

Application 11/01133/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 (Conservation Area Consent)

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 (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 of a poor appearance and of no historical value to enable the use of this land to be changed to provide additional car parking within the site
- 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 will 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 **Bicester Town Council** – Have no objections to the application

- 3.2 **Cherwell District Council Conservation Officer** – Has no objection to the application subject to conditions

4. Relevant Planning Policies

4.1 Government Guidance

PPS1 – Delivering Sustainable Development
PPS 5 – Planning for the Historic Environment
PPS 6 – Planning for Town Centres
PPG 13 - Transport

4.2 The South East Plan

BE1, BE6 and CC6

4.3 Adopted Cherwell Local Plan 1996

C28

5. Appraisal

- 5.1 The key issue to consider is whether the demolition of the buildings is acceptable within the Conservation Area. Matters relating to the Change of Use will be dealt with through the first planning application.

- 5.2 The buildings to be demolished are located at the rear of 81-85 Sheep Street and from the car park and adjacent footpaths around the rear of the site they are very prominent. The cycle shop has extended in the past and this is a post war construction of no merit. In addition, there is a brick building with a felt flat roof, a brick and timber structure with a corrugated asbestos cement roof and also there are some lean-to structures again with corrugated roofing.

- 5.3 None of the buildings to be demolished have any architectural merit and their removal is considered to improve the appearance of the rear of the buildings. Furthermore the buildings at present do not make any positive contribution to the character and appearance of the Conservation Area. The Council's Conservation Officer has been involved with the proposals at pre-application stage and has no concern with their loss. The buildings to be demolished have a gross area of

approximately 130 square metres.

- 5.4 Overall the proposal is considered to improve the appearance of this area and in doing so will also enhance the appearance of the Conservation Area. The application is therefore considered to accord with policy and is therefore recommended for approval.

6. Recommendation

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

1. SC 1.4 (Time Limit)
2. 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 CONSERVATION AREA CONSENT AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the Planning (Listed Buildings and Conservation Area) Act 1990, Government advice contained within PPS 5 and the development plan, unless material considerations indicated otherwise. The development is considered to be acceptable on its merits as the proposal preserves the character and appearance of the Conservation Area. As such the proposal is in accordance with Policies BE1 and BE6 of the South East Plan 2009 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 Conservation Area Consent granted subject to appropriate conditions as set out above.

CONTACT OFFICER: Michelle Jarvis

TELEPHONE NO: 01295 221826