

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 18 July 2019 at 4.00 pm

Present: Councillor James Macnamara (Chairman)
Councillor Maurice Billington (Vice-Chairman)

Councillor Andrew Beere
Councillor John Broad
Councillor Hugo Brown
Councillor Phil Chapman
Councillor Colin Clarke
Councillor Ian Corkin
Councillor Chris Heath
Councillor Simon Holland
Councillor David Hughes
Councillor Mike Kerford-Byrnes
Councillor Cassi Perry
Councillor G A Reynolds
Councillor Barry Richards
Councillor Les Sibley
Councillor Katherine Tyson

Substitute
Members: Councillor Barry Wood

Also
Present: Councillor Timothy Hallchurch MBE
Councillor Kieron Mallon
Councillor Richard Mould
Councillor Dan Sames

Apologies
for
absence: Councillor Lynn Pratt

Officers: Bob Duxbury, Joint Majors Manager
Caroline Ford, Principal Planning Officer
Linda Griffiths, Principal Planning Officer
James Kirkham, Principal Planning Officer
Nat Stock, Minors Team Leader
Andrew Lewis, Principal Planning Officer
Samantha Taylor, Principal Planning Officer
David Mytton, Solicitor
Aaron Hetherington, Democratic and Elections Team Leader

Declarations of Interest

8. S Grundon Services Ltd, Merton Street, Banbury, OX16 4RN.

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

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

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

9. 29 Murdock Road, Bicester, OX26 4PP.

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

11. Land to Rear Of No. 23 To 29, Crouch Street, Banbury.

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

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

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

14. Proposal for New Highway Aligned With Howes Lane, Bicester.

Councillor G A Reynolds, Declaration, as a member of Oxfordshire County Council who are the agents for the application.

Councillor Ian Corkin, Declaration, as a member of Oxfordshire County Council who are the agents for the application.

Councillor Les Sibley, Declaration, as a member of Bicester Town Council which had been consulted on the application and a further declaration as a member of Oxfordshire County Council who are the agents for the application.

Councillor Maurice Billington, Declaration, as a member of Oxfordshire County Council who are the agents for the application.

15. Part Of Railway Embankment North East Of Aldershot Farm, Howes Lane, Bicester.

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

Councillor Colin Clarke, 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 Ian Corkin, 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.

16. Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD.

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

17. Unit 6, Chalker Way, Banbury, OX16 4XD.

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

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

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

18. Former The Admiral Holland, Woodgreen Avenue, Banbury.

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 Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application and a separate 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 Ian Corkin, Declaration, as a member of the Executive and would leave the Chamber for the duration of the item.

19. The Hill, Dover Avenue, Banbury, OX16 0JE.

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

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 Ian Corkin, Declaration, as a member of the Executive and would leave the Chamber for the duration of the item.

34 **Requests to Address the Meeting**

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

35 **Minutes**

The Minutes of the meeting held on 20 June 2019 were agreed as a correct record and signed by the Chairman.

36 **Chairman's Announcements**

The Chairman made the following announcements:

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. That the August Planning Committee would move from 22 August to 15 August 2019, and the October Planning Committee would move from 17 October to 24 October 2019. The start time would remain 4pm.
3. The Chairman, Vice Chairman, the Lead member for Planning and the committee thanked Bob Duxbury for his loyal service and wished him a happy retirement.

37 **Urgent Business**

There were no items of urgent business.

38 **Proposed Pre-Committee Site Visits (if any)**

There were no pre-Committee site visits proposed.

39 **S Grundon Services Ltd, Merton Street, Banbury, OX16 4RN**

The committee considered application 16/00472/OUT for the proposed residential redevelopment for approximately 200 units at S Grundon Services

Ltd, Merton Street, Banbury, OX16 4RN for Grundon Waste Management Ltd & Cemex UK.

Councillor Beere proposed that application 16/00472/OUT be deferred to allow a formal site visit to take place. Councillor Richards seconded the proposal.

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

Resolved

That application 16/00472/OUT be deferred to allow a formal site visit to take place.

40

29 Murdock Road, Bicester, OX26 4PP

The committee considered application 19/00722/F for the change of use to provide for an indoor go-karting facility (sui generis use), minor external alterations at 29 Murdock Road, Bicester, OX26 4PP for Go Karting For Fun Limited (trading As TeamSport).

Councillor Mould addressed the committee as Ward member.

Mr Plunket Forbes, local resident, addressed the committee in objection to the application.

Dave Rich, the applicant, addressed the committee in support of the application.

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 19/00722/F be approved, subject to

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: Transport Statement, Noise Assessment dates 22 March 2019, Town Planning Statement (including Design and Access Statement), TeamSport Operation and Management Statement, 13531-PL-002 D, 13531-PL-007 A and 13531-PL-004 A.
3. Prior to the first use of the building for the development hereby approved, full details of the signage asking customers to respect

neighbours and leave quietly shall be submitted to and approved by in writing by the Local Planning Authority. Thereafter the signage shall be installed and retained on site in accordance with the approved details prior to the first use of the building for the development hereby approved.

4. Prior to the first use of the building for the development hereby approved, full details of the CCTV to be installed covering the north-west parking area shall be submitted to and approved by in writing by the Local Planning Authority. Thereafter the CCTV shall be installed and retained on site in accordance with the approved details, prior to the first use of the building for the development hereby approved.
5. Prior to the first use of the building for the development hereby approved, full details of the extraction and ventilation equipment to be installed shall be submitted to and approved by in writing by the Local Planning Authority. Thereafter the extraction and ventilation equipment shall be installed and retained on site in accordance with the approved details, prior to the first use of the building for the development hereby approved.
6. Prior to the first use of the building for the development hereby approved, the acoustic design features to mitigate the noise impact of the development shall be installed in accordance with the submitted Noise Assessment produced by Hann Tucker associates dated 22 March 2019. Thereafter the acoustic design features shall be retained in perpetuity.
7. The operational noise emissions from the karting centre shall not exceed 32dBA(15min) when measured 1 metre from the nearest residential property.
8. Prior to the first use of the building for the development hereby approved, full details of the two electric vehicle charging points shall be submitted to and approved by in writing by the Local Planning Authority. Thereafter the EV charging points shall be installed and retained on site in accordance with the approved details.
9. Prior to the first use of the building for the development hereby approved, a Travel Plan Statement, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan Statement shall be implemented and operated in accordance with the approved details.
10. No external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.
11. The hours of opening of the premises shall be restricted to 09:00 – 23:00 seven days a week.

41 **Land To The East Of The Warriner School, Bloxham Grove Road, Bloxham, Oxfordshire**

The Committee considered application 19/00617/F for a Part 2-storey, part 1-storey Special Education Needs (SEN) school with new access from Bloxham Grove Road, associated outdoor play areas, multi-use games area, staff parking, pupil drop-off and landscaping at Land to The East of The Warriner School, Bloxham Grove Road, Bloxham, Oxfordshire for The Department For Education.

Councillor Heath proposed that application 19/00617/F be deferred to allow a formal site visit to take place, and for officers to request get further information on proposed works to the A361. Councillor Kerford-Byrnes seconded the proposal.

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

Resolved

That application 19/00617/F be deferred to allow a formal site visit to take place, and for officers to gather get further information on proposed works to the A361

42 **Land to Rear Of No. 23 To 29, Crouch Street, Banbury**

The committee considered application 19/00777/F for the erection of three new dwellings at Land to Rear of No. 23 To 29, Crouch Street, Banbury for Jane Sands.

Councillor Perry proposed that application 19/00777/F be deferred to allow a formal site visit to take place. Councillor Richards seconded the proposal.

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

Resolved

That application 19/00777/F be deferred to allow a formal site visit to take place.

43 **Summer Place, Blackthorn Road, Launton**

The committee considered application 18/01259/F for the use of land for the stationing of caravans for residential purposes at Summer Place, Blackthorn Road, Launton for Mr Jerry Connors.

Councillor Hallchurch addressed the committee as Ward Member.

Nathaniel Green, the applicant's agent, addressed the committee in support of the application.

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

Resolved

That authority be delegated to the Assistant Director of Planning Policy and Development to grant planning permission for application 18/01259/F, subject to the conditions detailed below (the exact conditions and the wording of those conditions to be delegated to the Assistant Director for Planning Policy and Development):

Time Limit

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.

Approved Plans

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 submitted with the application;
 - Cover letter dated 12th July 2018 by GreePlanningStudio submitted with the application;
 - Drawing Numbers 17_912_001 Revision A and 17_912_005 Revision A submitted with the application;
 - Drawing Number 17_912_003 Revision D received from the applicant's agent by e-mail on 24th September 2018;
 - Kingspace Klargester specification received from the applicant's agent by e-mail on 24th September 2018 and e-mails received from the applicant's agent 18th September 2018, 24th September 2018 and 28th September 2018 specifying which treatment plant is to be used

Surface Water Drainage

3. Notwithstanding the submitted details, no development shall take place 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 development shall not be occupied or used unless and until the approved scheme has been implemented to the satisfaction of the local planning authority. The scheme shall also include:
 - Discharge Rates
 - Discharge Volumes

- SuDS (Permeable Paving, Porous Sub-base)
- Maintenance and management of SUDS features
- Infiltration in accordance with BRE365 (To include infiltration testing)
- Detailed drainage layout with pipe numbers
- Network drainage calculations

Parking

4. No development shall take place until full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas has been 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.

Ecological Buffer

5. Notwithstanding the 8 metre ecological buffer adjacent to Launton Brook which includes a fence within it as displayed on Drawing Number 17_912_003 Revision D received from the applicant's agent by e-mail on 24th September 2018, no development shall take place until a plan displaying an 8 metre ecological buffer adjacent to Launton Brook has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the 8 metre buffer shall be kept free of development at all times and no development or storage of goods, vehicles or materials shall take place at any time whatsoever.

Means of Enclosure

6. Notwithstanding the means of enclosure as displayed within Drawing Number 17_912_003 Revision D received from the applicant's agent by e-mail on 24th September 2018, prior to the first occupation of the site full details of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected in accordance with the approved details, prior to the first occupation of those dwellings, and shall be retained as such thereafter.

Number of Caravans

7. No more than 12 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 8 shall be static caravans or mobiles homes), shall be stationed on the site at any one time and these shall be sited within the pitches as displayed on the drawing titled 'Site Layout Plan' at 1:500 Scale on A4 paper submitted with the application.

Access

8. Subject to the requirements of Condition 9 of planning permission

13/00279/F, the access and driveway to the site leading from Blackthorn Road shall be kept free of obstructions at all times and used only for the specified purpose.

Commercial Vehicles and Activities

9. No more than one commercial vehicle per pitch shall be kept on the land. Each vehicle shall not exceed 3.5 tonnes in unloaded weight and shall not be stationed, parked or stored on the site except within the relevant pitch and shall not be used other than by occupiers of that pitch. No other commercial vehicles shall be kept on the land.
10. No commercial activities, including the storage of materials, shall take place on the land other than the storage of materials in vehicles authorised to be parked on the site.

Occupation restricted to Gypsies and Travellers

11. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of 'Planning policy for traveller sites' August 2015:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."

Removal of Permitted Development Rights

12. Notwithstanding the provisions of Class A, Part 2, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority.

Symmetry Park, Morrell Way, Ambrosden

The committee considered application 19/00388/F for Full Planning Permission for 29,350 sqm of logistics floor space, within class B8 of the Town and Country Planning Use Classes Order 1987, including ancillary class B1 (a) offices (1,688 sqm), erection of security gatehouse (26 sqm), security fence, sprinkler tank and pump house, accessed from the existing Symmetry Park estate road, associated site infrastructure including external service yard, lorry parking, landscaping, amenity open space including 10m green corridor with 3m foot path and cycle link to wider Bicester 12 and storm water drainage infrastructure and private sewage treatment plant at Symmetry Park, Morrell Way, Ambrosden for DB Symmetry (Bicester Reid) Ltd.

Councillor Sames, addressed the committee as Ward member.

Dr Pamela Roberts, on behalf of CPRE and Ambrosden Parish Council addressed the committee in objection to the application.

Peter Frampton, the applicant's agent, addressed the committee in support to the application.

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

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application 19/00388/F, subject to the conditions set out below (and any amendments to those conditions as deemed necessary) and the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure the obligations summarised at paragraph 9.98 of this report and if officers consider it justified a contribution towards the improvement of bus services serving the site.

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: 4036-C02-001 P10 Plot C Masterplan Layout; 4036-C02-006 P04 Elevations and Section; 4036-C02-008 P03 Roof plan; 4036-C02-010 P04 Parking Details; 4036-C02-011 P06 Fencing Plan;

4036-C02-013 P03 Parameters Line Comparison Plan; 4036-C02-014 P02 Sprinkler Installation; 4036-C02-015 P02 Gate House Details; 4036-C02-020 P02 Site Section; 4036-C02-100 P01 Site Location Plan; 4036-C02-101 P03 Application Red Line Plan; 4036-C02-102 P05 Site Layout Plan PlotC; 4036-C02-103 P03 External Surface Finishes; Vehicle Tracking Sheet 1 C11238-HYD-00-ZZ-C-8000-P2; Vehicle Tracking Sheet 2 C11238-HYD-00-ZZ-DR- C-8001-P1; Lighting Plan 18/1093/E/011 Rev A; Edp2606-d050-o-Illustrative Landscape Plan; Edp2606-d140-B Detailed Landscape Design Unit C; Edp2606- r027-B Landscape Management Plan Unit C (June 2019); Design and Access Statement 4036-C02 (February 2019); Energy Statement 32765-3003 (September 2016 prepared by Peter Brett); PV Report CPW-ME-181093-P01 (February 2019) prepared by CPW; Energy Statement BREEAM (Letter dated April 2017) prepared by CPW; FRA 32765/4001 Rev C (December 2015) prepared by Peter Brett; Environmental Statement (February 2019); Planning statement (February 2019); Transport Assessment 3276515501 Rev D dated April 2016; Framework Travel Plan

32765/5501 Rev E December 2016; Biodiversity Method Statement and Management Plan dated March 2017; Phase II Ground Investigation 16.02.026 dated May 2016; WSI WFBO/3057 dated December 2016; Archaeological Recording Action Report MK141/18 dated October 2018; Archaeological Trial Trench Evaluation Report MK050/16; Air Quality Technical Note SPC-HYD-XX-ZZ-RP-Y- 2001-P02 dated June 2019 and FRA Technical Note Designers response to OCC Objection C-11238-HYD-00-ZZ-TN-C-7002 P1 dated June 2019.

3. No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of times for construction traffic and delivery vehicles to access the site, which must be outside of peak network hours. Thereafter, the approved Construction Management Plan shall be implemented and operated in accordance with the approved details for the duration of the construction phase of the development.
4. Prior to the first occupation of the building hereby approved, and unless alternative details are first submitted to and approved in writing by the Local Planning Authority, the external lighting shall be installed strictly in accordance with the details shown on drawing number 18/1093/E/11 rev A and the submitted lighting schedule.
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 or on completion of the development, whichever is sooner and thereafter maintained and managed in accordance with the Landscape Management Plan dated June 2019 (edp 2606-r0276). 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. All existing topsoil that is disturbed by construction works shall not be removed from the site but shall be carefully removed and stored within the curtilage of the site and thereafter re-used during the preparation of the site and implementation of the approved landscaping scheme.
7. Except to allow the provision of the footpath/cycle link into the adjacent site along the western boundary (as shown on Drawing No: 4036-C02- 001 P10), the existing hedgerows to the northern, southern and western boundaries shall be retained and properly maintained, and if any hedgerow plant dies within five years from the completion of the development, it shall be replaced in the current/next planting season with others of similar size and species and thereafter be properly maintained in accordance with this condition.

8. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to secure Travel Plans' and its subsequent amendments shall be submitted to and approved in writing by the Local Planning authority. The plan shall incorporate site specific details of the means of sharing and encouraging reduced reliance on the use of private cars related to the development in favour of other modes of transport and means of implementation and methods of monitoring. Thereafter the approved Travel Plan shall be implemented and operated in accordance with the approved details.
9. The development hereby permitted shall be carried out strictly in accordance with the approved Flood Risk Assessment (FRA) dated April 2016/32765-4001-Rev C produced by Peter Brett, the Flood Risk Technical Note C11238-HYD-00-ZZ-TN-C- 7000-P2 and C-11238-HYD-00-ZZ-TN-C-7001 Rev P2 dated 2nd May 2019 and response to OCC objection produced by Hydrock C11238-HYD-00-ZZ-TN-C-7002 P1 dated 27th June 2019 and the mitigation measures detailed within the FRA, Drainage Statement and Technical Note referred to above:
 - Limiting the surface water run-off by the <100-year return event> critical storm to 19.8 i/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site
 - Limiting the surface water run-off generated by the <1-year return event> critical storm to 16.8 i/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site
 - Use of SuDS Underground Attenuation, Crate Tank, Swales, Hydrocarbon Interceptor and Variable Complex Pump as described in the Drainage Strategy, Technical Note and drawings titled 'Drainage Layout' (Drawing Ref:C11238-HYD-00- ZZ-DR-C-7002 Rev P05 and C11238-HYD-00-ZZ-DR-C-7003 Rev P04) The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.
10. Development shall not begin until a detailed surface water drainage scheme for the site, 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:
 - A compliance report to demonstrate how the scheme complies with the 'Local Standards and Guidance for Surface Water Drainage on Major Development on Oxfordshire'
 - Full microdrainage calculations for all events up to and including the 1 in 100 year plus 40% climate change

- A Flood Exceedance Conveyance Plan
 - Detailed design drainage layout drawings of the SuDS proposals including cross section details
 - Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and
 - Details of how water quality will be maintained during construction
11. The development hereby approved shall not be occupied until confirmation has been provided that all water network upgrades required to accommodate the additional flows from the development have been completed.
12. Following the first occupation of the unit hereby approved, no goods, materials, plant or machinery shall be stored, repaired, operated or displayed in the open without the express planning consent of the Local Planning Authority.
13. Cumulative noise output from any mechanical ventilation or fixed plant associated with the development shall be noise attenuated or mitigated so that it achieves the following levels at 1m from the nearest receptors (listed below):
- Daytime (0.700-23.00) Wretchwick Farm Cottages and Wretchwick Farm: 43dB LAeq; Little Wretchwick Farm: 34db LAeq
 - Night time (23.00-0.700) Wretchwick Farm Cottages and Wretchwick Farm: 31dB LAeq; Little Wretchwick Farm: 28dB LAeq
14. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until 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.
15. Prior to and within two months of the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm 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 mitigation scheme.

16. No development shall take place until a strategy has been submitted to and agreed in writing by the Local Planning Authority which sets out how Apprenticeships and Training Opportunities will be encouraged to be provided during the construction phase and by the occupiers of the unit. The strategy shall include details of the number of apprenticeships and training posts, over what period of time they will be employed, where the apprentices may be placed within the company and where apprentices will be taken from. The strategy shall be implemented in accordance with the approved details.
17. The building hereby approved shall be constructed to at least BREEAM 'Very Good' standard.
18. Prior to the first occupation of the building hereby approved, the electricity charging points for vehicles shall be provided in accordance with the details shown on the approved plans.
19. Prior to the first occupation of the building hereby approved, Photovoltaic (PV) cells shall be installed on at least 25% of the roof coverage on the first floor offices in accordance with the approved roof plan (Drawing number 4036-C02-008 P03) and the PV report (CPW ref CPW-ME-181093-P01 dated February 2019). The PV cells shall thereafter be retained and maintained in accordance with the approved details.
20. The premises shall be used only for purposes falling within Class B8 specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order and for no other purpose(s) whatsoever.

45

Proposal for New Highway Aligned With Howes Lane, Bicester

The committee considered application 14/01968/F for the construction of new road from Middleton Stoney Road roundabout to join Lord's Lane, east of Purslane Drive, to include the construction of a new crossing under the existing railway line north of the existing Avonbury Business Park, a bus only link east of the railway line, a new road around Hawkwell Farm to join Bucknell Road, retention of part of Old Howes Lane and Lord's Lane to provide access to and from existing residential areas and Bucknell Road to the south and associated infrastructure for A2 Dominion South Ltd.

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

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application 14/01968/F, subject to no new material planning considerations being raised before the expiry of the

consultation period and 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. The development shall not be carried out otherwise than in complete accordance with the approved plans: and other details contained within unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).
3. Prior to the commencement of the development hereby approved, a phasing plan covering the entire site the subject of this application, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved phasing plan.

Conditions requiring compliance prior to the construction of a phase

4. No development of a phase shall take place, including any works of demolition until a Construction Method Statement for that phase has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
 - a) The position of site compounds;
 - b) The parking of vehicles of site operatives and visitors;
 - c) The routing of HGVs to and from the site;
 - d) Loading and unloading of plant and materials;
 - e) Storage of plant and materials used in constructing the development;
 - f) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - g) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - h) Measures to control the emission of dust and dirt during construction;
 - i) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - j) Delivery, demolition and construction working hours;
 - k) The mitigation measures recommended at 5.5.1.1, 7.5.1.1, 8.5.1.1, 9.5.1.1, 11.5.1.3, 11.5.1.5, 11.5.1.8, 11.5.1.11 and 14.5.2.1 of the submitted Environmental Statement (November 2014)

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

5. No development of a phase shall commence until full details of a scheme for the protection of all retained trees and hedgerows on that phase, in accordance with the recommendations contained within the tree survey report submitted with the application (Report number

5003-UA005241-UE21R-01-Arb-App-3 dated 3rd December 2014) shall be submitted to and approved in writing by the Local Planning Authority. All approved tree protection measures shall be installed prior to the commencement of the development on that phase and shall be retained for the duration of the construction phase.

6. Prior to, and within three months of the commencement of a phase of development, the phase shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority prior to any development taking place. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.
7. No development of a phase shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) for that phase 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 including reptiles and nesting birds;
 - 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;
 - i) The mitigation measures recommended at 6.5.1.7, 6.5.1.8, 6.5.1.10, 6.5.1.11, 6.5.1.17, 6.5.1.20 of the submitted Environmental Statement (November 2014)

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.

8. No development of a phase shall take place until a detailed surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage scheme shall be in accordance with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" and must include but not be limited to:

- Evidence that priority has been given to providing adequate conveyance and Source control SuDS measures throughout the site, setting parameters to ensure these are delivered in each phase of development through detailed design;
- Evidence that the proposed flows from the site will be restricted to greenfield run-off rates for all events up to and including events up to and including the 1 in 100 year event + allowance for climate change (Currently 40%);
- Evidence that the proposed runoff volume will not increase the existing greenfield volume for the corresponding event;
- Details of how the drainage scheme has been designed to incorporate SuDS techniques to manage water quantity and maintain water quality in accordance with best practice guidance including the latest SuDS Manual C753;
- Infiltration tests in accordance with DG 365;
- Where high groundwater levels are likely to be present, detailed Groundwater monitoring over a period of at least 6 months which should include the winter months and up to May to ensure the mean groundwater peak level period is included;
- Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified;
- Where the development is affected by the Flood Zones 2 and 3, a detailed evaluation of the existing 1 in 100 and 1 in 1000 year flood levels on the site will be required to ensure all drainage attenuation features will operate during peak flood levels;
- Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change event to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;
- Details of how the scheme shall be maintained and managed after completion;
- Phasing Plans to ensure key strategic drainage features are delivered before further development begins on site;
- Construction phase surface water management plan including details of how water quality shall be maintained during and after construction; and
- The submission of evidence relating to accepted outfalls from the site, particularly from any third party network owners;

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed

9. No development of a phase shall take place until a Soil Resources Plan that details the soils present, proposed storage locations, handling methods and locations for reuse for that phase, 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 plan.
10. No development of a phase shall commence until a Site Waste Management Plan, targeting zero waste to landfill for that phase, has been submitted to and approved in writing by the Local Planning

Authority. The approved Site Waste Management Plan shall thereafter be implemented in accordance with the approved details.

11. No development of a phase shall commence until a Training and Employment Management Plan setting out how apprenticeship training opportunities are to be provided during the construction of the phase has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved Training and Employment Management Plan.
12. No development of a phase containing road infrastructure shall take place until a scheme to mitigate the impact of the development on farmland birds shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved scheme.
13. No development of a phase containing road infrastructure shall take place until, details of biodiversity enhancement measures including the location of bird nesting boxes and bat boxes has been submitted to and agreed in writing by the Local Planning Authority. Prior to the construction of the road infrastructure, the biodiversity enhancement measures shall be provided and retained thereafter.
14. Notwithstanding the submitted details, no development of a phase containing road infrastructure shall take place until full details of the access vision splays for each junction, including layout and construction has been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the road the vision 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.
15. No development of a phase containing road infrastructure shall take place until details of the final surface treatment of any road, cycleway and footway within that phase has been submitted to and approved in writing by the Local Planning Authority. The phase of development shall be carried out in accordance with the details so approved.
16. Notwithstanding the submitted details, no phase of development containing road infrastructure shall take place until revised positions for the bus stops, which shall be Real Time Information enabled and details of the bus stop infrastructure and street furniture as well as details of future maintenance arrangements for the bus stop infrastructure have been submitted to and approved in writing by the Local Planning Authority. The bus stops shall be provided in the approved positions and provided with the approved bus stop infrastructure prior to the first use of the development and shall be maintained in accordance with the approved details thereafter.
17. Notwithstanding the submitted details, no phase of development containing road infrastructure shall take place until revised details of the junction ellipses within that phase have been submitted to and

approved in writing by the Local Planning Authority. The junction ellipses in the phase shall be provided in accordance with the approved details.

18. No development of a phase containing road infrastructure shall take place until a scheme for the closure and use of the existing parts of Howes Lane and Bucknell Road that are proposed to be closed through a formal Traffic Regulation Order, has been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the road, the scheme shall be constructed and implemented in accordance with the approved details.
19. No development of a phase containing road infrastructure shall take place until full details of the design of the ponds in that phase has been submitted to and approved in writing by the Local Planning Authority. The design of the ponds shall be implemented in accordance with the approved details.
20. Prior to any demolition on the site, the commencement of any development that contains road infrastructure and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.
21. Prior to any demolition on the site, the commencement of any development that contains road infrastructure hereby approved and following the approval of the first stage Written Scheme of Investigation referred to in condition 20, a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation.
22. No development of a phase containing road infrastructure shall take place until details of existing and proposed levels for the road infrastructure within that phase 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 levels.
23. Notwithstanding the submitted details, no development of a phase containing road infrastructure shall commence until full details, locations, specifications and construction methods for all purpose built tree pits and associated above ground features, to include specifications for the installation of below ground, load-bearing 'cell structured' root trenches, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees within that phase, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and specifications.

24. No development of a phase containing road infrastructure shall commence until a landscaping scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the phase 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 proposed location of translocated hedgerows
25. No development of a phase containing road infrastructure shall take place until full details of all service trenches, pipe runs or drains and any other excavation, earth movement or mounding required in connection with the development, including the identification and location of all existing and proposed trees, shrubs and hedgerows within influencing distance of such services, including details of any required engineering solution methods for development within the Root Protection Area of any tree/ hedgerow within that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
26. No development of a phase containing road infrastructure shall take place until full details of the road bridge over the watercourse including details of safe crossings for large mammals and details demonstrating damage to the watercourse banks will be minimised have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Conditions requiring compliance prior to the opening of the road infrastructure

27. Prior to the first use of the road infrastructure hereby approved, a Landscape and Ecology Management Plan (LEMP) covering areas to be offered for adoption until such time that the land is adopted and land outside of the adoptable area 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.

Conditions requiring compliance following the opening of the road infrastructure

28. Within 4 months from the first use of the road infrastructure hereby approved, a post construction noise survey shall be carried out to assess whether there are any adverse effects from the road once in operation on any existing residential dwelling that would exceed the levels set out in BS8233:2014, which shall be submitted to and approved in writing by the Local Planning Authority. Should any adverse effects be identified, a scheme for the remediation of any such impacts shall be identified within the report and shall be approved in writing by the Local Planning Authority. The identified remediation shall be carried out within 3 months from the written approval of the remediation scheme.

Compliance only conditions relating to all phases of development

29. If, during development, 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 a remediation strategy has been submitted to the local planning authority for its written approval. The remediation strategy shall include details how this unsuspected contamination shall be dealt with. The remediation strategy shall thereafter be implemented as approved.
30. 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 final surface course of the road/ footways being completed. 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.
31. All phases of the development shall be constructed to meet a minimum of CEEQUAL Standard 'Very Good'.

46

Part Of Railway Embankment North East Of Aldershot Farm, Howes Lane, Bicester

The committee considered application 19/00770/F for a Pedestrian underpass Part of Railway Embankment North East of Aldershot Farm, Howes Lane, Bicester for Cherwell District Council.

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

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application 19/00770/F, subject to the conditions set out below (and any amendments to those conditions as deemed necessary):

Time Limit

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.

Compliance with Plans

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: Drawing number 38616-1501-112 Rev P02

Arboriculture

3. No development shall take place until an Arboricultural survey undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions is carried out, submitted to and approved in writing by the Local Planning Authority.
4. No development shall take place until an Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The existing trees to be retained shall be protected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of development and / or demolition and shall be maintained until all equipment machinery and surplus material has been removed from the site. Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Ecology

5. Prior to, and within three months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority prior to any development taking place. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.
6. 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 including reptiles and nesting birds;

- 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.

Construction Management

7. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
 - b) The routeing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Drainage

8. No development shall take place until a drainage strategy for the underpass to include how it will be drained and a management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the drainage works shall be carried out and completed in accordance with the approved strategy and implemented prior to the first opening of the pedestrian underpass.

Waste

9. No development shall take place until a Site Waste Management Plan, targeting zero waste to landfill, shall be submitted to and approved in writing by the Local Planning Authority. The approved Site Waste Management Plan shall thereafter be implemented in accordance with the approved details.

Transport

10. Prior to the provision of any footway/ cycleway within the pedestrian underpass, full details of the path shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the path construction, materials, drainage, lighting, signage, markings, and bollards to prevent use by motor vehicles. The path shall be constructed in accordance with the approved details and shall be retained for use as a pedestrian/cycle underpass thereafter.

Design

11. Prior to the installation of the security fencing hereby approved, full details of the colour finish of the security fencing shall be submitted to and approved in writing by the Local Planning Authority. The security fencing shall be finished in accordance with the approved colour finish and retained as such thereafter.

Unexpected contamination

12. 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.

Sustainability

13. The development shall be constructed to meet a minimum of CEEQUAL Standard 'Very Good'.

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Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD

The Committee considered application 19/00446/F for the erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance at Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD for Heyford Park Settlements LP.

Councillor Corkin proposed that application 19/00446/F be approved, in line with the officer recommendation. In seconding the proposal, Councillor Wood, referring to paragraph 9.70 of the report which related to a Section 106 planning obligation, proposed firstly, that within the Cherwell District Council items to be secured, "the financial contribution towards expansion and/or and provision of the Community Hall and other local facilities" be the Council's first priority and secondly, that officers be requested to negotiate that upon eventual completion of the Community Hall it be passed to Heyford Park Parish Council for use as their office and hall, and that authority be delegated

to Assistant Director Planning and Economy, in consultation with the Chairman of the Planning Committee to agree the Section 106 agreement. This was duly supported by Councillor Corkin as the proposer.

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

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application 19/00446/F subject to resolving the objections from Oxfordshire County Council and subject to conditions (and any amendments to those conditions as deemed necessary) and the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1991, to secure the items set out in paragraph 9.69 together with those set out above by the County Council and the Cherwell District Council Leisure projects officer (and any amendments as deemed necessary)

Time Limit

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.

Compliance with Plans

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following documents:

PHASE 5D

- Design and Access Statement –Phase 5D 0521-PH5C. 18th February 2019. Focus on Design
- Flood Risk Assessment Compliance – Phase 5C Version 2. January 2019. 16871/B4. Woods Hardwick
- Topographical Survey 0521-PH5C-5D-5(R)-100 Rev.A
- Planning Layout 0521-PH5D-102.
- Street Scene 0521-PH5C-5D-5(R)-103
- External Works Layout 0521-PH5C-5D-5(R)-104
- Tracking Layout 0521-PH5C-5D-5(R)-105 Vehicle
- External Detailing 0521-PH5C-5D-5(R)-106
- Adoption Plan 0521-PH5C-5D-5(R)-107
- Material Layout 0521-PH5C-5D-5(R)-108
- Garages, Bins & Cycle Store 0521-PH5C-5D-5(R)-109
- Refuse Plan 0521-PH5C-5D-5(R)-111
- Housetype Booklet 0521-PH5C-5D-5(R)-HTB Issue 2
- Detailed Planting Proposals 1619 A8 5C 01 Rev.H
- Parking Matrix Issue 10521-PH5C-5D-5(R)

PHASE 8C

- Planning Layout 0521-PH8C-102 Rev.A
- External Works Layout 0521-PH8A-8C-104 Rev.A
- Vehicle Tracking Layout 0521-PH8A-8C-105 Rev.A
- Material Layout 0521-PH8A-8C-108 Rev.A
- Refuse Plan 0521-PH8A-8C-111 Rev.A
- Service Easements 0521-PH8A-8C-115 Rev.A
- House type Booklet 0521-PH8C-HTB Issue 2

TRENCHARD CIRCLE

- Planning Layout 0521-TR-1002 Rev.B
- External Works Layout 0521-TR-1004 Rev.B
- Vehicle Tracking Layout (Sheet 1 of 2) 0521-TR-1005-1 Rev.A
- Vehicle Tracking Layout (Sheet 2 of 2) 0521-TR-1005-2 Rev.A
- Adoption Plan 0521-TR-1007 Rev.A
- Issue 4 Housetype Booklet 0521-TR-HTB

COMPOSITE PLAN and REPORTS

- Application Forms, Notices and Certificates
- Location Plan 0521-PH5D-8C-TR-101
- Arboricultural Statement 11th February 2019. LANDARB Solutions
- Dorchester Living Construction Specification Revision 17
- Extended Phase 1 Habitat and Preliminary Bat Survey Issue 1. 3rd March 2019.- 4 Acre Ecology
- Planning, Heritage and Affordable Housing Statement (incorporating draft S106 Heads of Terms) February 2019 – Pegasus Group
- Planning Statement Addendum July 2019 –Pegasus Group
- Transport Statement Ref: 39304. February 2019 –PBA/Stantec

Facing materials

3. No materials other than those as shown on the approved materials plans are to be used in the new development. There shall be no variation of these materials without the prior written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.

Planting Maintenance

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced

in the current/next planting season with others of similar size and species.

Tree Protection

5. (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 permission.

Boundary Treatment

6. That all enclosures along all boundaries of the site shall be as shown on the approved plans and such means of enclosure shall be erected prior to the occupation of any dwelling.

Electrical Vehicle Charging

7. Any dwelling(s) hereby permitted shall not be occupied until it has been provided with a system of ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling.

New Estate Roads.

8. Prior to the first occupation of any of the dwellings hereby approved, all of the estate roads and footpaths (except for the final surfacing thereof) shall be laid out, constructed, lit and drained in accordance with Oxfordshire County Council's 'Conditions and Specifications for the Construction of Roads' and its subsequent amendments.

Parking and Manoeuvring Areas Retained.

9. 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.

Cycle Parking Provision.

10. 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.

Travel Plan

11. Prior to the first occupation of the development hereby approved, a Residential Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments and a Travel Plan Statement setting out how this phase will contribute to the overall site wide Residential Travel Plan, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

Travel Information pack

12. Prior to first occupation of any dwelling hereby approved, a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

Construction Environment Management Plan

13. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.

Remediation Strategy

14. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
 - The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the

remediation measures required and how they are to be undertaken.

- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Verification Report

15. Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

No Ground Water Infiltration

16. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Landscape and Ecology Management Plan

17. Prior to the first occupation 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.

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Unit 6, Chalker Way, Banbury, OX16 4XD

The Committee considered application 19/00487/F for Phase 2 Central M40 - Unit 6 - 17,768 sqm of logistics floorspace within Class B2 or B8, including ancillary class B1(a) offices (697 sqm), service yard and access to Chalker Way at Unit 6, Chalker Way, Banbury, OX16 4XD for DB Symmetry Ltd.

Karen Hingley, the applicant's agent, addressed the committee in support of the application.

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

Resolved

That application 19/00487/F is approved, subject to:

- a) The land-owners entering into an appropriate legal agreement and;
- b) 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:
 - Site location plan(dwg. No. 6235-003)
 - Site layout plan (dwg no 5884-060 Rev E)
 - Site layout plan external finishes (dwg no 5884-066 Rev A)
 - Proposed Elevations (dwg no. 6236-001)
 - Proposed context elevation (dwg no 6236-002)
 - Building Plan (dwg no. 5884-061 Rev A)
 - Roof Plan (dwg no. 5884-062 Rev A)
 - Sprinkler Tank and Pump House (dwg no. 5884-067)
 - Office Floor Plans (dwg no. 5884-063 Rev A)
 - Design and access statement (Dec 2011) and addendum document (April 2012)
 - Architectural design statement (prepared AJA)
 - Landscape and Visual Assessment addendum (prepared by Aspect dated Dec2019 ref 6870 .LVIA Addendum 002)
 - Transport Assessment Technical Note (ref 07010-HYD-XX-XX-TN-TP-101-P.1.2)
 - Flood Risk Assessment Technical Note (ref C07010C-Unit 6-TN-001)
 - Dry Vibro Displacement Method Statement
 3. The drainage strategy for the site shall be in general accordance with the FRA prepared by Peter Brett Associates dated Dec 2011 and the details approved by the Council under application ref.no. 16/00354/DISC on 27th June 2016 and all works shall be complete prior to the occupation of the building
 4. The flood storage area and associated landscaping, ground re-profiling, and ecological enhancement shall be undertaken in accordance with the details approved by the Council under application 16/00167/DISC on 27 June 2016 ,and planting plans dwg no 4995/ASPOO1-11Rev C/D referred to in Frampton's letter dated 17 January 2018 with respect to conditions 3 and 8 of the Outline

Planning permission 14/00180/OUT, and all relevant works shall be complete prior to the occupation of the building

5. The strategy for the translocation of reptiles, including the identification of receptor sites, the management scheme, landscaping and the arrangements for implementation. shall be undertaken in accordance with the 'Revised Reptile Mitigation Method Statement (Phase 2 Development) (February 2016 - Ref EDP1419_07f)' approved under application 15/00512/DISC on 29 February 2016
6. The development shall be implemented in accordance with the land contamination strategy set out in the Land Contamination Report, in accordance with the 'Desk Study and Ground Investigation at Overthorpe Road, Banbury - Combined Report (Hydrock Ref: R/11237/003 - March 2013)' submitted in application reference no 15/00062/DISC approved on 23 January 2017
7. The development shall be undertaken in accordance with the Archaeological Written Scheme of Investigation, in accordance with the documents titled "Project specification for an archaeological excavation and recording action" - 8th January 2016 (revised 25/5/16) ORB16-150exc; and "Spital Farm, Overthorpe Road, Banbury, Oxfordshire - An Archaeological Evaluation for Kennet Properties" - SFB04-60 (October 2008) submitted in application reference no 15/00062/DISC and approved by the Council on 23 January 2017
8. Landscape management and tree planting shall be undertaken in accordance with the Landscape Management Plan Ref No 4995.LMP.005.VF(March 2016) submitted as part of application 16/00167/DISC approved by the Council on 27 June 2016
9. Construction Traffic Management shall be undertaken in accordance with the Construction Traffic Management Plan (CTMP) for Phase 2 of the development, including full details of wheel washing facilities, a restriction on construction and delivery traffic during construction and a route to the development site. In accordance with the 'Central M40 (Units 5, 6, 7 and 8) Construction Traffic Management Plan (dated February 2016)' submitted under application ref no 15/00512/DISC and approved by the Council on 29 February 2016.
10. The development hereby approved shall be the subject of the Travel Plan for Phase 2 of the development, in accordance with the 'Travel Plan - Units 5, 6, 7 and 8 (March 2016)' document submitted under application ref.no. 16/00131/DISC and approved by the Council on 29 April 2016.

11. The existing public footpath on the site shall be protected and fenced as set out in the covering letter from Frampton's dated 5th August 2014 and the Heras Fencing details submitted in respect of S/2011/1620/MAO and received 04 February 2014 as submitted under application ref no 14/00035/DISC and approved by the Council on 9th December 2014.
12. The building 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.
13. The new public footpath to be provided shall be built in accordance with these details submitted under ref no 14/00259/DISC and approved by the Council on 3rd August 2015
14. The proposed means of access shall be provided prior to the first occupation of the building hereby approved in accordance with the details submitted under application ref no 15/00178/DISC and approved by the Council on 3 August 2015
15. The ecological enhancement measures relevant to this site proposed in submitted in application ref.no.16/00505/DISC and approved by the Council on 21 November 2016 shall be implemented prior to its first occupation
16. No external lighting shall be installed until details of all external lighting, security lighting and floodlighting including the design, position, orientation and any screening of the lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.
17. 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 the approved drawings. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.
18. The existing areas shown for parking, turning and/or loading and unloading on the approved plan(s) shall be permanently set aside and reserved for that purpose unless otherwise agreed in writing by the Local Planning Authority.

The committee considered application 19/00209/DISC for the discharge of conditions 4 (sustainable construction), 5 (architectural details), 9 (boundary treatment) and 10 (external lighting) of 18/01591/CDC at former the Admiral Holland, Woodgreen Avenue, Banbury for Cherwell District Council.

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

Resolved

That application 19/00209/DISC be delegated to the Assistant Director for Planning and Economy to approve the details.

50 **The Hill, Dover Avenue, Banbury, OX16 0JE**

The committee considered application 19/00194/DISC for the discharge of Conditions 8 (lighting) & 9 (external plant installation) of 18/00952/CDC at The Hill , Dover Avenue, Banbury, OX16 0JE for Cherwell District Council (Build Department).

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

Resolved

That authority be delegated to the Assistant Director for Planning and Economy to grant permission for application 19/00194/DISC, subject to the conditions set out below (and any amendments to those conditions as deemed necessary):

- 8 The details provided in Lighting Specification Revision C prepared by C T Walters, drawing number OW13866-E03 rev D and the Ansell Lighting document titled Exterior Bollard Option.
- 9 The details shown on drawing number C20604-01 rev. B and documents titled Technical Submittal / Working Drawing /Sample Approval and Roof Termination Sets.

The Interim Senior Manager for Development Management submitted a report which updated the Committee on the work of the Cherwell Planning Enforcement Team, and to initiate a regular Enforcement Update Report that would will be presented at future Planning Committees meetings.

Resolved

- (1.1) That the contents of the report be noted
- (1.2) That having given due consideration, to provide officers be requested to seek legal comments prior to consideration of future reports by the Committee, and that reports be submitted on a quarterly basis. feedback regarding the format and frequency of future Enforcement Update reports be noted

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Appeals Progress Report

The Assistant Director for Planning Policy and Development 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 8.06 pm

Chairman:

Date: