

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 19 July 2018 at 4.00 pm

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

Councillor Andrew Beere
Councillor Phil Chapman
Councillor Colin Clarke
Councillor Ian Corkin
Councillor Surinder Dhesi
Councillor Chris Heath
Councillor Simon Holland
Councillor Mike Kerford-Byrnes
Councillor Alan MacKenzie-Wintle
Councillor Richard Mould
Councillor Cassi Perry
Councillor Lynn Pratt
Councillor G A Reynolds
Councillor Les Sibley

Substitute Members: Councillor Barry Wood (In place of Councillor D M Pickford)

Apologies for absence: Councillor Maurice Billington
Councillor D M Pickford

Officers: Jim Newton, Assistant Director: Planning Policy and Development
Paul Seckington, Senior Manager Development Management
Bob Duxbury, Joint Majors Manager
John Gale, Planning Officer
George Smith, Assistant Planning Officer
Matt Chadwick, Senior Planning Officer
Nigel Bell, Interim Legal Services Manager / Deputy Monitoring Officer
Aaron Hetherington, Democratic and Elections Officer

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Declarations of Interest

9. Former SAPA Profiles Office, Southam Road, Banbury, OX16 2SN.

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

10. Former SAPA Profiles Office, Southam Road, Banbury, OX16 2SN.

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

13. Hill House, Windmill Nurseries, London Road, Bicester, OX26 6RA.

Councillor David Hughes, Disclosable Pecuniary Interest, as he was the applicant and would therefore leave the chamber for the duration of the item.

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Requests to Address the Meeting

There were no requests to address the Committee.

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Urgent Business

There were no items of urgent business.

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Minutes

The Minutes of the meeting held on 21 June 2018 were agreed as a correct record and signed by the Chairman.

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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.

42 **OS Parcel 0078 North West Of Quarry Close, Quarry Close, Bloxham**

The Chairman advised that application 17/02502/OUT had been withdrawn from the planning process by the applicant.

43 **Motor Fuel Ltd, Bloxham Service Station, South Newington Road, Bloxham, Banbury, OX15 4QF**

The Committee considered a retrospective application 18/01112/ADV for 1 x 5.0m PID - Price Identification Sign with limited illumination for price display digits, 2 x Free standing posters at Motor Fuel Ltd, Bloxham Service Station South Newington Road, Bloxham, Banbury, OX15 4QF for Motor Fuel Group.

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

Resolved

That application 18/01112/ADV be approved and the authority be delegated to the Assistant Director of Planning Policy and Development to grant advertisement consent, subject to the conditions set out below (and any amendments to those conditions as deemed necessary):

1. This consent to display advertisements shall expire at the end of 5 years, beginning on the date this consent was granted.
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: 'Location and Block Plan'; 'Site Layout'; 'Proposed Site Elevations'; 'Proposed Posters' and 'Proposed Signage Specification'.
3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
4. No advertisement shall be sited or displayed so as to—
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

7. Where an advertisement is required under the Advertisement Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
8. The totem sign hereby approved shall not be illuminated with the exception of the price display digit sections and between the hours of 9pm and 6am the illumination levels will be reduced to the minimum level allowable.

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Former SAPA Profiles Office, Southam Road, Banbury, OX16 2SN

The Committee considered application 17/02374/F for the extension and conversion of former SAPA office building into a new destination hotel together with supporting facilities at Former SAPA Profiles Office, Southam Road, Banbury, OX16 2SN for Honeydew Developments Ltd.

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

Resolved

That authority be delegated to the Assistant Director of Planning Policy and Development to grant permission, subject to:

- (a) the removal of the objection by the Environment Agency;
- (b) receipt of satisfactory amended plans in relation to proposed internal columns, and;
- (c) the conditions set out below (and any amendments to those conditions as deemed necessary)
 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 submitted plans.
 3. No development shall take place until samples of the materials to be used in the construction of the roof of the development 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.

- 4 No development shall take place until a brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m² in size) has been constructed on site, inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be constructed in strict accordance with the approved brick sample panel.
- 5 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.
- 6 Prior to the commencement of the development hereby approved, full details of the external lighting which shall include measures to ensure that all bat habitats and boxes are protected and that flight lines along the western and southern boundaries of the site are not adversely impacted, 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.
- 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 hotel being first brought into use.
- 8 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.
- 9 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 revisions 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.

- 10 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 before the development is completed. The scheme shall also include:
 - o Discharge Rates
 - o Discharge Volumes
 - o Maintenance and management of SUDS features (this maybe secured by a Section 106 Agreement)
 - o Sizing of features - attenuation volume
 - o Infiltration in accordance with BRE365
 - o Detailed drainage layout with pipe numbers
 - o SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
 - o Network drainage calculations
 - o Phasing
 - o No private drainage into the public highway drainage system.
- 11 Prior to the commencement of development, a full construction traffic management plan (CTMP) will be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, construction shall only commence in accordance with the approved details.
- 12 Prior to the commencement of development, a travel plan statement will be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, construction shall only commence in accordance with the approved details.
- 13 Prior to the commencement of development, a plan showing the proposed cycle parking facilities for the site should be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the site, construction shall only commence in accordance with the approved details.
- 14 That prior to the commencement of any development full design details of doors, windows, lintels, rainwater goods, mortar, replacement lintels, and heating pipe runs 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.
- 15 All works of making good shall be carried out in materials and detailed to match the adjoining existing fabric except where shown otherwise agreed in writing by the Local Planning Authority.

- 16 Prior to the commencement of the development hereby approved, full details of the method of any mechanical ventilation the proposed within the main hotel building; shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the hotel, the mechanical ventilation shall be installed, brought into use and retained in accordance with the approved details.
- 17 Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a mitigation strategy for bats, which shall include timing of works, and the location, design and timing of any alternative roosts to be provided, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details.
- 18 No removal of hedgerows, trees or shrubs [nor works to, or demolition of buildings or structures that may be used by breeding birds, shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on 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.
- 19 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:
 - a) Risk assessment of potentially damaging construction activities;
 - b) Identification of 'Biodiversity Protection Zones';
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) The times during construction when specialist ecologists need to be present on site to oversee works;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
 - h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

- 20 All species used in the planting proposals associated with the development shall be native species of UK provenance.

Former SAPA Profiles Office, Southam Road, Banbury, OX16 2SN

The Committee considered application 17/02375/LB, listed building consent, for an extension and conversion of former SAPA office building into a new destination hotel together with supporting facilities at Former SAPA Profiles Office, Southam Road, Banbury, OX16 2SN for Honeydew Developments Ltd.

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

Resolved

That application 17/02375/LB be approved and that authority be delegated to the Assistant Director of Planning Policy and Development to grant permission, subject to:

- (d) the removal of the objection by the Environment Agency;
 - (e) receipt of satisfactory amended plans in relation to proposed internal columns, and;
 - (f) the conditions set out below (and any amendments to those conditions as deemed necessary)
- 1 The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.
 - 2 Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the submitted plans.
 - 3 Prior to the commencement of the development hereby approved, samples of the materials 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.
 - 4 Prior to the commencement of the development hereby approved, in accordance with condition 3 above a brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m² in size) shall be constructed on site, inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be constructed in strict accordance with the approved brick sample panel.
 - 5 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.

- 8 All work of demolition of any part of the building shall be carried out by hand methods only and without the use of machinery.
- 9 All works of making good shall be carried out in materials and detailed to match the existing fabric except where shown otherwise on the approved drawings.
- 10 That any remedial stonework necessary for the repair or making good of the cills and walls shall be carried out in stone of the same type, texture, colour and appearance as the stone on the existing building and shall be laid, dressed, coursed and pointed to match that of the existing building unless otherwise approved in writing by the Local Planning Authority prior to the works commencing.
- 11 The construction of the new development shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, and the said building shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.
- 12 No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out unless otherwise agreed in writing by the Local Planning Authority.
- 13 That full design details of the replacement windows and works to the revolving doors and new side doors to the main entrance to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.
- 14 That the proposed replacement windows shall be of exactly the same design, appearance and size as the existing historical original windows.
- 15 All new works and works of making good shall be carried out in materials and detailed to match the original fabric.
- 16 That prior to the commencement of any development on the site, full construction details of the proposed disabled ramps and design details of the proposed railings, to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 17 That prior to the commencement of any development on the site, a method statement produced by a specialist contractor detailing the repair of the existing fabric, such as the cracked stone cills in-situ, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved works.

- 18 That prior to the commencement of any internal works, full details and a method statement relating to the insertion of the lifts as shown on the plans shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved works.
- 19 That prior to the commencement of any development, full details and a method statement produced by a specialist contractor, of the repairs to the damaged plaster, replacement of damaged cornices and general repairs to the interior and exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed works and details.
- 20 Prior to the commencement of any development on the site, full details of the proposed glazed canopy, including any proposed adaptations to the structure of any fixings to the listed building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details
- 21 That prior to the commencement of any works, a full detailed method statement and schedule of works produced by a specialist construction engineer and listed building contractor, setting out precisely how the existing fabric will be protected during the development, and in particular, the proposed roof extension shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the method statement approved.

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Round House, Main Street, Hethe, Bicester, OX27 8ES

The Committee considered application 18/00608/F for the conversion of an existing outbuilding to a Kitchen/Diner and the construction of a glazed link from the existing house to the conversion. Internal alterations to the existing house at Round House, Main Street, Hethe, Bicester, OX27 8ES for Mr & Mrs Roach.

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

Resolved

That application 18/00608/F be approved and that authority be delegated to the Assistant Director of Planning Policy and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary)

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, Design and Access Statement 357/2018, Initial Bat Survey Report November 2017, the Horizon Treecare Tree Condition Survey 08/01/2018 and drawing no: PL357/2018/01A.
3. The development hereby approved shall be carried out in accordance with the recommendations set out in paragraph 4.2 of the Initial Bat Survey Report by Martin Ecology dated November 2017.
4. A brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m² in size) shall be constructed on site to match the brickwork on the existing wall and shall be constructed, inspected and approved in writing by the Local Planning Authority prior to any works to increase the height of the brick boundary wall. Thereafter, the increased height of the wall shall be constructed in strict accordance with the approved brick sample panel.
5. Full design details of the coping for the brick wall shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.
6. Full design details of the joinery and windows/doors including elevations, vertical and horizontal sections, cill and lintel details at a scale of <1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.

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Round House, Main Street, Hethe, Bicester, OX27 8ES

The Committee considered application 18/00609/LB, listed building consent for the conversion of existing outbuilding to Kitchen/Diner and the construction of a glazed link from the existing house to the conversion. Internal alterations to the existing house at Round House, Main Street, Hethe, Bicester, OX27 8ES for Mr & Mrs Roach.

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

Resolved

That application 18/00609/LB be approved and that authority be delegated to the Assistant Director of Planning Policy and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary)

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in

accordance with the following plans and documents: Application form, Design and Access Statement 357/2018, Initial Bat Survey Report November 2017, the Horizon Treecare Tree Condition Survey 08/01/2018 and drawing no: PL357/2018/01A.

3. A brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m² in size) shall be constructed on site to match the brickwork on the existing wall and shall be constructed, inspected and approved in writing by the Local Planning Authority prior to any works to increase the height of the brick boundary wall. Thereafter, the increased height of the wall shall be constructed in strict accordance with the approved brick sample panel.
4. Full design details of the coping for the brick wall shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.
5. Full design details of the joinery and windows/doors including elevations, vertical and horizontal sections, cill and lintel details at a scale of <1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.
6. Full design details of the steps from the dwelling into the glazed link, including a section drawing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. Thereafter, the development shall be carried out in accordance with the approved details.
7. Full design details of the widened opening into the outbuilding shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. Thereafter, the development shall be carried out in accordance with the approved details.
8. Full design details of the glazed stud partition and door to the study shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. Thereafter, the development shall be carried out in accordance with the approved details.
9. The internal insulation materials for the walls and roof of the outbuilding shall be made of breathable materials.

Hill House, Windmill Nurseries, London Road, Bicester, OX26 6RA

The Committee considered application 18/01030/F for single and two storey front extensions to dwelling house and raise roof of annexe building at Hill House, Windmill Nurseries, London Road, Bicester, OX26 6RA for Mr D Hughes.

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

Resolved

That application 18/01030/F be approved and that authority be delegated to the Assistant Director of Planning Policy and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary):

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 information contained within the application form and the following approved plans: 6218-LOC; and 6218-04B.

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Appeals Progress Report

The Interim Director of Planning and Regeneration 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 4.42 pm

Chairman:

Date: