

Application 11/01132/CDC	No:	Ward: Bicester Town	Date Valid: 26.08.11
Applicant:	Cherwell District Council Bodicote House Bodicote Banbury Oxon		
Site Address:	Land and Buildings to the rear of 81-85 Sheep Street Bicester Oxon OX26 6JS		

Proposal: Demolish sheds and outbuildings to the rear of 81-85 Sheep Street, make good the new boundary wall in brickwork and change of use to public car park

1. Site Description and Proposal

- 1.1 This application refers to buildings forming the rear part of 81-85 Sheep Street, Bicester.
- 1.2 The buildings are located within the existing Franklins Yard car park. Buildings 81-85 Sheep Street comprise a terrace of three shops with flats above. 81 is used as a takeaway and 83 and 85 are combined and used as a cycle shop which has been extended to the rear in the past. This car park occupies a corner position with access taken off of Sheep Street. The site has a very open aspect with views of the buildings predominantly taken from Manorsfield Road which wraps around the site. The site is located within the Bicester Conservation Area and a separate application for Conservation Area consent (ref 11/01133/CDC) appears on the agenda separately.
- 1.3 This application seeks consent to demolish buildings to the rear of 81-85 Sheep Street, which are currently have a poor appearance and are of no historical value, to enable the use of this land to be changed to provide additional car parking within the site. It is anticipated that an additional 10 spaces will be created from the demolition of these buildings.
- 1.4 This application has been made to facilitate a land exchange between this Council and the owner of 81-85 Sheep Street. In exchange for this part of the land, the owners would receive a small parcel of land adjacent to 85 Sheep Street which fronts onto St Johns Street. This exchange will then facilitate the redevelopment of the Franklins Yard car park as part of the comprehensive redevelopment of Bicester Town Centre.

2. Application Publicity

- 2.1 The application has been advertised by way of a site notice. The final date for comment was 05/10/11.

Third Parties – No comments have been received

3. Consultations

- 3.1 **Local Highway Authority** – No objection subject to conditions
- 3.2 **Bicester Town Council** – Have not commented on this application.
- 3.3 **Oxfordshire County Council Senior Drainage Engineer** – On the basis of the additional information provided is happy with the proposals.

4. Relevant Planning Policies

4.1 Government Guidance

PPS1 – Delivering Sustainable Development
PPS 6 – Planning for Town Centres
PPG 13 - Transport

4.2 The South East Plan

BE1, BE6 and T1

4.3 Adopted Cherwell Local Plan 1996

C28

5. Appraisal

- 5.1 The key issue to consider is the principle of the change of use of the land for use as car parking. Matters relating to the Conservation Area and the demolition of the buildings within the Conservation Area will be dealt with through the second application.
- 5.2 The predominant land use within the area is car parking already. The parking area is located to the rear of the shops and there will be no alteration to the existing access arrangements on site. The rear of the shops will also not be affected detrimentally by the proposal but will instead benefit from the construction of a new brick wall around the remaining rear of the building to retain some security and privacy for the occupiers.

The application accords with policy requirements and as such there is no objection in principle to the change of use of the land to form a car park.

6. Recommendation

The application be **approved** subject to the following conditions:

1. SC 1.4 (Time Limit)
2. SC 4.14 BC (Plan of car parking provision)
3. That full details of the proposed boundary wall to encompass the rear of 81-85 Sheep Street shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and/or on the adjoining building and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.

4. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with plan no 12.11 Rev 1

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with PPS1: Delivering Sustainable Development

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the development plan, unless material considerations indicated otherwise. Incorporating and adhering to the above conditions, the development is considered to be acceptable on its planning merits as the proposed change of use of the land to form a car park does not have any detrimental impact on the area and is not considered to adversely impact upon the character or appearance of the adjacent Conservation Area. As such the proposal is in accordance with PPS1: Delivering Sustainable Development and PPG: Transport, Policies BE1, BE6 and T1 of the South East Plan and Policy C28 of the adopted Cherwell Local Plan 1996. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions as set out above.

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