

**Site Address: Banbury Cross Retail  
Park, Lockheed Close, Banbury**

**13/00963/F**

**Ward:** Banbury Neithrop

**District Councillor:** Alyas Ahmed and Surinder Dhesi

**Case Officer:** Rebekah Morgan

**Recommendation:** Approval

**Applicant:** Mr Timothy Price (Savills UK Ltd)

**Application Description:** Alterations to external elevations and car park layout

**Committee Referral:** Major application by site area

**1. Site Description and Proposed Development**

1.1 This purpose built retail park is situated north-west of Banbury town centre and is accessed from Ruscote Avenue. The site is not in a Conservation Area and no listed buildings are in close proximity. The area is predominantly commercial and industrial in character. The individual retail units face onto a central car parking area forming a rough U shape. The rear elevations of each unit face either toward existing industrial units or Ruscote Avenue, although a dense landscaping strip screens the majority of the retail park from view of the public domain.

1.2 The application seeks consent for two elements:

- Alterations to the external colonnade including replacement fascia boards for each of the retail units
- Alterations to the existing car park

**2. Application Publicity**

2.1 The application has been advertised by way of neighbour letter, site notice and press notice. The final date for comment is the 8th August 2013. No correspondence has been received as a result of this consultation process.

Members will be provided with an update if any comments are received prior to the committee meeting.

**3. Consultations**

3.1 Banbury Town Council: No comments received

**Oxfordshire County Council Consultees**

3.2 Highways Liaison Officer: No objections

**4. Relevant National and Local Policy and Guidance**

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)

C28: Layout, design and external appearance of new development

4.2 Other Material Policy and Guidance

## National Planning Policy Framework

### Proposed Submission Local Plan Incorporating Proposed Changes (March 2013)

The draft Local Plan has been through public consultation and although this plan does not have Development Plan status, it can be considered as a material planning consideration. The plan sets out the Council's strategy for the District to 2031.

## 5. Appraisal

5.1 The key issues for consideration in this application are:

- Visual Amenity
- Highway Safety

### Visual Amenity

5.2 The proposed works to the colonnade include:

- Existing diamond shaped feature and glass infill to be removed
- Structure to be repainted
- Existing fascia to be over clad with powder coated aluminium
- Existing bollards to be repainted
- New lighting to illuminate underside of canopy
- New signage frames; 4.6m inn height (positioned 3m above floor level) with widths ranging between 5.8m and 12m. Signs to be internally illuminated.
- New projecting sign for each unit (sign projects inwards under the canopy)

5.3 The front elevation of these units is considered to be tired and outdated. The proposed alterations would improve the visual appearance of these elevations and the retail park as a whole. The removal of the existing diamond shaped features within the existing colonnade would serve to open up the shop frontages and should present a lighter, more welcoming environment for customers.

5.4 The re-design of the colonnade and the new signage would match the changes previously permitted for the block of units on the west side of the retail park (08/02524/F).

5.5 The works to the car park area include the installation of a small section of fencing, retractable bollards and gates. This would allow the car park to be secured at times when the retail park is closed.

5.6 The proposal includes the removal of ten trees on the site. This work would not have a detrimental impact on the overall appearance or character of the site.

5.7 No features would be overly prominent or unsightly and as a result, should not cause detriment to visual amenities of the locality. The proposal complies with government guidance on requiring good design contained within the National Planning Policy Framework and Policy C28 of the adopted Cherwell Local Plan.

### Highway Safety

5.8 The proposed alterations to the car park relate to the parking on the east side of the retail park and the Burger King parking. The remainder of the car park have been previously improved and reconfigured in accordance with planning permission 09/00441/F.

5.9 The proposed works to the car parking include:

- Resurfacing works
- New section of paving

- Creation of additional disabled spaces
- New gates and retractable bollards
- Section of timber fencing

5.10 The Local Highway Authority has raised no objections to the proposal as there will be no significant effect on local road networks.

5.11 Although the proposal results in an overall reduction of 41 parking spaces, the additional disabled spaces and the improved layout would be an overall benefit to the retail park.

5.12 The proposal would not have a detrimental impact on highway safety and complies with government guidance contained within the National Planning Policy Framework.

### **Engagement**

5.13 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen during the application. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application.

## **6. Recommendation**

**Approval**, subject to the following conditions:

1. 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.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 1001 rev. A, 1002 rev. A, 1003 rev. A and 1005 received 05 July 2013.

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 Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, full details of a new section of fence to be constructed in the western side of the car park shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the development, the new section of fence shall be erected, in accordance with the approved details, and retained and maintained in situ at all times.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Planning Notes**

1. The applicant is advised that an application for advertisement consent is required prior to installation of the new signage.

### **STATEMENT OF ENGAGEMENT**

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of

the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.