

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 26 October 2017 at 4.00 pm

Present: Councillor David Hughes (Chairman)

Councillor Andrew Beere
Councillor Ian Corkin
Councillor Surinder Dhesi
Councillor Simon Holland
Councillor Alastair Milne-Home
Councillor Mike Kerford-Byrnes
Councillor Richard Mould
Councillor Lynn Pratt
Councillor G A Reynolds
Councillor Barry Richards
Councillor Les Sibley

Substitute Members: Councillor Ken Attack (In place of Councillor Chris Heath)
Councillor Maurice Billington (In place of Councillor Nigel Simpson)
Councillor Jolanta Lis (In place of Councillor D M Pickford)
Councillor Barry Wood (In place of Councillor Colin Clarke)

Also Present: Councillor Sean Gaul

Apologies for absence: Councillor James Macnamara
Councillor Colin Clarke
Councillor Chris Heath
Councillor Alan MacKenzie-Wintle
Councillor D M Pickford
Councillor Nigel Simpson

Officers: Paul Seckington, Senior Manager Development Management
Bob Duxbury, Joint Majors Manager
Nat Stock, Minors Team Leader
Lewis Bankes-Hughes, Planning Officer - Obligations Monitoring
Stuart Howden, Senior Planning Officer
Matthew Coyne, Planning Officer
George Smith, Assistant Planning Officer
Ben Arrowsmith, Solicitor
Aaron Hetherington, Democratic and Elections Officer

Declarations of Interest

9. Part Of OS Parcels 0625 And 0914 North Of Coopers, Buckingham Road, Bicester.

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

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

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

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 Barry Wood, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

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

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

Councillor Mike Kerford-Byrnes, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

Councillor Richard Mould, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

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

14. 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 Barry Wood, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

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

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

Councillor Mike Kerford-Byrnes, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

Councillor Richard Mould, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

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

15. Franklins House, Manorsfield Road, Bicester, OX26 6JU.

Councillor Barry Wood, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

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

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

Councillor Lynn Pratt, Declaration, as a member of Bicester Town Council which had been consulted on the application and a separate declaration of the Executive and would leave the chamber for the duration of the item.

Councillor Mike Kerford-Byrnes, Declaration, as a member of the Executive and would leave the chamber for the duration of the item.

Councillor Richard Mould, Declaration, as a member of Bicester Town Council which had been consulted on the application and a separate declaration of the Executive and would leave the chamber for the duration of the item.

102 **Requests to Address the Meeting**

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

103 **Urgent Business**

There were no items of urgent business.

104 **Minutes**

The Minutes of the meeting held on 28 September 2017 were agreed as a correct record and signed by the Chairman.

105 **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.

106 **West Wing, Williamscot House, Street From Centre To North West, Williamscot, Banbury, OX17 1AE**

The Committee considered application 17/01034/LB for Regularising historic internal and external works to the West Wing of Williamscot House at West Wing, Williamscot House, Street from Centre to North West, Williamscot, Banbury, OX17 1AE for Williamscot Estate.

In introducing the report, the Development Control Team Leader referred Members to the written update and that the officer recommendation had changed from approval to deferral to allow consideration of the Conservation Officers comments.

Resolved

That consideration of application 17/01034/LB be deferred to allow consideration of the Conservation Officers comments

107 **East Wing, Williamscot House, Street From Centre To North West, Williamscot, Banbury, OX17 1AE**

The Committee considered application 17/02025/LB for regularising historic internal and external works to the West Wing of Williamscot House - refer to supplementary sheet for details at East Wing, Williamscot House, Street from Centre to North West, Williamscot, Banbury, OX17 1AE for Williamscot Estate.

In introducing the report, the Development Control Team Leader referred Members to the written update and that the officer recommendation had changed from approval to deferral to allow for consideration of the Conservation Officers comments and for expiry of notification period.

Resolved

That application 17/02025/LB be deferred for consideration of the Conservation Officers comments and for expiry of notification period.

108

Part Of OS Parcels 0625 And 0914 North Of Coopers, Buckingham Road, Bicester

The Committee considered application 17/01428/F for the erection of two-storey 64 bed care home for older people (Class C2 Use) with associated new access (off Skimmingdish Lane), parking and landscaping, and new linear park/public open space for Part Of OS Parcels 0625 and 0914 North Of Coopers, Buckingham Road, Bicester for LNT Care Developments Ltd/Greenlight Developments Ltd.

Councillor Sean Gaul, addressed the committee as Ward Member.

John Broad, on behalf of CPRE, and Pamela Roberts, addressed the committee in objection to the application.

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

Councillor Mould proposed that application 17/01428/F be refused on the grounds of Policy R1 and ESD10, with the exact wording delegated to officers in consultation with the Chairman. Councillor Pratt seconded the proposal.

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

Resolved

That application 17/01428/F be refused on the grounds of Policy R1 and ESD10, with the exact wording delegated to officers in consultation with the Chairman

109

Land South Of Building 296/297, Heyford Park, Camp Road, Upper Heyford

The Committee considered application 17/01680/F for an early years day care nursery and new footpath access with associated works (10 year period) at Land South Of Building 296/297, Heyford Park, Camp Road, Upper Heyford for Upper Heyford LP.

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

Resolved

That application 17/01680/F be approved, subject to:

- a) Delegation to the Senior Manager - Development Management to resolve the outstanding Local Highway Authority objection

- b) The following conditions with delegation provided to the Senior Manager - Development Management to negotiate final amendments to the wording of 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, Planning, Design and Access Statement dated August 2017 (Rev. D.0371), Flood Risk Assessment dated August 2017 (Ref. 16871/B4), Transport Statement dated August 2017 (Ref. 41744/5501) and Drawings Numbered: HEYF-5-781 Rev. A, HEYF-5-780 Rev. A, P16-0631_28 Rev G, P16-0631_31 Sheet 2, P16-0631_31 Sheet 1 and P16-0631_29 Rev. F.
 3. The Local Planning Authority shall be notified in writing of the date of first operational use of the site as nursery, no later than 14 days following this date. The use of the site as a nursery shall cease no later than 10 years after the date of the first operational use or within 6 months following the completion and occupation of an alternative, permanent, nursery building at Heyford Park, whichever is the sooner. The building and any associated development shall be removed from the site and the land restored to its former condition within 6 months of the cessation of the nursery use.
 4. The building hereby approved shall be used only for the purpose of a nursery and for no other purpose whatsoever, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.
 5. Notwithstanding the submitted details, the elevations of the development hereby approved shall be painted in the colour Cream (RAL1013).
 6. Prior to the commencement of the development hereby approved, and notwithstanding the submitted details, a revised boundary treatment plan 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 boundary treatment plan.
 7. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (October, 2010. Waterman. Ref: C11234 ES 001) and the Flood Risk Assessment Compliance Report for Camp Road, Upper Heyford Nursery Site (August, 2017. Woods Hardwick. Ref: 16871/B4) and the following mitigation measures detailed within the FRA and associated FRA Compliance Report:
 - Limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the

undeveloped site and not increase the risk of flooding off-site.(Paragraph 3.2 of the FRA).

- Attenuation by use of trench soak-away (Paragraph 6.3.1 of the FRA Compliance Report) and as shown on Proposed Engineering layout drawing (2017 / HEYF-5-781 / Woods Hardwick).
 - Attenuation and water quality improvement by use of Permeable Paving (Paragraph 3.11 and 4.6 of the FRA; and Paragraph 6.3.6 of the FRA Compliance Report).
 - Provision of a SuDS Management and Maintenance Plan to the proposed maintenance company for the development - (Paragraph 7.4.3 of the FRA Compliance Report).
8. Prior to the first use or occupation of the development hereby permitted, parking and manoeuvring areas shall be provided and laid out in accordance with details which shall firstly be submitted to and approved in writing by the Local Planning Authority. Such details shall include full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas. Thereafter, the approved parking and manoeuvring areas shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times.
9. 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.
10. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.
11. Prior to commencement of the development hereby approved full details of the proposed footway linking the nursery with Camp Road, a pedestrian crossing linking to existing footway on the south side of Camp Road, and a scheme of traffic calming on Camp Road, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the footway, crossing and traffic calming have been provided in accordance with the approved details.

Plot 1 Mallories, Cherry Street, Stratton Audley

The Committee considered application 17/01709/F for the removal of condition 7 (plan of wall, method of joining stonework) of 16/02630/F at Plot 1 Mallories, Cherry Street, Stratton Audley for Mr Michael Long.

Robin Boyd, speaking on behalf of the applicant, addressed the committee in support to the application. The address also covered the subsequent application 17/01710/F.

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

Resolved

That application 17/01709/F be approved, subject to the following conditions:

- 1 The development to which this permission relates shall be begun not later than 3 April 2020.
- 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 submitted with the original application 16/02630/F: Application forms, P/16/124/010 Rev. G, P/16/124/012 Rev. H, P/16/124/031, P/16/124/032, P/16/124/030 Rev. A, P/16/124/040, P/16/124/034 and P/16/124/033.
- 3 Prior to the commencement of the development hereby approved, a Programme of Works for carrying out the development in conjunction with that approved under 17/01710/F shall be submitted to and approved in writing by the Local Planning Authority. The Programme of Works shall include a timetable for each phase of development, and shall demonstrate how the two dwellings will be developed as a single building. Thereafter, the development shall be carried out in strict accordance with the approved Programme of Works.
- 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,
 - (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps,

- (d) details of the boundary treatments including fencing and gates, both pedestrian and vehicular, and the materials used.

Thereafter, the development shall be carried out in 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, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and 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.
- 7 Prior to the commencement of the development hereby approved, a Method Statement detailing how the stonework of the existing wall adjacent to Church Street shall be retained and incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall detail, as a minimum:
 - a) Method of demolition of the existing wall
 - b) Identification of stone to be re-used and stone to be discarded
 - c) Arrangements for the storage and labelling of stone to be re-used
 - d) Method of re-using the existing stone in the development

Thereafter, the works shall be carried out in accordance with the approved Method Statement.

- 8 Prior to any works commencing above slab level, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural limestone to match the stonework of the existing wall adjacent to Church Street, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the new stonework to be used in the construction of the external walls of the dwelling hereby approved shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

- 9 Prior to the commencement of the development hereby approved, samples of the slate to be used in the construction of the external 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.
- 10 The rooflights hereby approved shall be Conservation Grade and of a design which, when installed, does project forwards of the general roof surface.
- 11 The rainwater goods to be installed in the development shall be cast iron or metal finished black, unless otherwise agreed in writing by the Local Planning Authority.
- 12 Prior to the first occupation of the dwelling hereby approved, full specification details (including construction, layout, surfacing and drainage) of the turning area and two parking spaces to be provided within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.
- 13 Prior to the first occupation of the dwelling hereby approved, a plan showing the means of pedestrian access between the dwelling and the shared parking area, including where necessary details of gates, means of enclosure and hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The approved means of access shall be provided prior to the first occupation of the dwelling and shall be retained as such thereafter.

111

Plot 2 Mallories, Cherry Street, Stratton Audley

The Committee considered application 17/01710/F for the removal of condition 7 (plan of wall, method of joining stonework) of 16/02631/F at Plot 2 Mallories, Cherry Street, Stratton Audley for Mr Michael Long.

Robin Boyd, speaking on behalf of the applicant, addressed the committee in support to the application. The address also covered the previous application 17/01709/F.

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

Resolved

That application 17/01710/F be approved, subject to the following conditions:

- 1 The development to which this permission relates shall be begun not later than 3 April 2020.
- 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 submitted with the original application 16/02631/F: Application forms, P/16/124/010 Rev. G, P/16/124/012 Rev. H, P/16/124/031, P/16/124/032, P/16/124/030 Rev. A, P/16/124/040, P/16/124/034 and P/16/124/033.
- 3 Prior to the commencement of the development hereby approved, a Programme of Works for carrying out the development in conjunction with that approved under 17/01709/F shall be submitted to and approved in writing by the Local Planning Authority. The Programme of Works shall include a timetable for each phase of development, and shall demonstrate how the two dwellings will be developed as a single building. Thereafter, the development shall be carried out in strict accordance with the approved Programme of Works.
- 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,
 - (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps,
 - (d) details of the boundary treatments including fencing and gates, both pedestrian and vehicular, and the materials used.

Thereafter, the development shall be carried out in 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, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and 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.
- 7 Prior to the commencement of the development hereby approved, a Method Statement detailing how the stonework of the existing wall adjacent to Church Street shall be retained and incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall detail, as a minimum:
 - e) Method of demolition of the existing wall
 - f) Identification of stone to be re-used and stone to be discarded
 - g) Arrangements for the storage and labelling of stone to be re-used
 - h) Method of re-using the existing stone in the development

Thereafter, the works shall be carried out in accordance with the approved Method Statement.
- 8 Prior to any works commencing above slab level, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural limestone to match the stonework of the existing wall adjacent to Church Street, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the new stonework to be used in the construction of the external walls of the dwelling hereby approved shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.
- 9 Prior to the commencement of the development hereby approved, samples of the slate to be used in the construction of the external 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.
- 10 The rooflights hereby approved shall be Conservation Grade and of a design which, when installed, does project forwards of the general roof surface.

- 11 The rainwater goods to be installed in the development shall be cast iron or metal finished black, unless otherwise agreed in writing by the Local Planning Authority.
- 12 Prior to the first occupation of the dwelling hereby approved, full specification details (including construction, layout, surfacing and drainage) of the turning area and two parking spaces to be provided within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.
- 13 Prior to the first occupation of the dwelling hereby approved, a plan showing the means of pedestrian access between the dwelling and the shared parking area, including where necessary details of gates, means of enclosure and hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The approved means of access shall be provided prior to the first occupation of the dwelling and shall be retained as such thereafter.

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

The Committee considered application 17/01879/CDC for the variation of Condition 2 (list of approved plans) of the previously approved application 16/01484/CDC to include additional land build up and tree planting, and an additional condition to prohibit access to the area of the site beyond (west and south of) the 1.8m high fence indicated by a solid brown line on drawing "LS-09 E" by anyone other than from time to time for grounds maintenance purposes in accordance with a management agreement or plan at OS Parcels 4083 And 6882 Adjoining And North Of Broken Furrow, Warwick Road, Banbury for Cherwell District Council.

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

Resolved

That application 17/01879/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 the planning permission ref 16/01484/CDC that is 30.09.2016.
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with Site Location Plan (except as amended by other

plans listed in this condition), Ecological Appraisal (Willmott Dixon Housing Ltd, February 2016), Tree Survey Report (RGS, March 2016) drawings numbered "16022-GNA-A-ST-DR-A-0202 C3", "LS-02 D", "LS-03 D", "LS-04 D", "LS-05 D", "LS-06 D", "LS-07 D", "LS-08 D" and "LS-09 E".

3. The development shall be carried out in accordance with the Energy Strategy approved under application 16/00499/DISC and retained as such thereafter.
4. The development shall be carried out in accordance with the brick and tile samples approved under application 16/00499/DISC and retained as such thereafter.
5. The development shall be carried out in accordance with the amended design details for the front façade of the building and the entrance gates approved under application 17/00071/DISC and retained as such thereafter.
6. 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.
7. The development shall be carried out in accordance with the full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas approved under application 16/00511/DISC prior to the first occupation of the development and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
8. Notwithstanding the details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which shall include:-
 - (a) details of the proposed tree and shrub planting including their species (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.

- 9. 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.
- 10.
 - 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.

- 11. The development shall be carried out in accordance with the existing and proposed ground and finished floor levels approved under application 16/00511/DISC and retained as such thereafter.
- 12. The area of the site west and south of the 1.8m high fence indicated by a solid brown line on drawing "LS-09 E" as listed in Condition 2 of this permission must not be accessed by anyone other than from time to time for grounds maintenance purposes in accordance with a management agreement or plan.
- 13. The development shall be carried out in accordance with the updated badger mitigation strategy for badgers approved under application 17/00286/DISC and shall be retained as such thereafter.
- 14. 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. The development shall be carried out in accordance with the method statement for biodiversity enhancements and long term maintenance approved under application 17/00286/DISC and shall be retained as such thereafter.
16. The development shall be carried out in accordance with the street lighting scheme approved under application 17/00286/DISC and shall be retained as such thereafter
17. Unless otherwise agreed in writing by the local planning authority, 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. The development shall be carried out in accordance with the details of the covered cycle parking facilities approved under application 16/00511/DISC prior to the first occupation of the development and thereafter the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

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

The Committee considered application 16/00511/DISC for the discharge of Conditions 8 (specification of parking and manoeuvring), 12 (details of ground and finished floor levels) and 18 (cycle store /parking facilities) and Partial Discharge of Condition 9 (landscaping scheme) of the previously approved application 16/01484/DISC (16/00511/DISC) at OS Parcels 4083 And 6882 Adjoining And North Of Broken Furrow, Warwick Road, Banbury for Cherwell District Council.

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

Resolved

That officers be granted delegated authority to determine application 16/00511/DISC once an amended landscaping plan is received and considered acceptable.

114 **Franklins House, Manorsfield Road, Bicester, OX26 6JU**

The Committee considered application 17/01792/F for the Change of use and conversion of the class B1 offices at second floor level to provide additional bedroom accommodation for the Travelodge Hotel, with alterations to the external appearance of the second floor of the building to facilitate the

conversion at Franklins House, Manorsfield Road, Bicester, OX26 6JU for Cherwell District Council and Travelodge Hotels Ltd.

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

Resolved

That application 17/01792/F be approved, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Application Form, Planning, Heritage and Access Statement by Lyons, Sleeman and Hoare Architects dated 25th August 2017 and Drawing Numbers: 16064/P-001; 16064/P-100; 16064/P-101; 16064/P-103; 16064/P-104; 16064/P-106; 16064/P-107; 16064/P-300; 16064/P-301; 16064/P-302; and 16064/P-303 submitted with the application and Drawing Number 16064/P-304 received from the applicant's agent on 3rd October 2017.
3. The change of use hereby approved to a C1 use relates only to the second floor of the building as displayed in Drawing Number 16064/P-106 submitted with the application.

115

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 6.16 pm

Chairman:

Date: