The Manor House, South Newington Road, Barford St Michael

The Committee considered application 14/01568/F for a variation of Condition 3 of 04/00308/F – Removal of Condition 3 to allow year round usage of the camping facilities at the Warren and East Paddock.

In reaching their decision, the committee considered the officers report and presentation.

Resolved

That application 14/01568/F be approved, subject to the following conditions:

1. 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. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Application Form, Camp Site plan
3. Within one month of the date of this permission a landscaping scheme shall be submitted to the Local Planning Authority. The scheme for landscaping the site 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,
4. All planting, comprised in the approved details of landscaping shall be carried out in accordance those details and with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the

first available planting season. Any trees, herbaceous planting and shrubs which, within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

5. That no caravans, motor caravans or tents shall be stationed anywhere on the land for more than 28 consecutive nights and a register of occupiers shall be kept and made available for inspection by an authorised officer of the Local Planning Authority at all reasonable times.
6. That a maximum of 6 units shall be sited on Warren Gardens and a maximum of 36 units shall be sited on West Paddock and Drive Side.

114 **Quarterly Report**

The Committee considered a report which informed Members of the overall performance and level of activity in the Development Management service and of the progress of outstanding formal enforcement cases

Resolved

- (1) That the report be noted.

115 **Decisions Subject to Various Requirements**

The Committee considered a report which informed Members of the overall performance and level of activity in the Development Management service and of the progress of outstanding formal enforcement cases

Resolved

- (1) That the report be noted.

116 **Appeals Progress Report**

The Head of Development Management submitted a report which informed Members on applications which had been determined by the Council, where new appeals have been lodged, public Inquiries/hearings scheduled or appeal results achieved.

Resolved

- (1) That the position statement be accepted.

Chairman:

Date: