

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

12 MARCH 2009

WRITTEN UPDATES

Agenda Item 6 08/02482/F Land at Akeman Street Chesterton

1. The applicant has offered as part of the proposal a parcel of land approximately 3.6 ha (9 acres) to Chesterton Parish Council. The Parish Council has considered the offer and, whilst appreciative of the offer, rejected the land. The Parish Council stated that all Parish funds are allocated for the foreseeable future on other projects in the Parish and they cannot commit funds to the land. They also raised comments regarding the location of the land and its distance from the village and whether it would be utilised by parishioners.

The Parish Council have further e-mailed to note 3 possible consequences of granting planning permission.

- Bicester Golf Club would have grounds for getting their condition re: overnight accommodation revoked.
 - Bicester Sports Association would have an overwhelming case to have their earlier refused application for football pitches allowed.
 - The previous owner would have grounds of grievance for the refusal of planning permission for a smaller building on this site.
2. The applicant has provided letters of support from Alchester Rugby Club and Chesterton Cricket Club whom have expressed an interest in the land for their sporting activities. The Council has recently produced a Playing Pitch Strategy for the District that considered the shortfall of playing pitch provision for each area. Ambrosden and Chesterton (Rural South) are not identified as having a shortfall of either cricket or rugby pitches.
 3. The Environment Agency have maintained their objection to the proposal on flooding grounds.

Agenda Item 7 08/02511/F Part of A Site, DSDC Bicester, Piddington

Additional representations:

- 118 identical petition letters expressing the view that the development is unnecessary; that it would be too big; large unsustainable site with poor public transport; increased danger to pedestrians; light and noise pollution in a rural area; contrary to employment policy; costly to run; indefinite detention is inhumane; human rights and safety considerations. Some of these latter matters are not material planning considerations.
- E-mails from CABIRC expressing concern about the late publication/circulation of the annexes to the report, with particular regards to their representations.

- Letters from the applicant's agents which:
 - Provides additional photomontage information as requested
 - Clarifies the height of the stacks on the energy centre (2 metres above ridge height)
 - Clarifies availability of early morning rail access to Bicester Town station
 - Explains the healthcare funding for PCT's
 - Confirms that off-site planting cannot be provided on MOD land adjacent to the north of the site
 - Indicates preliminary agreement between their highway consultants and OCC on Section 106 matters including traffic calming in Blackthorn and travel plan matters including mini-bus routeing
 - Responds to OCC Fire and Rescue concerns
 - Scheme will comply with the recommendations of the Shaw Report (into the Yarls Wood incident in 2002)
 - Not agreeing to the necessity of the Fire Station improvements
 - Emphasising the differences from Campsfield and other older detention centres
 - Confirming sprinklers will be provided in all buildings
 - agreeing to OCC Fire and Rescue's other requirements

- E-mail from Environment Agency indicating that in the absence of an acceptable flood risk assessment they maintain their objection and recommend refusal.
They say that it is not clear how the drainage scheme will function in an up to 1:100 year rainfall event. They also lack information about SUDS drainage arrangements, ditch infilling, and the capacity of the existing and proposed drainage network

Revised Recommendation

It is recommended that Committee defer consideration of this application to allow the applicants to negotiate further with the Environment Agency and Oxfordshire County Council Fire and Rescue Service to overcome issues raised, and to await comments from other consultees.

Agenda Item 9 09/00097/F Hella, Noral Way, Banbury

Late representations received from:

Oxfordshire County Council (Highways) – It is likely that the traffic generation from a typical B8 use would be lower than that of B2 uses. Some concern however if used for parcel distribution and hence they recommend Condition 9 below. Access was designed for HGV's and is capable of continued use for B8 use. However, some concern about the position of the security gate which results in HGV's stopping on the public highway – they therefore recommend Condition 10 below.

SEEDA supports retention of employment on this site and considers that a flexible use would be suitable. They consider that warehousing/logistics is important to the economic success of the region and raise no objections.

SEERA wishes to make no substantive comments: They suggest that the Council should seek a Green Travel Plan and appropriate provision of car and

cycle parking.

Additional Conditions

8. SC6.4BB - Commercial No Mezzanines
9. That the premises shall not be used for use as a parcel distribution centre unless otherwise agreed in writing by the Local Planning Authority including the submission of a further Traffic Assessment which includes the likely traffic generated by such a use and its impact on the Local Highway network.

Reason – In the interests of highway safety and to comply with Government Guidance in PPG13: Transport and Policy T8 of the Oxfordshire Structure Plan 2016.

10. That prior to the occupation of the building, the existing security gate at the site entrance shall be set back a minimum of 10 metres from the highway boundary to enable HGV's to stand clear of the highway before the gates are opened. Full details of this shall be submitted to and agreed in writing by the Local Planning Authority prior to the works being carried out

Reason – In the interests of highway safety and to comply with Government Guidance in PPG13: Transport and Policy T8 of the Oxfordshire Structure Plan 2016.

11. 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 to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities 50 provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason – In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policies G1 and T1 of the Oxfordshire Structure Plan.

12. That prior to the first occupation of the development hereby permitted a Green Travel Plan shall be submitted and agreed in writing by the Local Planning Authority.

Reason – In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policies G1 and T1 of the Oxfordshire Structure Plan.