

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 19 May 2016 at 4.00 pm

Present: Councillor David Hughes (Chairman)
Councillor James Macnamara (Vice-Chairman)

Councillor Hannah Banfield
Councillor Andrew Beere
Councillor Colin Clarke
Councillor Alastair Milne Home
Councillor Mike Kerford-Byrnes
Councillor Alan MacKenzie-Wintle
Councillor Richard Mould
Councillor D M Pickford
Councillor Lynn Pratt
Councillor Nigel Randall
Councillor G A Reynolds
Councillor Barry Richards
Councillor Nigel Simpson
Councillor Les Sibley

Substitute Members: Councillor Ken Atack (In place of Councillor Chris Heath)

Apologies for absence: Councillor Chris Heath
Councillor Nicholas Turner

3 **Declarations of Interest**

7. Former Burgess Building, Canal Street, Banbury, OX16 5AX.

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.

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

8. OS Parcels 6741 And 5426 West Of Cricket Field North Of Wykham Lane, Bodicote, Oxfordshire.

Councillor James Macnamara, Declaration, as a member of the Glebe & Buildings Committee and would leave the council chamber for the duration of the item..

10. Land To The Rear Of The Methodist Church, The Fairway, 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, Declaration, as a member of Banbury Town Council, which had been consulted on the application and as a member of the executive and would leave the council chamber for the duration of the item..

Councillor D M Pickford, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

Councillor G A Reynolds, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

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

Councillor Ken Atack, Declaration, as a member of the executive and and a member of the build program and would stay in the room for the item, but did not take part in the vote.

Councillor Lynn Pratt, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

Councillor Nigel Randall, Declaration, as a member of the Build Board and would leave the council chamber for the duration of the item.

11. The Plough Inn, Thorpe Road, Wardington, Oxfordshire, OX17 1SP.

Councillor Barry Richards, Declaration, as a member of CAMRA and would remain in the council chamber for the duration of the item.

12. OS Parcels 4083 And 6882 Adjoining And North Of Broken Furrow, 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, Declaration, as a member of Banbury Town Council, which had been consulted on the application and as a member of the executive and would leave the council chamber for the duration of the item..

Councillor D M Pickford, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

Councillor G A Reynolds, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

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

Councillor Ken Atack, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

Councillor Nigel Randall, Declaration, as a member of the Build Board and would leave the council chamber for the duration of the item.

13. OS Parcels 4083 And 6882 Adjoining And North Of Broken Furrow, 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, Declaration, as a member of Banbury Town Council, which had been consulted on the application and as a member of the executive and would leave the council chamber for the duration of the item..

Councillor D M Pickford, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

Councillor G A Reynolds, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

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

Councillor Ken Atack, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

Councillor Lynn Pratt, Declaration, as a member of the executive and would leave the council chamber for the duration of the item..

Councillor Nigel Randall, Declaration, as a member of the Build Board and would leave the council chamber for the duration of the item.

14. 44 Croft Avenue, Kidlington, OX5 2HT.

Councillor Alan MacKenzie-Wintle, Non Statutory Interest, as a member of Kidlington Parish Council, which had been consulted on the application.

Councillor Nigel Simpson, Non Statutory Interest, as a member of Kidlington Parish Council, which had been consulted on the application.

4 **Requests to Address the Meeting**

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

5 **Urgent Business**

There were no items of urgent business.

6 **Minutes**

The Minutes of the meeting held on 14 April 2016 and 17 May 2016 were agreed as a correct record and signed by the Chairman.

7 **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.

8 **Former Burgess Building, Canal Street, Banbury, OX16 5AX**

The committee considered application 14/01685/F for demolition and replacement of existing building with six new build commercial units.

Councillor Beere proposed that application 14/01685/F be deferred to allow further consideration for the alternative conversion scheme presented by Banbury Civic Society and to allow a formal site visit. Councillor Clarke seconded the proposal.

Councillor Richards proposed that a recorded vote be taken. Councillor Beere seconded the proposal. A recorded vote was duly taken and the Members voted as follows:

Councillor Hughes - For
Councillor Macnamara – Abstain
Councillor Banfield - Abstain
Councillor Beere - For
Councillor Clarke - For

Councillor Milne Home - Against
Councillor Kerford-Byrnes - Abstain
Councillor MacKenzie-Wintle - For
Councillor Mould - For
Councillor Pickford - For
Councillor Pratt - Abstain
Councillor Randall - Against
Councillor Reynolds - Abstain
Councillor Richards - Abstain
Councillor Simpson - For
Councillor Sibley - For
Councillor Atack - For

Resolved

That application 14/01685/F be deferred to allow further consideration for the alternative conversion scheme presented by Banbury Civic Society and to allow a formal site visit.

9 **OS Parcels 6741 And 5426 West Of Cricket Field North Of Wykham Lane, Bodicote, Oxfordshire**

The committee considered application 15/01326/OUT for an outline application for up to 280 dwellings (including 30% affordable housing), introduction of structural planting and landscaping, formal and informal public open space and play areas, surface water flood mitigation and attenuation, new priority junction arrangements to White Post Road, creation of section of spine road to link Bloxham Road with White Post Road as well as creation of 34 space car park and other associated ancillary works. All matters reserved except for access.

Councillor Milne Home proposed that application 15/01326/OUT be deferred to ensure that both the applications on the allocated Banbury 17 site (14/01932/OUT and 15/01326/OUT) are considered at the same Planning Committee. Councillor Pickford seconded the proposal.

Resolved

That application 15/01326/OUT be deferred to ensure that both the applications on the allocated Banbury 17 site (14/01932/OUT and 15/01326/OUT) are considered at the same Planning Committee.

10 **The George And Dragon, 15 East Street, Fritwell, Bicester, OX27 7PX**

The Committee considered application 16/00023/F for George and Dragon site - Erection of a terrace of 4 no. 3 bed cottages with parking. Erection of single storey village hall re using existing village car park and access. Village Hall site - Demolition of existing village Hall and erection of 7 no. 3 bed houses with through access to surface parking.

Christopher Hopcroft, a local resident, addressed the committee in objection to the application.

Amanda Walker, agent for the applicant, addressed the committee in support to the application.

In reaching their decision, the committee considered the officers report, presentation and written update and the address of the public speaker.

Resolved

That application 16/00023/F be approved, subject to

- a) receipt of final comments from the Strategic Housing Officer raising no objections
- b) the applicant entering into a legal agreement in respect of the financial highway contribution sought by OCC
- c) 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 development shall be carried out strictly in accordance with the following plans and documents: Application form and drawing numbers 14-GDF-SL01, 15 GDF SP05 A, 15 GDF SP04 C, 15 GDF SP04 B, 14 GDF P2 H, 14 GDF P3 F, 14 GDF P5 B, 14 GDF P4 E, 14 GDF P3-1 A, 14 GDF P2-1 A, 15 GDF PE01 E, 15 GDF BS1 A, 15 GDF PE02 B and 15 GDF WD1 A.

Conditions relating to whole site

- 3 Prior to the commencement of the development hereby approved, a plan showing full details of the finished floor levels for the proposed buildings in relation to existing ground levels on the site and in relation to the ground levels and ridge and eaves height of surrounding buildings 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 finished floor levels plan.
- 4 Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by 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; and

- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

Thereafter, the development shall be carried out in strict accordance with the approved landscaping scheme.

- 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 Prior to the commencement of the development hereby approved, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved 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 schedule.
- 7 No development shall commence on site other than in accordance with the submitted written scheme of investigation (WSI for an Evaluation - The George and Dragon and Village Hall Sites, Fritwell, Oxfordshire prepared by Oxford Archaeology Ltd (October 2015)). Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication.
- 8 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 9 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.
- 10 Prior to the commencement of the development hereby approved, full details of the proposed footway linking the development and the access to Fritwell Primary School along the south east side of East Street,

including a timetable for its provision, as indicatively shown on drawing number 15 GDF SP04 Rev C, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the footway shall be constructed and retained in accordance with the approved details and timetable.

- 11 Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS) and Tree Protection Plans and details, undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include details of all trees to be retained. Thereafter, all works on site shall be carried out in accordance with the approved AMS and tree protection measures.

Conditions relating to the replacement village hall building only

- 12 Prior to the commencement of the development on the village hall hereby approved, full details of a scheme to acoustically enclose all areas of the village hall where amplified sound can be generated shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the building, the development shall be carried out and retained in accordance with the approved details.
- 13 Prior to any works above slab level of the development hereby approved, samples of the render to be used in the construction of the walls of the village hall building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
- 14 Prior to any works to the roof structures of the development hereby approved, samples of the tiles to be used in the construction of the village hall shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
- 15 Prior to the first use of the village hall a car park management plan for the village hall and associated car park shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be operated in accordance with these details.
- 16 All windows and doors are to be kept shut (except for access and egress) on the village hall building hereby approved when amplified speech or music is occurring inside the village hall.
- 17 The external amenity space serving the village hall to the south west of the building as shown on drawing number 15 GDF SP04 Rev B shall not be used after 2100hrs or prior to 0800hrs.
- 18 The village hall shall be used only for purposes falling within Class D1 as specified in the Schedule to the Town and Country Planning (Use

Classes) (England) Order 1987 (as amended) and for no other purpose(s) whatsoever.

Conditions relating to the new dwellings only

- 19 Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, parking and turning areas to serve the dwellings, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, parking and turning areas shall be constructed in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter
- 20 Prior to any construction of the dwellings above slab level, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural stone, and shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the dwellings shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.
- 21 Prior to any works above slab level of the development hereby approved, samples of the render to be used in the construction of the rear elements of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
- 22 Prior to any works to the roof structures of the development hereby approved, samples of the slate to be used in the construction of the roof of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
- 23 Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the design of the eaves and verge treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the dwellings above slab level. The development shall thereafter be carried out in accordance with the approved details.
- 24 Notwithstanding the details on the approved plans, prior to the insertion of any windows and doors, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows and their surrounds shall be installed within the building in accordance with the approved details.
- 25 Prior to the occupation of any dwelling on the site full details of the enclosures along all boundaries of the site shall be submitted to and

approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected, in accordance with the approved details, prior to the first occupation of any of the dwellings.

- 26 Prior to the first occupation of any of the residential units hereby approved, the replacement village hall shall be completed and ready for use.
- 27 Prior to the first occupation of the development hereby approved, the first floor windows in the side elevations of the dwellings hereby permitted shall fully glazed with obscured glass that complies with the current British Standard, and retained as such thereafter.
- 28 Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, the approved dwelling(s) shall not be extended or altered, nor shall any structures be erected within the curtilage of the said dwelling(s), without the prior express planning consent of the Local Planning Authority.

11 **Land To The Rear Of The Methodist Church, The Fairway, Banbury**

The Committee considered application 16/00313/CDC for the variation of Condition 2 of 13/01372/CDC - Revised design and siting of plots 10 and 11 only.

Melanie Taylor, a local resident, addressed the committee in objection to the application.

In reaching their decision, the committee considered the officers report, presentation and the address of the public speaker.

Resolved

That application 16/00313/CDC be approved subject to conditions (as detailed below) and completion of an appropriate legal agreement securing the dwelling units as affordable in perpetuity.

1. The works to which this consent relates shall be begun not later than the 14th December 2018.
2. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms and drawings numbered: 300 Rev. A, 303 Rev. B, 304 Rev. D, 323 Rev. A and 324.
3. Prior to the commencement of the development hereby approved, samples of tiles to be used in the construction of the roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

4. Prior to the commencement of the development hereby approved, samples of render to be used to finish the external walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
5. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-
 - i). details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
 - ii). 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,
 - iii). details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.
6. 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.
7. Prior to the commencement of the development hereby approved, full details of the enclosures along all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected, in accordance with the approved details, prior to the first occupation of any dwelling.
8. Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and its subsequent amendments, no new window(s) or other openings, other than those shown on the approved plans, shall be inserted in the walls or roof of the northwest elevations of Plot 1 and Plot 2 without the prior express planning consent of the Local Planning Authority.
9. Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and its subsequent amendments, the approved dwelling(s) shall not be extended, nor shall any structures be

erected within the curtilage of the said dwelling(s), without the prior express planning consent of the Local Planning Authority.

10. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and its subsequent amendments, no gate, fence, wall or other means of enclosure shall be erected, constructed or placed between the dwelling(s) and the highway without the prior express planning consent of the Local Planning Authority.
11. Prior to the commencement of the development hereby approved, the proposed means of access between the land and the highway shall be widened to a minimum of 4.8m plus a 1.5m footway, formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and guidance.
12. Prior to the commencement of the development hereby approved, full specification details of the estate accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, vision splays, surfacing, and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details.
13. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, vision splays, 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.
14. Prior to the first use or occupation of the development hereby approved, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.
15. Prior to the commencement of the development hereby approved, full details of signage/markings to be used to indicate allocated and unallocated parking spaces 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.
16. Retained Tree
 - a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved

plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.

b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the completion of the development.

17. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837 and in line with the recommendations put forward in the submitted Arboricultural Impact Report, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.
18. The development hereby approved shall be carried out strictly in accordance with the recommendations and specifications set out in the Tree Protection Plan prepared by Marishal Thompson Group on 12/10/11.

12 **The Plough Inn, Thorpe Road, Wardington, Oxfordshire, OX17 1SP**

The Committee considered application 16/00367/F for the change of use from public house to dwelling, including small rear 1st floor extension.

Roger Coy, agent for the applicant, addressed the committee in support to the application.

In reaching their decision, the committee considered the officers report, presentation and written update and the address of the public speaker.

Resolved

That application 16/00367/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 development shall be carried out strictly in accordance with the following plans and documents: Application Forms and Drawing Numbers: 3732/map and 3732/20A submitted with the application.
3. Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site

in natural ironstone to match the stonework on the existing building, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development to be constructed of stone shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

4. Prior to the commencement of the development hereby approved, samples of the tile to be used in the construction of the roof of the extension shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
5. Prior to the commencement of the development hereby approved, samples of the render to be used in the construction of the walls of the extension shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
6. Prior to the commencement of the development hereby approved details of how, as far as practicable, the existing public house signage will be retained and incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details and any public house signage agreed to be retained shall be maintained as such thereafter.
7. Prior to the installation of the new windows and doors hereby approved, full details of the windows and doors, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows and doors shall be installed within the building in accordance with the approved details.
8. Notwithstanding the provisions of Classes A to D (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, the approved dwelling shall not be extended or altered without the prior express planning consent of the Local Planning Authority.

13

OS Parcels 4083 And 6882 Adjoining And North Of Broken Furrow, Warwick Road, Banbury

The committee considered application 16/00504/CDC for the erection of single storey buildings to provide 6 one bed flats for adults with learning difficulties and autistic spectrum condition, associated parking area, shared landscaped gardens, secured courtyard area, and staff and communal accommodation in an additional unit (seven units in total).

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

Resolved

That application 16/00504/CDC 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, Site Location Plan, Ecological Appraisal (Willmott Dixon Housing Ltd, February 2016), Tree Survey Report (RGS, March 2016) and drawings numbered "17015-HANW-5-SK017", "HW-MA-00-GF-DR-A-00112 P10", "HW-MA-00-R1-DR-A-00114 P04", "HW-MA-00-ZZ-DR-A-00103 P04", "HW-MA-00-ZZ-DR-A-00105 P09", "HW-MA-00-ZZ-DR-A-00131 P06", "HW-MA-00-ZZ-DR-A-00132 P06", "HW-MA-00-ZZ-DR-A-00133 P06" and "HW-MA-00-ZZ-DR-A-00134 P06".
3. 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.
4. Prior to the commencement of the development hereby approved above slab level, samples of the brick to be used in the construction of the external walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
5. Prior to the commencement of the development hereby approved above slab level, samples of the tile to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
6. Notwithstanding the details submitted, no development shall commence above slab level until amended design details for the front façade of the building and the entrance gates have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
7. Prior to the construction of the development hereby approved above slab level, the proposed means of access between the land and the highway shall be improved to geometry as plans submitted, formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and guidance.
8. Prior to the commencement of the development hereby approved above slab level, 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.

9. No development shall take place above slab level 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

The hard landscaping elements shall be carried out fully in accordance with the details approved and shall be retained as such thereafter.

10. 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.
11. a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.
- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and

paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the decision.

12. Prior to the commencement of the development above slab level, full details of existing and proposed ground and finished floor 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.
13. Prior to the commencement of the development above slab level, an update to the mitigation strategy for badgers, which shall include details of a recent survey (no older than six months on the date of the submission to the Local Planning Authority), whether a development licence is required and the location and timing of the provision of any protective fencing around setts/commuting routes, 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.
14. Unless otherwise agreed in writing, the development hereby approved shall be implemented fully in accordance with the Landscape and Ecology Management Plan (LEMP) approved pursuant to Condition 27 of 12/01789/OUT.
15. Prior to the commencement of the development above slab level, 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. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.
16. Prior to the commencement of the development above slab level, 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.
17. Unless otherwise agreed in writing, the development hereby approved shall be implemented fully in accordance with the Construction Environment Management Plan (CEMP) approved pursuant to Condition 42 of 12/01789/OUT.
18. 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 which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the

covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

14 **OS Parcels 4083 And 6882 Adjoining And North Of Broken Furrow, Warwick Road, Banbury**

The Committee considered application 16/00515/CDC for erection of single storey building to provide 5 one bed flats for adults with acquired brain injury, associated parking area, secured courtyard area, and staff and communal accommodation in an additional unit (six units in total).

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

Resolved

That application 16/00515/CDC 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, Site Location Plan, Ecological Appraisal (Willmott Dixon Housing Ltd, February 2016), Tree Survey Report (RGS, March 2016) and drawings numbered "17015-HANW-5-SK017", "HW-MA-00-GF-DR-A-00111 P10", "HW-MA-00-R1-DR-A-00113 P04", "HW-MA-00-ZZ-DR-A-00102 P11", "HW-MA-00- ZZ-DR-A-00104 P09", "HW-MA-00-ZZ-DR-A-00121 P06", "HW-MA-00-ZZ-DR-A- 00122 P06" and "HW-MA-00-ZZ-DR-A-00123 P06".
- 3 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.
- 4 Prior to the commencement of the development hereby approved above slab level, samples of the brick to be used in the construction of the external walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
- 5 Prior to the commencement of the development hereby approved above slab level, samples of the tile to be used in the construction of the roof of the development shall be submitted to and approved in

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

- 6 Notwithstanding the details submitted, no development shall commence above slab level until amended design details for the front façade of the building and the entrance gates have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved. with the samples so approved.
- 7 Prior to the construction of the development hereby approved above slab level, the proposed means of access between the land and the highway shall be improved to geometry as plans submitted, formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and guidance.
- 8 Prior to the commencement of the development hereby approved above slab level, 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.
- 9 No development shall take place above slab level 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

The hard landscaping elements shall be carried out fully in accordance with the details approved and shall be retained as such thereafter.

- 10 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.

- 11 a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.
- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the decision.

- 12 Prior to the commencement of the development above slab level, full details of existing and proposed ground and finished floor 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.
- 13 Prior to the commencement of the development above slab level, an update to the mitigation strategy for badgers, which shall include details of a recent survey (no older than six months on the date of the submission to the Local Planning Authority), whether a development licence is required and the location and timing of the provision of any protective fencing around setts/commuting routes, 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.
- 14 Unless otherwise agreed in writing, the development hereby approved shall be implemented fully in accordance with the Landscape and Ecology Management Plan (LEMP) approved pursuant to Condition 27 of 12/01789/OUT.
- 15 Prior to the commencement of the development above slab level, 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. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

- 16 Prior to the commencement of the development above slab level, 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.
- 17 Unless otherwise agreed in writing, the development hereby approved shall be implemented fully in accordance with the Construction Environment Management Plan (CEMP) approved pursuant to Condition 42 of 12/01789/OUT.
- 18 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 which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

15 **44 Croft Avenue, Kidlington, OX5 2HT**

The Committee considered application 16/00585/F for proposed alterations to form 3 no 1bed flats with parking and ancillary space.

Mandy Pipkin, a local resident, addressed the committee in objection to the application.

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

Resolved

That application 16/00585/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 details provided by the following plans and documents: Application Form, Location Plan, drawing numbers 2035-2-95, 2035-2-100, 2035-2-101, 2035-2-110, 2035-2-111, 2035-2-

120, 2035-2-200, 2035-2-210 and 2035-2-220 submitted with the application.

- 3 Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed 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; and
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

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

- 4 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.
- 5 Prior to the occupation of any part of the development hereby approved, full details of the enclosures along all boundaries of the site and to divide the communal amenity space in the interests of residential amenity, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected, in accordance with the approved details, prior to the first occupation of any of the units.
- 6 Prior to the first occupation of the development hereby approved, the parking areas shall be provided in accordance with the plan approved (Drawing No: 2035-2-95), and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times.
- 7 Prior to the first occupation of the development hereby permitted full details of the location, type, design, and appearance of the proposed cycle parking serving the dwellings shall be submitted and approved

in writing by the local planning authority. The cycle parking shall be provided in accordance with the approved details prior to the first occupation of any part of the development.

- 8 Prior to the first occupation of any of the dwellings hereby approved, the ground floor window serving the living/dining area in the side (west) elevation of Flat 1 (as shown on drawing number 2035-2-100) shall be fully glazed with obscured glass that complies with the current British Standard, and retained as such thereafter.

16 **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.

The meeting ended at 6.20 pm

Chairman:

Date: