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Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 13 April 2017 at 4.00 pm

- Present: Councillor David Hughes (Chairman)
Councillor James Macnamara (Vice-Chairman)
- Councillor Hannah Banfield
Councillor Andrew Beere
Councillor Colin Clarke
Councillor Ian Corkin
Councillor Chris Heath
Councillor Alastair Milne-Home
Councillor Mike Kerford-Byrnes
Councillor Richard Mould
Councillor D M Pickford
Councillor Lynn Pratt
Councillor G A Reynolds
Councillor Barry Richards
Councillor Les Sibley
- Substitute Members: Councillor Maurice Billington (In place of Councillor Nigel Simpson)
Councillor Barry Wood (In place of Councillor Nicholas Turner)
- Apologies for absence: Councillor Alan MacKenzie-Wintle
Councillor Nigel Simpson
Councillor Nicholas Turner
- Officers: Bob Duxbury, Team Leader (Majors)
Matt Parry, Principal Planning Officer
Alex Keen, Team Leader (Minors)
Nat Stock, Team Leader (Others)
Linda Griffiths, Principal Planning Officer
Caroline Ford, Principal Planning Officer
Stuart Howden, Senior Planning Officer
Matthew Coyne, Planning Officer
Nigel Bell, Team Leader - Planning / Deputy Monitoring Officer
Aaron Hetherington, Democratic and Elections Officer

178 **Declarations of Interest**

9. Land South of and Adjoining Bicester Services, Oxford Road, Bicester.

Councillor D M Pickford, Non Statutory Interest, as a member of Bicester Town Council which was consulted on the application.

Councillor Les Sibley, Disclosable Pecuniary Interest, as a member of Bicester Town Council which was consulted on the application.

Councillor Lynn Pratt, Non Statutory Interest, as a member of Bicester Town Council which was consulted on the application.

Councillor Richard Mould, Non Statutory Interest, as a member of Bicester Town Council which was consulted on the application.

11. OS Parcel 0005 South Of Hill Farm And North Of West Hawthorn Road, Ambrosden.

Councillor D M Pickford, Non Statutory Interest, as a member of Bicester Town Council which was consulted on the application.

Councillor Les Sibley, Non Statutory Interest, as a member of Bicester Town Council which was consulted on the application.

Councillor Lynn Pratt, Non Statutory Interest, as a member of Bicester Town Council which was consulted on the application.

Councillor Richard Mould, Non Statutory Interest, as a member of Bicester Town Council which was consulted on the application.

179 **Requests to Address the Meeting**

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

180 **Urgent Business**

The Chairman reported that he had agreed to add one item of urgent business to the agenda.

181 **Minutes**

The Minutes of the meeting held on 16 March 2017 were agreed as a correct record and signed by the Chairman.

182 **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. The order of the agenda would be changed and the next item confirmed accordingly at the conclusion of each item.

183

Land West Of M40 Adj To A4095, Kirtlington Road, Chesterton

The Committee considered application 16/01780/F for the change of use of land to use as a residential caravan site for 8 gypsy families, each with two caravans and an amenity building. Improvement of existing access, construction of driveway, laying of hard standing and installation of package sewage treatment plant for Clifford Smith and Robert Butcher at Land West Of M40 Adj To A4095, Kirtlington Road, Chesterton.

Matthew Pearson and Andrew Glossop, local residents, addressed the committee in objection to the application.

Philip Brown, agent for the applicant, addressed the committee in support of the application.

Councillor Clarke proposed that application 16/01780/F be approved in line with the officer recommendation. Councillor Heath seconded the proposal. The motion was duly voted on subsequently fell.

Councillor Pickford proposed that application 16/01780/F be refused as the proposal was contrary to Policies ESD13 and ESD15 of the Cherwell local Plan Part 1, saved Policies C8 and C28 of the Cherwell local Plan 1996 and Government advice within the National Planning Policy Framework. Councillor Milne Home seconded the proposal.

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

Resolved

That application 16/01780/F be refused for the following reasons:

1. The proposed development, by virtue of its siting adjacent to the M40, would be adversely affected by noise, thereby resulting in an unacceptable living environment for the occupiers of the proposed traveller pitches. As such, the development would give rise to "Significant Adverse Effects" on the health and wellbeing of residents of the new development and is considered to be unsustainable, contrary to Policy ESD15 of the Cherwell Local Plan Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework and Noise Planning Practice Guidance.
2. The proposed development, by virtue of its siting in the open countryside, overall scale and appearance, would have an urbanising

effect on the open countryside, and would result in detrimental harm to the rural character and appearance of the area. Thus, the proposal is contrary to Policies ESD13 and ESD15 of the Cherwell local Plan Part 1, saved Policies C8 and C28 of the Cherwell local Plan 1996 and Government advice within the National Planning Policy Framework.

184 **Church Leys Field, Blackthorn Road, Ambrosden**

The Committee considered application 16/02370/F for the erection of 85 dwellings with public open space, associated parking, landscaping, new vehicular accesses and servicing for Bellway Homes Limited And Archstone Ambrosden Limited at Church Leys Field, Blackthorn Road, Ambrosden.

Councillor Wood proposed that application 16/02370/F be deferred to allow further negotiations. Councillor Richards seconded the proposal.

Resolved

That application 16/02370/F be deferred to allow for further negotiations.

185 **Land South of and Adjoining Bicester Services, Oxford Road, Bicester**

The Committee considered application 16/01078/F for Bicester Gateway (Kingsmere – Retail) four Class A1 (retail) units, one Class A3 (Café/restaurants) unit, a Class D2 (gym) unit, surface level car parking, access, servicing and associated works for CPG Development Projects Ltd at Land South of and Adjoining Bicester Services, Oxford Road, Bicester.

Luke Raistrick, on behalf of Tesco and Graham Warriner, on behalf of Barton Willmore addressed the committee in objection to the application.

Iain Miller, the applicant, addressed the committee in support of the application.

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

Resolved

That application 16/02505/OUT be approved, subject to:

- a) The applicants entering into an appropriate legal agreement to the satisfaction of Oxfordshire County Council to secure financial contributions as outlined above and Countryside and other related parties in varying the pre-existing agreement in respect of 06/00967/OUT
- b) Amendments to the materials proposed requiring the use of natural materials

- c) That delegation be given to officers to make any further minor adjustments to the conditions deemed necessary before final approval
- d) the following conditions:
 - 1. No development shall commence until full details of the landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
 - 2. In the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.
 - 3. The development to which this permission relates shall be begun not later than the expiration of two years 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 condition, the application shall be carried out strictly in accordance with the following plans and documents: (These need to be inserted)
 - 5. Prior to the commencement of the development hereby approved, samples of the materials to be used in the construction of the walls and 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.
 - 6. Prior to the commencement of the development, 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 shall be installed within the building in accordance with the approved details.
 - 7. Prior to the commencement of the development hereby approved, a natural stone and brick sample panel (minimum 1m² in size) shall be constructed on site, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid dressed and pointed in strict accordance with the stone and brick sample panels approved.
 - 8. Prior to the commencement of the development hereby approved, full details of the external lighting shall be submitted to and approved in writing by the Local planning Authority. Thereafter, the lighting shall be carried out and retained in accordance with the approved details.
 - 9. Prior to the commencement of the development hereby approved, a plan showing full details of the finished floor levels in relation to existing ground levels on the site/existing and proposed site levels for the proposed 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 approved finished floor levels plan.

10. Prior to the commencement of the development 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 development first being brought into use.
11. Prior to the commencement of the development hereby approved, full details of the new boundary wall and gates to be constructed, along the rear Service Yard boundary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development, the new boundary treatment shall be erected, in accordance with the approved details, and retained and maintained in situ at all times.
12. Prior to the commencement of the development hereby approved, full details of a scheme to acoustically enclose all items of mechanical plant and equipment within the building, including compressor motors and fans. 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. All buildings hereby approved shall be constructed to at least a BREEAM 'Very Good' standard.
14. If, during development or as part of any further investigation, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
15. 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.
16. Prior to the commencement of the development hereby approved, full details of all of the accesses to the site (including vehicular and pedestrian), including position, layout, construction, drainage, and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the accesses shall be constructed and retained in accordance with the approved details.

17. Prior to the first use of occupation of the development hereby approved, covered cycle parking facilities shall be provided on site in accordance with the 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.
18. Prior to the first use of occupation of the development hereby approved, a Framework travel plan shall be submitted and approved in writing by the Local Planning Authority. Thereafter, within 3 months of the occupation/use of the units hereby approved, supplementary travel plan(s) linked to the Framework Travel Plan shall be submitted and approved in writing by the Local Planning Authority.
19. Development shall not begin 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 and adhering to the approved Kingsmere Development Design Code before the development is completed. The scheme shall also include:
 - Discharge Rates
 - Discharge Volumes
 - Maintenance and management of SUDS features(this may be secured by a Section 106 Agreement)
 - Sizing of features – attenuation volume
 - Infiltration in accordance with BRE365
 - Detailed drainage layout with pipe numbers
 - SUDS (list the SUDS features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy).
 - Network drainage calculations
 - Phasing
20. Prior to the first use of the business hereby approved, suitably located waste bins shall be provided outside the premises and retained for public use in accordance with details to be firstly submitted to and approved in writing by the Local Planning Authority.
21. The development hereby approved shall be carried out in accordance with the recommendations set out in of the Ecological Appraisal Document carried out by Aspect Ecology in July 2015.
22. Prior to the commencement of the development hereby approved, 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.

23. Prior to the commencement of the development hereby approved, full details of a scheme for the location of habitat boxes on the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any building of the development, the habitat boxes shall be installed on the site in accordance with the approved details and thereafter maintained and retained in situ.
24. Within the first available planting season following the occupation of the building, or on the completion of the development, whichever is the sooner, the existing hedgerow along the A41 boundary shall be reinforced by additional planting in accordance with a detailed scheme which shall firstly be submitted to and approved in writing by the Local Planning Authority. Thereafter, any plant/tree within the hedgerow which, within a period of five years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species 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). Thereafter the new planting shall be properly maintained in accordance with this condition.
25. The retail units hereby approved shall be used for the sale of comparison goods only as specified in the application, with some ancillary food retail and café facilities in units 2 and 3, strictly in accordance with paragraphs 3.5 and 3.6 of the Planning and Retail Statement prepared by Mango dated December 2016. The units shall not be subdivided without the express planning consent of the Local Planning Authority.
26. The A3 and D2 units hereby approved shall be used only for the purpose of a restaurant and Gym as indicated on the approved plans and for no other purpose whatsoever.
27. Prior to the commencement of any development on the site, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plan.
28. Prior to the commencement of the development hereby approved, the ANPR Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plan.
29. Prior to the commencement of the development hereby approved, a signage strategy shall be submitted to and approved in writing by the Local Planning Authority. The signage shall thereafter be carried out in accordance with the approved strategy.
30. No works between March and August 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 the site, together with details of measures to protect the nesting bird interest on the site.

31. All species used in the planting proposals associated with the development shall be native species of UK provenance.
32. Planting pit details in hard landscaped areas
33. Planting pit details in soft landscaped areas
34. The A3 unit in Block B hereby approved, shall be used only for A3 purposes and for no other purpose whatsoever.
35. The first floor to Block B hereby approved, shall be used only for the purposes of a gym and for no other purpose whatsoever, including any other purpose in Class D2 of Schedule of the Town and Country Planning (Use Classes)(Amendment)(England) Order 2005.

186

OS Parcel 2200 Adjoining Oxford Road North Of Promised Land Farm, Oxford Road, Bicester

The Committee considered application 16/02586/OUT for Phase 1 of the proposed new business park ("Bicester Gateway") comprising up to 14,972 sq m (Gross External Area) of B1 employment based buildings, plus a hotel (up to 149 bedrooms), with associated infrastructure, car parking and marketing boards for Bloombridge LLP at OS Parcel 2200 Adjoining Oxford Road North Of Promised Land Farm, Oxford Road, Bicester.

Richard Cutler, the applicant, addressed the committee in support of the application.

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

Resolved

That application 16/02586/OUT be approved, subject to the following conditions:

1. No development shall commence on a phase identified within an approved phasing plan until full details of the layout, scale, appearance, access and landscaping (hereafter referred to as reserved matters) of the development proposed to take place within that phase have been submitted to and approved in writing by the Local Planning Authority.
2. Prior to the submission of any application for reserved matters approval and notwithstanding any plans submitted as part of this application, a phasing plan covering the entire application 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 phasing plan and each reserved matters application shall only be submitted in accordance with the terms of the approved phasing plan and refer to the phase it relates to as set out in the approved phasing plan.

3. In the case of the reserved matters, no application for approval shall be made later than:
 - a) With respect to development identified as Phase 1A on drawing no. 16084 P102, the expiration of one year beginning with the date of this permission.
 - b) With respect to development identified as Phase 1B on drawing no. 16084 P102, the expiration of five years beginning with the date of this permission.
4. Neither Phase 1A or Phase 1B of the development to which this permission relates shall be begun later than the expiration of two years from the final approval of the reserved matters relating to that phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.
5. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and drawings: 16084 P101 Rev. P1
6. All applications for reserved matters approval shall be accompanied by details of the existing ground levels together with proposed finished floor levels of all buildings within that phase. Development in that phase shall thereafter be undertaken in accordance with the ground/floor levels approved as part of a subsequent grant of reserved matters approval.
7. Notwithstanding any provisions contained within the Town and Country Planning (General Permitted Development Order) 2015 (and any Order or Statutory Instrument revoking, amending or re-enacting that order), all water, waste, energy and communication related services on the site to serve the proposed development shall be provided underground and retained as such thereafter except with the prior express written approval of the local planning authority.
8. Except to allow for the means of access and necessary visibility splays, the existing hedgerows along the western (A41), southern and eastern (Wendlebury Road) boundaries of the site shall be retained and properly maintained at a height of not less than 3m from the date of this planning permission, and if any hedgerow plant/tree dies within five years from the completion of the development it shall be replaced and shall thereafter be properly maintained in accordance with this condition.
9. All applications for reserved matters approval that submit details of 'access', shall be accompanied by full details of the access visibility splays relating to that phase of the development (including layout and

construction). Thereafter, and prior to the first occupation of the development within that phase, the visibility splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6m above carriageway level.

10. Prior to the commencement of a phase of the development, a Construction Management Plan relating to that phase shall be submitted to and approved in writing by the local planning authority which details measures to protect biodiversity during construction and mitigate impact on the local highway network. The development shall thereafter only be carried out in accordance with the approved Construction Management Plan.
11. Prior to first occupation of development on a phase, a Travel Plan relating to development in that phase shall be submitted to and approved in writing by the local planning authority. Thereafter, the development in that phase shall operate in accordance with the approved Travel Plan.
12. Prior to first occupation of any Class B1 development on land indicated in the application drawings as Phase 1B, a car park management plan shall be submitted to and approved in writing by the local planning authority. Thereafter, the entirety of the development on Phase 1B shall operate in accordance with the approved car park management plan.
13. Prior to the first occupation of development in a phase, a delivery and servicing plan relating to that phase shall be submitted to and approved in writing by the local planning authority. Thereafter, deliveries and servicing shall thereafter take place for that phase in accordance with the approved delivery and servicing plan unless otherwise agreed in writing by the local planning authority.
14. Prior to the commencement of development in a phase, details of a scheme of surface water drainage to serve that phase shall be submitted to and approved in writing by the local planning authority. The development in that phase shall thereafter be implemented in accordance with the approved surface water drainage scheme and shall not be occupied until the approved surface water drainage scheme has been full laid out and completed.
15. No development shall commence on any phase until impact studies on the existing water supply infrastructure relating to that phase, which shall determine the magnitude and timing of any new additional capacity required in the system and a suitable connection point, has been submitted to and approved in writing by the Local Planning Authority.
16. Development shall not commence on any phase until a drainage strategy detailing any on and/or off site drainage works for that phase has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or

surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

17. Prior to the commencement of development on a phase, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation for that phase which shall be submitted to and approved in writing by the Local Planning Authority.
18. Following the approval of the Written Scheme of Investigation referred to in condition 17, and prior to the commencement of development in a phase (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out in that phase by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.
19. The development hereby approved shall be carried out at all times in accordance with the methodology contained within the submitted "Archaeological Protection Measures Report – produced by Brian Hamill and dated 19th January 2017" unless otherwise with the prior written agreement of the local planning authority.
20. The development on Phase 1A shall only be used only for purposes falling within Use Class C1 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 notwithstanding any provisions otherwise contained within the Town and Country Planning (General Permitted Development) (England) Order 2015 (including any amendments or re-enactments of this Order). The development on Phase 1B shall only be used only for purposes falling within Use Class B1 as specified in the Schedule to the Town and Country Planning (Use Classes) (England) Order 1987 (as amended) and for no other purpose whatsoever notwithstanding any provisions otherwise contained within the Town and Country Planning (General Permitted Development) (England) Order 2015 (including any amendments or re-enactments of this Order).
21. All applications for reserved matters approval relating to a phase shall be accompanied by details of the external lighting to be installed within that phase including details of luminance and light spillage. The development shall thereafter only be constructed in accordance with the lighting details approved as part of the grant of reserved matters approval and no other external lighting thereafter installed without the prior written consent of the local planning authority.
22. No removal of hedgerows, trees or shrubs 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 health and safety reasons in the case of a dangerous tree, or 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.

23. All applications for reserved matters approval shall be accompanied by a statement that appraisals the ecological implications of those reserved matters proposals including how they would mitigate harm to protected/priority species and contribute towards achieving an overall net gain for biodiversity as part of the overall development. Thereafter, measures set out in the statement shall be implemented in full on site in accordance with the details approved as part of the grant of reserved matters approval.
24. If the development on Phase 1A or Phase1B does not commence within three years of the date of this decision, updated surveys for all statutorily protected species assessed as part of the planning application shall be re-undertaken prior to the commencement of the development in order to establish changes in the presence, abundance and impact on such species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority prior to the commencement of any development on that phase. Thereafter, the development shall be carried out in accordance with the approved details.
25. All buildings hereby approved shall be constructed to achieve at least a BREEAM 'Very Good' rating based on the relevant BREEAM standard for that building type applicable at the time of the decision. All applications for reserved matters approval relating to a phase shall be accompanied by details demonstrating how the buildings within that phase would be designed to achieve the BREEAM 'Very Good' rating.
26. The first application for reserved matters approval relating to each of Phases 1A and 1B shall be accompanied by an Energy Statement relating to that phase that demonstrates the significant on-site renewable energy provision that will be incorporated into the development on that phase except where such on-site renewable energy provision is robustly demonstrated within the Energy Statement to be unfeasible or unviable. The on-site renewable energy provision approved as part of the reserved matters approval shall thereafter be fully incorporated within the development and no occupation of development within that phase shall take place until the approved on-site renewable energy provision is fully installed and operational.
27. No development shall commence on a phase until full details of the 3m wide combined footway/cycleway (including lighting) along the A41 to serve that phase has been submitted to and approved in writing by the local planning authority. The approved combined

footway/cycleway shall thereafter be provided to serve that phase prior to the first occupation of any development within that phase.

28. No development shall take place until full details of the provision of a new bus stop layby along the southbound carriageway of the A41 (adjacent to Phase 1A) have been submitted to and approved in writing by the local planning authority. No development shall thereafter be occupied until the bus stop layby has been provided in accordance with the approved details.
29. No development shall take place until full details of a signalised pedestrian crossing (between the new southbound and existing northbound bus stops of the A41 in the immediate vicinity of the site) has been submitted to and approved in writing by the local planning authority. No occupation of any part of the development shall occur until the approved signalised pedestrian crossing has been provided in accordance with the approved details.
30. No development shall take place on Phase 1B until full details of a new mini-roundabout system to replace the existing Vendee Drive/Wendlebury Road priority junction have been submitted to and approved in writing by the local planning authority. No occupation of development on Phase 1B shall take place until the approved mini-roundabout system has been completed.
31. Unless otherwise agreed in writing by the local planning authority, no development shall be occupied on Phase 1B until the works to the highway shown in drawing no. 35172/5502/008 (contained in the Transport Assessment) have been carried.
32. Development shall not be occupied on Phase 1B unless and until Oxfordshire County Council as the Local Highway Authority has made a Traffic Regulation Order introducing a speed limit reduction to 30mph along the length of Wendlebury Road adjacent to the application site.
33. All applications for reserved matters approval relating to Phase 1B shall be accompanied by details of the proposed alignment and treatment of public footpath 161/8/20 within the site unless the local planning authority has confirmed in writing beforehand that such details are not required for that reserved matters application. The development shall thereafter be carried out in accordance with the public footpath details approved as part of the grant of reserved matters approval.

OS Parcel 0005 South Of Hill Farm And North Of West Hawthorn Road, Ambrosden

The Committee considered application 16/02611/OUT for up to 130 dwellings; open spaces for recreation (including children's play spaces and outdoor sports); a sports pavilion; community orchard and allotments; new vehicular and pedestrian access off Blackthorn Road and associated landscaping,

parking, engineering works (including ground re-modelling), demolition and infrastructure for Hallam Land Management Ltd at OS Parcel 0005 South Of Hill Farm And North Of West Hawthorn Road, Ambrosden.

Councillor Wood proposed that application 16/02611/OUT be deferred to allow further negotiations. Councillor Richards seconded the proposal.

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

Resolved

That application 16/02611/OUT be deferred to allow further negotiations.

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Rookery Barn, 66 Lower End, Piddington, Bicester, OX25 1QD

The Committee considered application 17/00133/F for the Erection of building to provide an indoor menage for Dr & Mrs N Brener at Rookery Barn, 66 Lower End, Piddington, Bicester, OX25 1QD.

Councillor Clarke proposed that application 17/00133/F be deferred to allow a formal site visit. Councillor Pickford seconded the proposal.

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

Councillor Hughes - For
Councillor Macnamara - Abstain
Councillor Banfield - Abstain
Councillor Beere - Abstain
Councillor Billington - For
Councillor Clarke - For
Councillor Corkin - For
Councillor Heath - For
Councillor Milne-Home - For
Councillor Kerford-Byrnes - For
Councillor Mould - For
Councillor Pickford - For
Councillor Pratt - For
Councillor Reynolds - Abstain
Councillor Richards - For
Councillor Sibley - For
Councillor Wood – For

Resolved

That application 17/00133/F be deferred to allow for a formal site visit,

9 Deers Close, Bodicote, Banbury, OX15 4EA

The Committee considered application 17/00257/F for the demolition, internal alterations and extension to an existing bungalow forming 4 bedroom dwelling & garage along with the existing roof raised for Mr & Mrs M Tibbetts at 9 Deers Close, Bodicote, Banbury, OX15 4EA.

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

Resolved

That application 17/00257/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: DDC-2017-440 001; DDC-2017-440 002B; DDC-2017-440 003B; DDC-2017-440 004C; DDC-2017-440 005B; DDC-2017-440 007B; and DDC-2017-440 008B
3. The materials to be used for the external walls and roofs of the extensions hereby approved shall match in terms of colour, type and texture those used on the existing building.
4. Notwithstanding the approved plans and prior to the first occupation of the development hereby approved, the first floor rooflights in the side (north) elevation of the dwellinghouse and the rear two windows of the box dormer on the side (south) elevation, the shall be fixed shut, other than the top hung opening element, and shall be fully glazed with obscured glass that complies with the current British Standard, and retained as such thereafter.
5. Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) 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 first floor walls or roof of the dwelling without the prior express planning consent of the Local Planning Authority.

Changes to the designation regime for local planning authorities

The Report of Head of Development Management submitted a report which outlined government changes to the designation regime for local planning authorities.

Resolved

- (1) That the report be noted.

191 **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.

192 **Exclusion of Press and Public**

Resolved

That under Section 100A of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business on the grounds that, if the public and press were present, it would be likely that exempt information falling under the provisions of Schedule 12A, Part I, Paragraph 5 would be disclosed to them, and that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

193 **Appeal by Albion Land Ltd**

The Head of Development Management submitted an exempt report which updated Members on the status of preparations for this appeal including advice sought from Counsel and consultants. Based on this, Officers sought to understand from Members how they wished to proceed.

Resolved

- (1) That the advice, including the Counsel Opinion, be noted.
- (2) That Officers be advised to proceed in line with the advice of Counsel (exempt annex to the Minutes as set out in the Minute Book).

The meeting ended at 7.17 pm

Chairman:

Date:

By virtue of paragraph(s) 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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