

<b>Application</b> 12/00145/CM	<b>No:</b>	<b>Ward:</b> Ardley with Fewcott	<b>Date</b> 03/02/2012	<b>Valid:</b>
<b>Applicant:</b>	Agrivert Limited			
<b>Site Address:</b>	Ardley Composting Site, Ashgrove Farm, Middleton Stoney Road, Ardley			

**Proposal:** Details pursuant to condition 11 (floodlighting) of planning permission (MW.0073/10) 09/01312/CM (OCC ref: MW.0024/12)

## 1. Site Description and Proposal

- 1.1 The application site is the Ardley composting site and forms 1.9 hectares of land on the south side of the Upper Heyford Road approximately 350 metres west of its junction with the B430 Ardley to Middleton Stoney Road, and adjacent (west) of the above grand grass covered reservoir. The nearest residential properties are Ashgrove Farm (600 metres to the north) and Manor Farm (800 metres to the south).
- 1.2 The proposal is for the installation of five floodlights at the site.
- 1.3 The application is before the Committee as the application is a County Matter.

## 2. Application Publicity

- 2.1 Oxfordshire County Council are responsible – Cherwell District Council is a consultee.

## 3. Consultations

- 3.1 Oxfordshire County Council are responsible – Cherwell District Council is a consultee.

## 4. Relevant Planning Policies

- 4.1 National Policy Guidance:  
PPS1: Delivering Sustainable Development  
Climate Change Supplement to PPS1
- 4.2 Regional Policy in the South East Plan 2009:  
BE1 – Management for an Urban Renaissance
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:  
Policy C28 – Layout, design and external appearance to be compatible with the character of the context of a development proposal

## 5. Appraisal

- 5.1 Oxfordshire County Council are responsible for the decision making and Cherwell District Council is a consultee. The key issues for consideration in this application

are the visual impact of the proposals and the suitability of the scheme in the context of the site.

- 5.2 The development proposes 5 floodlights to be sited within the main site. The scheme follows a previous approval for floodlighting approved in September 2010 and will increase the number of lights from two to seven. The lights are for improved lighting to allow staff and visitors to access operational areas of the site.
- 5.3 Two lights will be placed on the stage two tunnel building facing west towards bunding and a further three will be placed on the reception building facing east towards the perimeter path and fencing. The applicant has indicated that the lights will be switched off outside normal working hours, unless required for maintenance or in emergency situations.
- 5.4 The existing site is partially screened from the B430 and the Upper Heyford Road by the reservoir and roadside hedgerows. Bunding at the site also partially shields the site from the wider area. Given the limited use of the lights during normal working hours and the distance from the nearest residential properties, it is considered that the additional lights will not have a detrimental impact on the character and appearance of the area or the amenities of adjoining occupiers.

## **6. Recommendation**

It is recommended that Oxfordshire County Council is advised that this Council raise no objections to the proposal subject to the imposition of conditions concerning hours of operation of the lighting to normal working hours only i.e. proposes 0800-1800 Mon – Fri and 0800-1230 Saturday only as per the current operation.

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