

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 22 March 2012 at 2.00 pm

Present: Councillor Rose Stratford (Chairman)

Councillor Ken Atack
Councillor Fred Blackwell
Councillor Tim Emptage
Councillor Mrs Catherine Fulljames
Councillor Michael Gibbard
Councillor Chris Heath
Councillor David Hughes
Councillor Russell Hurle
Councillor Mike Kerford-Byrnes
Councillor James Macnamara
Councillor George Parish
Councillor Trevor Stevens
Councillor Lawrie Stratford

Substitute Members: Councillor Andrew Fulljames (In place of Councillor Alastair Milne Home)
Councillor Melanie Magee (In place of Councillor D M Pickford)
Councillor Kieron Mallon (In place of Councillor Colin Clarke)
Councillor Barry Wood (In place of Councillor G A Reynolds)

Apologies for absence: Councillor Alastair Milne Home
Councillor Colin Clarke
Councillor D M Pickford
Councillor G A Reynolds

Officers: Bob Duxbury, Development Control Team Leader
Jane Dunkin, Senior Planning Officer
Rebecca Horley, Senior Planning Officer
Andy Bowe, Implementation Officer
Ross Chambers, Solicitor
Natasha Clark, Team Leader, Democratic and Elections
Aaron Hetherington, Democratic and Elections Officer

Declarations of Interest

Members declared interests in the following agenda items:

6. Banbury Gateway, Acorn Way, Banbury.

Councillor Barry Wood, Prejudicial, as a member of Executive.

Councillor George Parish, Personal, as a member of Banbury Town Council which had been consulted on the application.

Councillor Ken Atack, Prejudicial, as a member of Executive.

Councillor Kieron Mallon, Personal, as a member of Banbury Town Council which had been consulted on the application.

Councillor Michael Gibbard, Prejudicial, as a member of Executive.

7. Land South of Overthorpe Road and Adjacent the M40, Banbury, Oxfordshire.

Councillor George Parish, Personal, as a member of Banbury Town Council which had been consulted on the application.

Councillor Kieron Mallon, Personal, as a member of Banbury Town Council which had been consulted on the application.

16. Paragon Fleet Solutions, Heyford Park, Camp Road.

Councillor James Macnamara, Personal, as a member of Lower Heyford Parish Council which had been consulted on the application.

18. Ferris Hill Farm, Hook Norton Road, Sibford Ferris.

Councillor Lawrie Stratford, Prejudicial, as a member of Oxfordshire County Council which would determine the application.

Councillor Michael Gibbard, Prejudicial, as a member of Oxfordshire County Council which would determine the application.

Councillor Mrs Catherine Fulljames, Prejudicial, as a member of Oxfordshire County Council which would determine the application.

20. Old Bodicote House, White Post Road, Bodicote.

Councillor Barry Wood, Prejudicial, as a member of Executive.

Councillor Ken Atack, Prejudicial, as a member of Executive.

Councillor Michael Gibbard, Prejudicial, as a member of Executive.

26. Progress on the Exemplar Application at NW Bicester 10/01780/HYBRID.

Councillor Barry Wood, Prejudicial, as a member of the Eco-Bicester Strategic Delivery Board.

Councillor Michael Gibbard, Personal, as a member of the Eco-Bicester Strategic Delivery Board.

Councillor Rose Stratford, Personal, as appointed Member by Bicester Town Council to the Eco-Bicester Strategic Delivery Board.

194 **Petitions and Requests to Address the Meeting**

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

195 **Urgent Business**

There was no urgent business.

196 **Minutes**

The Minutes of the meeting held on 23 February 2012 were agreed as a correct record and signed by the Chairman.

197 **Banbury Gateway, Acorn Way, Banbury**

The committee considered a report for the demolition of existing units. Construction of new retail units (Use Class A1), restaurants and cafes (Use Class A3), associated access, servicing and landscape works.

In introducing the report, the Senior Planning Officer (Jane Dunkin) provided a verbal update on two communications that had been received after publication of the written update. One pertained to a letter querying the reason for the submission of the application and the other was an update from CBRE (who had been appointed by the Council to provide specialist retail planning advice in relation to the application) who had indicated that Bolton Road may be a more suitable suit for the proposal and advised West Oxfordshire District Council has recently refused a similar application.

Having declared prejudicial interests in the item as members of the Executive, Councillor Atack and Councillor Wood addressed the Committee. Following their addresses, they left the meeting for the duration of the debate and vote on the application.

Andrea Arnall, of Turley Associates on behalf of Scottish Widows, owners of Castle Quay Shopping Centre spoke in opposition to the application.

Jeremy Hind, of Savills on behalf of their client Kames who own Banbury Cross Retail Park spoke in opposition to the application.

David Richards, CEO of Prodrive, spoke in support of the application.

Robert Morray, representing Marks & Spencer, spoke in support of the application.

Councillor Bonner addressed the Committee as Ward Member.

In considering the application, Members noted that the application would bring a wide range of new jobs to the area and in particular represented a great

opportunity for young people. Members commented that the application would also support the protection of existing jobs.

Members commented that the location of the application was appropriate and that the application would encourage new visitors to Banbury. Members considered that the scale of the proposal could not be realized in Banbury town centre. Rather than have a negative impact on the town centre, Members suggested that the application could have a positive impact and complement the Town Centre and other retail centres in Banbury and would contribute to the wider prosperity of Banbury.

Members acknowledged the study and information in the report relating to the requirements of sequential approach but considered that the proposal did meet these requirements.

Members noted the proposal in the application for a subsidized bus service between the retail development and the town centre and commented that this also represented public transport opportunities to the residents in the Banbury Grimsbury and Castle Ward.

Some Members of the Committee felt that the site could be better used as a leisure complex and expressed concern about the impact of the proposal on the town centre.

Councillor Mallon proposed that the application be approved on the basis that he considered the proposal met the requirements of the sequential approach laid out in PPS4 and the site represented a sustainable location for a sub regional hub so would contribute to the wider prosperity of Banbury. Councillor Blackwell seconded the proposal.

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

Resolved

That application 11/01870/F be approved subject to a legal agreement and appropriate conditions and that authority be delegated to the Head of Public Protection and Development Management, in consultation with the Chairman, to negotiate the legal agreement and conditions.

198

Land South of Overthorpe Road and Adjacent the M40, Banbury, Oxfordshire

The Committee considered an application for the erection of up to 115,197sqm of floorspace to be occupied for either B2 or B8 (use classes) or a mixture of both B2 and B8 (use classes). Internal roads, parking and service areas, landscaping and the provision of a sustainable urban drainage system incorporating landscaped area with balancing pond and bund (OUTLINE).

Andrew Selley, Managing Director of Bidvest Logistics spoke in opposition to the application.

Peter Frampton, the applicant, spoke in support of the application.

Councillor Bonner addressed the Committee as local Ward Member.

In considering the application, Members welcomed all types of new job opportunities that the proposal would offer.

The Committee raised concerns about the current traffic congestion and commented that the development could bring further constraints to traffic movement in the vicinity. Members commented that the application provided little information about measures to mitigate the traffic impact. The Committee agreed that to sustain the scale of the proposal and alleviate congestion issues, a relief road should be reserved on the site.

Members requested that officers provide further information on traffic management issues, the potential for a relief road and archaeological matters.

Councillor Hughes proposed that application 11/01878/OUT be deferred to allow for further investigation and information to be provided to the Committee. Councillor Wood seconded the proposal.

Resolved

That consideration of application 11/01878/OUT be deferred to allow for further investigation and information to be provided to the committee.

199

OS Parcels 7977, 8962 and 9553 north of Lince Lane, Kirtlington

The Committee considered a report for Erection of commercial glasshouse and ancillary agricultural building, requiring the levelling of part of the site and new access on to Lince Lane.

The Committee was satisfied with the evidence presented.

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

Resolved

That application 11/01766/F be approved subject to the following conditions:

- (1) 1.4A - Full Permission: Duration Limit (3 years) (RC2)
- (2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with: the Transport Statement produced by Badingham and dated 8 June 2011; the Landscape and Visual Report produced by Landscape visual and dated the 7 February 2012; and the arboricultural report Ref: 1215/AIA produced by Sylva Consultancy and the following approved plans: Proposed Glasshouse and Agricultural Building (1 of 4); and Site Location Plan (4 of 4) and the following revised plans received in the office on the 10/2/12: Block Plan (2 of 4); and Landscaping (3 of 4).

- (3) 2.2AA Details of materials and external finishes (RC4A)
- (4) 3.0AA Landscaping scheme (RC10A)
- (5) 3.1AA Carry out landscaping scheme (RC10A)
- (6) That prior to commencement of any development on the site, notwithstanding the details submitted, an Arboricultural Method Statement (AMS), undertaken in accordance with BS5837:2005 sections (Please specify if relevant) shall be submitted and approved in writing by the Local Planning Authority. All works then to be undertaken in accordance with the agreed document.
- (7) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and should include details of:
 - a) Induction and personnel awareness of arboricultural matters
 - b) Identification of individual responsibilities and key personnel.
 - c) Timing and methods of scheduled arboricultural site monitoring, record keeping, and the subsequent submission of information to the LPA.
 - d) Procedures for dealing with variations and incidents.Please note, the Local Planning Authority may require the scheme of supervision to be administered by a qualified arboriculturist approved by the Local Planning Authority but instructed by the applicant.
- (8) 4.0AB Access, specification proposed (RC13 BB)
- (9) Prior to commencement of development a construction travel plan is to be submitted to and approved in writing by the Local Planning Authority.
- (10) 4.13CD Parking and manoeuvring area (RC13 BB)
- (11) 4.14CC Cycle parking (RC66A)
- (12) Prior to the commencement of the development vision splays measuring 2.4 metres x 215 metres shall be provided to each side of the access and maintained free free of obstructions over 0.9 metres in height thereafter.
- (13) No vehicles associated with the development hereby by approved shall use the existing access, following the first use of the new access.
- (14) The construction of the foul and waste water drainage system, including the reedbed treatment system, shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

- (15) That no development shall commence on site until full details of a lighting scheme for the site, including the access drive, has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. All external lighting shall be installed and thereafter operated in full accordance with the approved details.
- (16) The development hereby permitted shall be used only for the purposes of agriculture, as defined in Section 336 (1) of the Town and Country Planning Act, 1990.
- (17) That no goods materials, plant or machinery shall be stored, repaired, operated or displayed in the open without the prior express consent of the Local Planning authority.
- (18) That only crops produced or grown within the application site shall be processed, stored and distributed within and from the buildings hereby approved.
- (19) That the on site sale of agricultural produce to members of the public is not permitted.

200

Heathfield Golf Centre, Heathfield, Bletchington

The Committee considered a report for the change of use to caravan park to include replacement of existing building with new (office/reception, shop, store, launderette, kitchen, toilets, showers and washing facilities) together with static mobile to house managers accommodation and new bund.

The Committee was satisfied with the evidence presented.

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

Resolved

That application 11/01784/F be approved subject to the following conditions:

- (1) That 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: Drawing No. SK.11-509-06, SK.509-07 Rev A, SK.11-509-09 and SK.11-509-10
- (3) That samples of the timber and bricks to be used in the construction of the walls of the amenity building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the samples so approved.

- (4) That samples of the slate to be used in the covering of the roof of the amenity building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the samples so approved.
- (5) That the mobile home shall be occupied by the manager of the site only and by no other person whatsoever and shall not be sold, leased or occupied as a separate unit of accommodation.
- (6) That the site shall accommodate not more than 150 caravans at any one time.
- (7) That no caravans, motor caravans or tents shall be stationed anywhere on the land for more than 28 consecutive nights and a register of occupiers shall be kept and made available for inspection by an authorised officer of the Local Planning Authority at all reasonable times.
- (8) That before the development commences a detailed plan of signage directing traffic to enter the site via the B4027 entrance only shall be submitted to be approved by the Local Planning Authority. The approved signage shall be erected and maintained permanently thereafter.
- (9) Prior to the commencement of the development hereby permitted, a detailed scheme for the surface water and foul sewage drainage of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The approved surface water drainage scheme shall be carried out prior to commencement of any building works on the site and the approved foul sewage drainage scheme shall be implemented prior to the first occupation of any building to which the scheme relates. All drainage works shall be laid out and constructed in accordance with the Water Authorities Association's current edition "Sewers for Adoption.
- (10) That no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which 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 existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - c. details of the hard surface areas, pavements, pedestrian areas, crossing points and steps.

- (11) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out 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; and that any trees 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 next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.
- (12) No external lights/floodlights shall be erected on any building or on the land without the prior express consent of the Local Planning Authority.

201

Stable Block Corner, Farnborough Road, Mollington

The Committee considered a report for the Erection of day-room – re-submission of 11/00430/F. Consideration of this item had been deferred from the meeting of 26 January 2012 and the meeting of 23 February 2012 to allow for further investigation and information to be provided to the Committee.

Members thanked officers for the updated progress and confirmed they were satisfied with the reduced size of the building.

In reaching their decision, the Committee considered the officers' report and presentation

Resolved

That application 11/01808/F be approved subject to the following conditions:

- (1) That 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 condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement and drawings numbered 1073-TD-4a and 1073-TD 7a and 1073-TD-3a.
- (3) S.C. 4.21aa (RC19aa)

202

Yew Tree Farm, Station Road, Launton, Bicester

The committee considered an application for the erection of 40 residential dwellings (including 3 No. barn conversions), public open space, improvements to an existing access and ancillary development.

Arron Twamley addressed the Committee in support of the application on behalf of the applicant.

In considering the application, some Members commented that the application seemed to be against existing and emerging policies. Concerns were raised about the impact of increased traffic in the area.

In response to Members comments about the possibility of further development on the green space on the site and the timetable for the building of the affordable units, Officers assured the Committee that the S.106 assured the green land area and management of it and provided for pro-rata development of the affordable units.

Councillor Hughes proposed that that the application be refused. Councillor Mrs Catherine Fulljames seconded the proposal. The proposal was voted on and subsequently lost.

Councillor Lawrie Stratford proposed that the application be approved. Councillor Heath seconded the proposal.

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

Resolved

That application 11/01907/F be approved subject to the following conditions:

- (a) the applicant/s entering into an appropriate legal agreement to the satisfaction of the District Council to secure financial contributions as outlined in paragraph 5.40 of the report.
- (b) the following conditions:
 - (1) SC1.4A Full Permission: Duration Limit (2 years) (RC2)
 - (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 listed below:
Planning Support Statement dated March 2012, Design and Access Statement dated November 2011 by Manor Oak Homes and dwg nos. 7259/008A, 024, 025, 026, 027, 028A, 029A, 030A, 031A, 032B, 033B, 034B, 035A, 036A, 037A, 038B, 039A, 040B, 041B, 042B, 043A, 044A, 045K, 046, 047A, 049 and 050 received with the application.
 - (3) SC3.OA Submit Landscaping Scheme (RC10A)
 - (4) SC3.1A Carry out Landscaping Scheme and Replacements (RC10A)
 - (5) Development shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

- (6) Development shall not be commenced until Impact Studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. Thereafter the development shall be carried out in accordance with the recommendations of the Impact Studies.
- (7) Development shall not commence until a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development including calculations and soakage tests has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
- (8) The development shall be carried out in accordance with the Flood Risk Assessment proposal by JPP Consulting dated November 2011 accompanying the application unless otherwise agreed in writing by the Local Planning Authority. (RC88A)
- (9) The development hereby permitted shall be carried out in accordance with the recommendations set out in Bat Survey Report by Betts Ecology dated September 2010 and the Wildlife Protection and Mitigation Plan dated January 2012 unless otherwise agreed in writing by the Local Planning Authority. (RC85A)
- (10) The development hereby permitted shall be carried out in accordance with the recommendations and specifications set out in an Arboricultural Method Statement which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.
- (11) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and should include details of:
 - a) induction and personnel awareness of arboricultural matters,
 - b) identification of individual responsibilities and key personnel,
 - c) timing and methods of scheduled arboricultural site monitoring, record keeping, and the subsequent submission of information to the LPA.
 - d) procedures for dealing with variations and incidents.
- (12) Prior to the commencement of the development hereby permitted a site walk over to further identify all potential contaminative uses on site, and to inform the conceptual site model, shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the management of Land Contamination, CLR 11'* and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval

that it is satisfied that no potential risk from contamination has been identified.

- (13) If a potential risk from contamination is identified as a result of the work carried out under condition 12, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
- (14) If contamination is found by undertaking the work carried out under condition 13, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
- (15) If remedial works have been identified in condition 14, the remedial works shall be carried out in accordance with the scheme approved under condition 14. The development shall not be occupied until a verification report (referred to in PPS23 as a validation report), that demonstrates the effectiveness of the remediation carried out, has been submitted to and approved in writing by the Local Planning Authority.
- (16) Prior to any demolition on the site and the commencement of the development 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.
- (17) Prior to any demolition on the site and the commencement of the development and following the approval of the first stage Written Scheme of Investigation referred to in condition 16, 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.
- (18) Prior to any demolition on the site and the commencement of the development and following the completion of the archaeological

evaluation, investigation and recording referred to in condition 17, a report of the archaeological evidence found on the application site and full details of a second stage Written Scheme of Investigation based on the findings, including a programme of methodology, site investigation and recording, shall be submitted to and agreed in writing by the Local Planning Authority.

- (19) Prior to the commencement of the development and prior to any demolition (other than in accordance with the second stage Written Scheme of Investigation), the further programme of archaeological investigation shall be carried out and fully completed in accordance with the second stage Written Scheme of Investigation approved under condition 18.
- (20) Following the completion of the fieldwork all post excavation work including all processing, research and analysis necessary to produce an accessible and useable archive and its deposition, and a full report for publication, shall be submitted to the Local Planning Authority in accordance with the revised Written Scheme of Investigation approved under condition 18.
- (21) That full details of the means of access between the land and the highway, including footway works to provide adequate visibility, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. (RC13BB)
- (22) That full specification details of the Bicester Road / Station Road crossroad improvements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the agreed details shall be constructed prior to first occupation of the development. (RC13BB)
- (23) SC4.10AA Estate Accesses, Driveways (RC14AA)
- (24) SC4.13CD Parking and Manoeuvring Area Retained (RC13BB)
- (25) A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the development hereby permitted. The Travel Plan shall thereafter be implemented and operated in accordance with the approved details. (RC66A)
- (26) SC6.6AB No Conversion of Garage (RC35AA)
- (27) SC6.2AA No Extensions (RC32A)
- (28) SC6.3A No New Windows (RC33)
- (29) That the first floor windows in the south west facing gable elevation to the proposed property occupying plot 7 shall be fixed and glazed at all times with obscured glass. (RC6A)

- (30) That the rooflight/s to the barn conversions shall be a conservation grade rooflight/s which shall fit flush with the roof plane.
- (31) That samples of the surface finishes for the areas of hardstanding shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the details so approved.
- (32) Where detailed on the various plots, the external walls of the dwellings and the boundary walls shall be constructed in natural limestone which shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1m² in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority prior to the construction of the development hereby permitted. (RC5B)
- (33) That samples of the brick to be used in the construction of the walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the details so approved. (RC4A)
- (34) That details of the render, including colour and texture, to be used in the construction of the walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the details so approved. (RC4A)
- (35) That samples of the tiles to be used in the construction of the new dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the details so approved. (RC4A)
- (36) That samples of the slate to be used in the construction of the barn conversions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the details so approved. (RC5B)
- (37) That any remedial stonework necessary for the repair or making good of the barns shall be carried out in natural weathered limestone of the same type, texture, colour and appearance as the stone on the existing buildings and shall be laid, dressed, coursed and pointed to match that of the existing buildings unless otherwise approved in writing by the Local Planning Authority prior to the works commencing. (RC5AA)
- (38) That full design details of the timber windows and doors for the barn conversions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details.

- (39) That the existing stone walls facing onto Station Road and which face onto the farm access track shall be retained and any remedial stonework necessary for the repair or making good of the walls shall be carried out in natural weathered limestone of the same type, texture, colour and appearance as the existing wall and shall be laid, dressed, coursed and pointed to match that of the existing wall unless otherwise approved in writing by the Local Planning Authority prior to the works commencing. (RC5AA)
- (40) Before commencement of the development details of how the existing rights of way will be maintained particularly with regard to signage and proper gaps where the paths enter/exit the site through the hedgerows shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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Cherry Orchard, Green Lane, South Newington OX15 4JH

The Committee considered an application for the Refurbishment of existing house, demolition of two existing extensions and construction of new side and rear extensions to form replacement kitchen and living room at ground floor level and two further bedrooms at first floor level.

The Committee was satisfied with the evidence presented.

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

Resolved

That application 11/01915/F be approved subject to the following conditions

- (1) That 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: Drawing 010 Rev B dated Sept 2011, 011/1 Rev B dated Dec 2011, 011/2 Rev B dated Sept 2011 and 012 Rev B dated Dec 2011

204

Cherry Orchard, Green Lane, South Newington OX15 4JH

The Committee considered an application for the refurbishment of existing house, demolition of two existing extensions and construction of new side and rear extensions to form replacement kitchen and living room at ground floor level and two further bedrooms at first floor level.

The Committee was satisfied with the evidence presented.

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

Resolved

That application 11/01916/LB be approved subject to the following conditions:

- (1) That the works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.
- (2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Drawing 010 Rev B dated Sept 2011, 011/1 Rev B dated Dec 2011, 011/2 Rev B dated Sept 2011 and 012 Rev B dated Dec 2011
- (3) The staircase, windows and doors shall be constructed from timber and details, at a scale of 1:20 including a cross section and colour/finish, shall be submitted to and approved in writing to the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details
- (4) That full design and construction details of the dormer window(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.
- (5) That samples of the slate to be used in the covering of the roof of the extensions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the samples so approved.
- (6) That samples of the stone to be used in the construction of the walls of the extensions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the samples so approved.
- (7) That full construction details of the connection between the new extensions and the original structure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

In introducing the report, the Development Control Team Leader read a written update to the Committee and advised that the application be deferred to allow for further consultation for local residents.

Councillor Mrs Catherine Fulljames proposed that consideration of the application be deferred to allow for further consultation to be provided to the committee. Councillor Macnamara seconded the proposal.

Resolved

That consideration of application 11/01932/F be deferred to allow for further consultation for local residents.

206

Bloxham Business Centre, Barford Road, Bloxham

The Committee considered an application for the construction of a D1/D2 amenity building at Bloxham Mill Centre to provide a childcare woodland day nursery and dance studio.

In considering the report, Members noted the need for day care in the area and commented that a new dance studio would provide excellent facilities for the community.

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

Resolved

That application 12/00005/F be approved subject to the following conditions:

- (1) SC 1_4A (Time limit for implementation)
- (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 and drawing nos. 6007.10, 11 and 12 received with the application.
- (3) That samples of the materials to be used in the construction of the walls and roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the samples so approved.
- (4) That no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which 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 existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard surface areas, pavements, pedestrian areas, crossing points and steps.
- (5) That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out 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; and that any trees 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 next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.
- (6) That before the development is first occupied, the parking and manoeuvring areas shall be provided in accordance with the plan hereby approved and shall be constructed, laid out, surfaced, drained and completed in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
- (7) No removal of trees/scrub shall take place in the bird nesting/breeding season between the months of March to August inclusive.
- (8) The development hereby permitted shall be carried out in accordance with the recommendations set out in Extended Phase 1 Habitat Survey of the land near Bloxham Mill Business Centre by Martin Ecology dated August 2011 unless otherwise agreed in writing by the Local Planning Authority.
- (9) The development shall be carried out in accordance with the recommendations and specifications set out in the Tree Report SB/JS/226/TS including the Tree Protection Plan (TPP) submitted by Sacha Barnes Ltd dated November 2011 unless otherwise agreed in writing by the Local Planning Authority.
- (10) Prior to occupation, the submitted travel plan addendum to reduce dependency on the private car, shall be incorporated and operated.
- (11) That the building shall be used only for the purpose of a childcare nursery and dance studio and for no other purpose whatsoever, including any other purpose in Class D1 and D2 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

Paragon Fleet Solutions, Heyford Park, Camp Road

The Committee considered an application to change of use to allow the continued use of land, buildings and other structures and continued retention of security trench, concrete rings and temporary lamp posts until 1 April 2014.

In considering the application some members raised concerns over the policing of the runway. The Development Control Team Leader assured the Committee that enforcement action would be taken if required.

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

Resolved

That application 12/00040/F be approved subject to the following conditions:

- (1) That at the 1st April 2014 the uses specified in your application shall be discontinued other than within the area hatched in red (annotated as 'Approved Vehicle Processing Hard Standing Area) on plan P.0754_07-1 and the land shall be restored to its former condition on or before that date.
- (2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the Revised Transitional Arrangements Table dated March 2012.
- (3) Within three months of the date of this permission, a lighting strategy shall be provided. The strategy as approved shall be implemented within 6 months of the date of this permission and the development shall be undertaken in accordance with the details as approved unless otherwise agreed in writing by the Local Planning Authority.
- (4) Within three months of the date of this permission, a scheme for the construction of a hard surfaced parking area on the former tanker area shall be provided. The parking area shall be constructed and available for use as approved within 18 months of the date of this permission and the development shall be undertaken in accordance with the details as approved
- (5) The area of the application site comprising open hardstanding identified for car processing (defined so as to comprise the inspection, valeting, washing, repairing, tyre replacement, processing and delivery of cars and other car processing activities as may be required from time to time) shall only be used for activity which is related to car processing, and specifically shall not be used for the parking of any other vehicle associated with any other use or activity present on the application site.
- (6) No car rental or related activities for use by members of the public shall be permitted from the identified car processing area

- (7) A scheme and programme for the provision of security for the car processing area including below ground pressure sensors and infra red cameras and the removal of the existing concrete rings shall be submitted for approval to the Local Planning Authority within 3 months of the grant of planning permission and approved in writing. Thereafter the approved scheme shall be implemented in accordance with the approved timescale.
- (8) Within three months of the date of this permission a detailed green travel plan shall be submitted to an approved in writing by the Local Planning Authority. The travel plan shall be prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the planning process to secure travel plans" and the emerging Oxfordshire County Council guidance on Developer Travel Plans, and shall include an GHV routeing agreement, also covering the construction phases and including a timetable for its implementation. The development shall be undertaken in accordance with the Travel Plan as approved.

208 **Unit 3A, Bessemer Close, Bicester OX26 6QE**

The Committee considered a report for Retrospective – Change of Use from B8 to B2.

In introducing the report, the Development Control Team Leader read a written update to the committee and advised that the application be deferred for further information from and discussion with the applicant's noise consultant with regards to experienced noise levels at the site.

Resolved

That application 12/00152/F be deferred to await further information from and discussion with the applicant's noise consultant with regards to experienced noise level at the site

209 **Ferris Hill Farm, Hook Norton Road, Sibford Ferris**

The Committee considered a report for the variation of conditions 3 and 5 of 07/00058/CM (for the extension of operational area and enlarged and relocated materials recycling building) to vary the tonnage of material treated from 24,999 tonnes to 44,000 tonnes and extend the operating hours (OCC Ref: MW.0032/12).

The committee was satisfied with the evidence presented and noted that Cherwell District Council was a consultee on this application. Oxfordshire County Council would be determining the application.

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

Resolved

That Oxfordshire County Council be advised that Cherwell District Council objects to the proposal as the impact of the operation of the site on the amenities of local residents and residents of surrounding villages could increase to unacceptable levels by virtue of the increase to the intensity, scale and hours of operation of the site.

Cherwell District Council request that they be informed of the outcome of the application once a decision has been made.

210 **Ferris Hill Farm, Hook Norton Road, Sibford Ferris**

The Committee considered an application for the variation of condition 16 of 07/00058/CM (for the extension of operational area and enlarged and relocated material recycling building) to allow until 31 October 2012 or the completion of the construction of the concrete apron (OCC Ref: MW.0034/12)

The committee was satisfied with the evidence presented and noted that Cherwell District Council was a consultee on this application. Oxfordshire County Council would be determining the application.

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

Resolved

That Oxfordshire County Council be advised that Cherwell District Council raises no objections to the proposal, subject to the County Council ensuring and monitoring compliance with the new time limit.

Cherwell District Council request that they be informed of the outcome of the application once a decision has been made.

211 **Old Bodicote House, White Post Road, Bodicote**

The Committee considered an application for the strengthening work on second floor, work consisting of new steelwork to support the floor as indicated on drawing 5918-001-003, floor to be used for offices.

The Committee was satisfied with the evidence presented.

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

Resolved

That application 12/00245/LB be approved subject to:

- i) the expiry of the consultation period;

- ii) referral of the application to the secretary of state and;
- iii) the following conditions;
 - (1) SC 1_5A (Time for implementation of Listed Building Consents)
 - (2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the plans and documents submitted with the application, including the material and finishing details set out therein.
 - (3) SC 5_7B (Making good in materials to match)

212 **Tree Preservation Order (No. 11/99) The Pre School, Fir Lane, Steeple Aston**

The Committee considered a report to revoke Tree Preservation Order 11/1999 at the site The Pre School, Fir Lane, Steeple Aston.

Resolved

- (1) That Tree Preservation Order 11/1999 at the site of The Pre School, Fir Lane, Steeple Aston be revoked.

213 **Two Trees to the Front of Stradella, Twyford Grove, Adderbury**

The Committee considered a report which sought the confirmation of Tree Preservation Order (No. 12/2011) Two Trees to the Front of Stradella, Twyford Grove, Adderbury

Resolved

- (1) That Tree Preservation Order 12/2011 at the site of Stradella, Twyford Grove, Adderbury be confirmed without modification in the interest of public amenity.

214 **Lime Tree House Main Road, Swalcliffe, OX15 5EH**

The Committee considered a report which sought confirmation of an unopposed Tree Preservation Order (No. 13/2011) Lime Tree House Main Road, Swalcliffe, OX15 5EH

Resolved

- (1) That Tree Preservation Order 13/2011 at the site of Lime Tree House Main Road Swalcliffe OX15 5EH be confirmed without modification in the interest of public amenity.

215 **Beech Tree, Etheldredas Church, Little Lane, Horley**

The Committee considered a report which sought the confirmation of an unopposed Tree Preservation Order (No. 19/2011) Beech Tree, Etheldredas Church, Little Lane, Horley.

Resolved

- (1) That Tree Preservation Order 19/2011 at the site of St Etheldredas Church, Little Lane Horley to be confirmed without modification in the interest of public amenity.

216 **Progress on the Exemplar Application at NW Bicester 10/01780/HYBRID**

The Director of Development submitted a reported which advised Members on the progress on the Exemplar Application at NW Bicester 10/01780/HYBRID.

Resolved

That the Committee agreed the following recommendations:

- (1) That the progress towards completion of the legal agreement for the exemplar development at NW Bicester which, once signed, will enable the planning permission to be issued be noted.
- (2) That the progress with regard to the masterplan for NW Bicester be noted.
- (3) That the requirement of Section 143 of the Localism Act 2011 to take into account local finance considerations be noted.

(Councillors Catherine Fulljames and Gibbard requested that their abstentions from the vote be recorded.)

217 **Decisions Subject to Various Requirements**

The Committee considered a report which updated Members on decisions which were subject to various requirements.

Resolved

- (1) That the position statement be accepted

218 **Appeals Progress Report**

The Committee considered a report which updated Members on applications where new appeals had been logged, public inquiries/ hearings scheduled or appealed results received.

Resolved

- (1) That the position statement be accepted

The meeting ended at 6.34 pm

Chairman:

Date: