

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 3 October 2013 at 4.00 pm

Present: Councillor Rose Stratford (Chairman)

Councillor Ken Atack
Councillor Andrew Beere
Councillor Fred Blackwell
Councillor Colin Clarke
Councillor Tim Emptage
Councillor Chris Heath
Councillor David Hughes
Councillor Russell Hurle
Councillor Mike Kerford-Byrnes
Councillor James Macnamara
Councillor D M Pickford
Councillor G A Reynolds
Councillor Gordon Ross
Councillor Trevor Stevens
Councillor Lawrie Stratford

Substitute Members: Councillor Nigel Randall (In place of Councillor Alastair Milne Home)
Councillor Barry Wood (In place of Councillor Michael Gibbard)

Apologies for absence: Councillor Alastair Milne Home
Councillor Michael Gibbard

Officers: Bob Duxbury, Development Control Team Leader
Rebecca Horley, Principal Planning Officer
Andrew Lewis, Senior Planning Officer
Clare Mitchell, Design and Conservation Team Leader
Graham Wyatt, Senior Planning Officer
Ross Chambers, Solicitor
Natasha Clark, Team Leader, Democratic and Elections
Aaron Hetherington, Democratic and Elections Officer

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Declarations of Interest

7. Banbury Gateway, Acorn Way, Banbury, OX16 3JU.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Wood, Conflict of Interest, as a member of Executive.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor D M Pickford, Conflict of Interest, as a member of Executive.

Councillor G A Reynolds, Conflict of Interest, as a member of Executive.

Councillor Ken Atack, Conflict of Interest, as a member of Executive.

13. LR 17 Vicarage Road & LA 26 Webbs Way, Kidlington.

Councillor Tim Emptage, Non Statutory Interest, as a member of Kidlington Parish Council which had been consulted on the application.

18. Fairway Methodist Church, The Fairway, Banbury.

Councillor Andrew Beere, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Barry Wood, Conflict of Interest, as a member of Executive.

Councillor Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor D M Pickford, Conflict of Interest, as a member of Executive.

Councillor G A Reynolds, Conflict of Interest, as a member of Executive.

Councillor Ken Atack, Conflict of Interest, as a member of Executive.

Councillor Nigel Randall, Non Statutory Interest, as a trustee of Cherwell Community & Voluntary Services Ltd and would leave the meeting for the duration of the item

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Requests to Address the Meeting

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

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Urgent Business

There was no urgent business.

108 **Minutes**

The Minutes of the meeting held on 5 September 2013 were agreed as a correct record and signed by the Chairman.

109 **Land North of Willowbank Farm, Fritwell Road, Fewcott**

The committee considered application 13/00944/F for the extension of time limit to 08/02495/F – Erection of 4 no. turbines and ancillary development including a new site entrance, access tracks, a control building with substation and underground cabling. Erection of 1 no. anemometer monitoring mast and temporary construction compound.

In introducing the report, the Development Control Team Leader advised the Committee that in light of additional comments received concerning the impact upon the communications systems at RAF Croughton and the lack of a further response sought from RAF Croughton it was recommended that consideration of the application be deferred.

Victoria Prentis addressed the Committee in relation to the proposed deferral.

Councillor Rose Stratford proposed that application 13/00944/F be deferred to allow for the consideration of additional information. Councillor Clarke seconded the proposal.

Councillor Macnamara subsequently proposed an amendment that application 13/00944/F be deferred to for two committee cycles to allow for the consideration of additional information. Councillor Pickford seconded the proposal.

The Chairman put the original motion to the vote, at which point it was queried why debate and a vote on the amendment had not taken place.

The meeting was adjourned for 10 minutes for officers to seek legal advice.

The Deputy Monitoring Officer confirmed that the original motion should not have been voted on and that the amendment was valid and should have been debated and voted on, therefore the decision should be quashed and the meeting should return and debate the amendment which was before it. The amendment was debated and voted on and lost. The original motion was subsequently debated and voted on.

Resolved

That application 13/00944/F be deferred to allow for the submission and consideration of additional information.

110 **Heyford Park, Camp Road, Upper Heyford**

The Committee considered application 13/00153/DISC for the discharge of Condition 8 of 10/01642/OUT (Design Codes).

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

Resolved

That, subject to receipt of a revised Design Code to the satisfaction of officers, the Design Code for Heyford Park required pursuant to condition 8 of planning permission 10/01642/OUT be approved.

111 **Banbury Gateway, Acorn Way, Banbury, OX16 3JU**

The Committee considered application 13/00227/F for the variation of condition 34 of 11/01870/F – Amendments to units 1 and 2.

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

Resolved

That the decision to approve application 13/00227/F subject to the variation of the legal agreement attached to application 11/01870/F and the conditions suggested within the Officers report of 16 May 2013 be reaffirmed.

112 **The Bishops End, Burdrop, Banbury, OX15 5RQ**

The Committee considered application 13/00781/F for the change of use of a redundant barn/store into a 1 bedroom self contained holiday letting cottage.

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

Resolved

That the following be endorsed;

Had application 13/00781/F still been before the council for determination it would have been approved, with 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. 1, 2, 3, 4, 5, 6 and Design and Access Statement submitted in support of the application
3. That the building shall be used only for the purpose of holiday lets only and for no other purpose whatsoever, including any other purpose in

Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

4. The premises shall not be let to any person or connected group of persons for a period exceeding eight weeks in any one calendar year.
5. Prior to the commencement of the development hereby approved, a plan showing a car parking provision for four spaces to be accommodated within the site to include layout, surface details, and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking spaces shall be laid out, surfaced, drained and completed in accordance with the approved details and shall be retained for the parking of vehicles at all times thereafter.

113 **Deerfields Farm, Canal Lane, Bodicote, OX15 4AD**

The Chairman reported that the application had been withdrawn by the applicant.

114 **Land North of Bletchingdon Road, Bletchingdon**

The Committee considered application 13/00833/F for a Primary school, village hall, access and parking.

Tony Saunders addressed the Committee on behalf of Bletchingdon Parish Council in support of the application.

In reaching their decision, the committee considered the officers report, presentation and the presentation of the public speaker.

Resolved

That application 13/00833/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 Thermal Modelling Report produced by Ridge and Partners LLP and dated August 2013; the Noise Impact Assessment dated 12 August 2013 the following approved plans: 1220 051; 1220 053; 1220 056a; 1220 200; 1220 300 D; 1220 310 B; 1220 311 B; and 13 1034/ESA/L/001.
3. Prior to the construction of the walls of the school and village hall hereby approved, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved 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 schedule.

4. Prior to the construction of the walls of the school and village hall hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in limestone, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the relevant external walls identified on the approved plans shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.
5. Prior to the first use of the school or village hall hereby approved, the proposed means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with a specification of the means of access as approved in writing by the Local Planning Authority. All ancillary works therein specified shall be undertaken in accordance with the said specification.
6. Prior to the first use of the school or village hall hereby approved, full specification details of the access road including construction, surfacing, layout, drainage and road markings, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the school or village hall the development shall be constructed in accordance with the approved details.
7. Prior to the first use of the school or village hall hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
8. Notwithstanding the approved plans, prior to the first use or occupation of the school and village hall hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.
9. Notwithstanding the approved plans, prior to the first use of the school or village hall hereby approved a plan demonstrating improved pedestrian/cyclist access from Station Road shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the school or village hall the development shall be constructed in accordance with the approved details.
10. A Green Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the planning process to secure travel plans", 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 approved Green Travel Plan shall

thereafter be implemented and operated in accordance with the approved details.

- 11.A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The CEMP shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site and shall include details of the consultation and communication to be carried out with local residents. Construction work shall thereafter be carried out in accordance with the approved CEMP.
12. Prior to the construction of the walls of the school and village hall a drainage strategy detailing any on and/or off site drainage works, shall be 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".
13. Prior to the construction of the walls of the school and village hall hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site 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 (including those to the front of the proposed school), including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, 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. Any trees, herbaceous planting 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 current/next planting season with others of similar size and species.
- 15.a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of

the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.

- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the decision notice.

- 16. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.
- 17. Prior to the commencement of any approved tree works, any operations that present a risk to retained trees, or any operations to facilitate specialised tree planting (eg: tree surgery, trenching operations close to the Root Protection Areas of retained trees or construction of load-bearing structured cell planting pits), the applicant shall give the Local Planning Authority seven days written notice that works are due to commence.
- 18. Prior to the commencement of the development hereby approved, full details of a scheme of supervision for the arboricultural protection measures, to include the requirements set out in a) to e) below, and which is appropriate for the scale and duration of the development works, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the arboricultural protection measures shall be carried out in accordance with the approved details.
 - a) Written confirmation of the contact details of the project arboriculturalist employed to undertake the supervisory role of relevant arboricultural issues.
 - b) The relevant persons/contractors to be briefed by the project arboriculturalist on all on-site tree related matters
 - c) The timing and methodology of scheduled site monitoring visits to be undertaken by the project arboriculturalist.
 - d) The procedures for notifying and communicating with the Local Planning Authority when dealing with unforeseen variations to the agreed tree works and arboricultural incidents
 - e) Details of appropriate supervision for the installation of load-bearing 'structural cell' planting pits and/or associated features

such as irrigation systems, root barriers and surface requirements (eg: reduced dig systems, arboresin, tree grills)

19. Prior to the commencement of the development hereby approved, full details of all service trenches, pipe runs or drains and any other excavation, earth movement or mounding required in connection with the development, including the identification and location of all existing and proposed trees, shrubs and hedgerows within influencing distance of such services, 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.
20. All agreed service trenches, pipe runs, drains or any other excavation to be constructed within the agreed Root Protection Area (RPA) of the tree/trees on the site shall be undertaken in accordance with National Joint Utility Group 'Guidelines for the Planning, Installation and Maintenance of Utility apparatus in Proximity to Trees - Volume 4 and all subsequent revisions and amendments thereof.
21. Prior to the construction of the walls of the school and village hall hereby approved, and notwithstanding the submitted details, full details, locations, specifications and construction methods for all purpose built tree pits and associated above ground features, to include specifications for the installation of below ground, load-bearing 'cell structured' root trenches, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees, 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 and specifications.
22. Prior to the construction of the walls of the school and village hall hereby approved, and notwithstanding the submitted details, full details, locations, specifications and construction methods for all tree pits located within soft landscaped areas, to include specifications for the dimensions of the pit, suitable irrigation and support systems and an appropriate method of mulching, 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 and specifications.
23. Prior to the first use of the school or village hall hereby approved, full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure, shall be erected, in accordance with the approved details, prior to the first occupation of the school and village hall.
24. Prior to the commencement of the development hereby permitted a desk study and site walk over to 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.

25. If a potential risk from contamination is identified as a result of the work carried out under condition 24, 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.
26. If contamination is found by undertaking the work carried out under condition 25, 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.
27. If remedial works have been identified in condition 26, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 26. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
28. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

115

Land south and adjacent to Cedar House, Souldern

The Committee considered application 13/00984/F for 1 no. stone dwelling with parking area.

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

Resolved

That application 13/00984/F be refused for the following reason:

1. Souldern is a Category 2 settlement as defined in the Adopted Cherwell Local Plan 1996. Within such settlements, new residential development is restricted to conversions, infilling and small-scale development which can be shown to secure significant environmental improvements. It is the opinion of the Local Planning Authority that the proposed development does not accord with these provisions. Furthermore, the development of the site would fail to preserve or enhance the Conservation Area as this undeveloped gap is an important contribution to the loose knit character of this part of the Souldern Conservation Area which should be preserved. The proposal is therefore contrary to saved policies H14, C28 and C33 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Note: As the applicant's agent had registered to speak in support of this application but, following the previous deferral for a site visit, had erroneously not been invited to speak at this meeting the Head of Law and Governance has determined that the Committee's decision should not be implemented for legal reasons and that the application should be re-considered and determined at the next meeting after the Committee has heard the agent's representations.

116 **LR 17 Vicarage Road & LA 26 Webbs Way, Kidlington**

The Committee considered application 13/00990/F for a new dwelling and access.

Councillor Rose Stratford proposed that application 13/00990/F be deferred to allow for additional information to be submitted and to allow for a formal site visit. Councillor Clarke seconded the proposal.

Resolved

That application 13/00990/F be deferred to allow for the submission of additional information and to allow for a formal site visit.

117 **OS Parcel North of Adderbury Court, Oxford Road, Adderbury**

The Committee considered application 13/00996/F for residential development of 26 units.

Ruben Bellamy, Cala Homes, spoke in support of the application.

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

Resolved

That application 13/00996/F be refused, for the following reasons:

1. The proposal represents development beyond the built up limits of Adderbury in an area of countryside and is not allocated for development by either the saved policies of the adopted Cherwell Local Plan 1996 or those of the Non-Statutory Cherwell Local Plan 2011 nor is the application site proposed for development as a strategic housing allocation in the Proposed Submission Local Plan March 2013. It is considered that given the Council's ability to identify a supply of specific, deliverable sites sufficient to provide 5 years worth of housing against its housing requirements with an additional buffer, the proposal represents sporadic development in the countryside which fails to maintain its rural character and appearance and which fails to conserve and enhance the environment and furthermore fails to meet the Council's objectives to meet housing need in a way that is in line with the spatial vision for the area. The application is, therefore, contrary to Policies H13, H18 and C8 of the adopted Cherwell Local Plan and Government guidance contained in the National Planning Policy Framework.
2. The site forms part of an Area of High Landscape Value and is prominently located adjacent to public rights of way. It is considered that the development of this site for a housing scheme would have a harmful impact on an important part of the open countryside and would cause harm to the rural landscape setting of the village and would reduce the amenity value afforded from the existing Rights of Way. The proposal is considered, therefore, to be contrary to saved Policies C7, C8 and C13 of the adopted Local Plan.
3. The proposed site layout and design of the proposed dwellings are considered to represent a form of development that does not reinforce and enhance the character of the village. The resultant development would not create a high quality built environment nor would it reinforce local distinctiveness. The proposal is therefore contrary to Policies C28 and C30 of the adopted Cherwell Local Plan Government guidance contained within the National Planning Policy Framework 2012.
4. The proposed development does not make provision for a Local Area of Play, an infrastructure provision, which is considered to be required and necessary to make the proposal acceptable in planning terms. This would be contrary to Policy R12 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework 2012.
5. In the absence of a satisfactory planning obligation, the Local Planning Authority is not convinced that the infrastructure directly required to service or serve the proposed development will be provided. This would be contrary to the Policy R12 of the adopted Cherwell Local Plan, Policies OA1, TR4, R8 and R10A of the Non-Statutory Cherwell Local Plan 2011, Policy INF1 of the Proposed Cherwell Local Plan Proposed Submission Draft March 2013 and government guidance contained within the National Planning Policy Framework.

118

Land at Rowles Farm, Bletchington

The Committee considered application 13/01027/F for a solar farm with associated equipment rooms, plant, security fencing and landscaping.

Councillor Lawrie Stratford proposed that application 13/01027/F be refused. Councillor Macnamara seconded the proposal.

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

Resolved

That application 13/01027/F be refused for the following reasons:

The proposal represents inappropriate development in the Green Belt as it is contrary to the purposes of the Green Belt set out in saved Policy GB1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework. In the opinion of the local planning authority, the very special circumstances case, submitted by the applicant, does not outweigh the normal presumption against inappropriate development.

119

South Lodge, Fringford Road, Caversfield, Bicester

The Committee considered application 13/01056/OUT, an outline application for up to 200 residential units, access, amenity space and associated works.

Councillor Jon O'Neill addressed the committee as Ward member.

June Nisbet, on behalf of Caversfield Parish Council and John Nevill, a local resident, spoke in objection to the application

Ruben Bellamy, Cala Homes, spoke in support of the application.

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

Resolved

That application 13/01056/OUT be refused, for the following reasons:

1. The proposal represents development beyond the built up limits of Caversfield where there is no proven need for agriculture or other existing undertaking and the application has not been made on the basis that it is a rural exceptions site. As the proposal cannot be justified on the basis of an identified need in an unsustainable location, it represents sporadic development in the countryside which fails to maintain its rural character and appearance and which fails to conserve and enhance the environment by introducing an incongruous, prominent, urbanising and discordance built form into this rural setting to the detriment of the visual amenities of the area. The application is, therefore, contrary to Policies H15, H18, C7, C8, C28 and C30 of the

adopted Cherwell Local Plan, Policies ESD13, ESD15 & ESD18 and Villages 1 and 2 of the Proposed Submission Local Plan Incorporating Changes March 2013 and Government guidance contained in the National Planning Policy Framework.

2. Development of this site would erode an important green buffer gap between the planned expansion of Bicester and the village of Caversfield which would be harmful to the setting and identity of Caversfield itself and also that of the setting of the RAF Bicester Conservation Area as it would fail to preserve or enhance its setting contrary to Policies ESD15 and ESD16 of the Proposed Submission Local Plan Incorporating Changes March 2013 and Government guidance in the National Planning Policy Framework.
3. The applicant has failed to demonstrate that the proposed access is adequate in terms of its visibility so close to a junction which already suffers from substandard visibility. Together with the proposed pedestrian layout and general lack of information with regards the parking requirements the proposed development would be detrimental to the safety and convenience of highway users, contrary to Government guidance contained within the National Planning Policy Framework.
4. In the absence of a satisfactory planning obligation, the Local Planning Authority is not convinced that the infrastructure directly required to service or serve the proposed development will be provided. This would be contrary to the Policy R12 of the adopted Cherwell Local Plan, Policies OA1, TR4, R8 and R10A of the Non-Statutory Cherwell Local Plan 2011, Policy INF 1 of the Proposed Submission Local Plan Incorporating Changes March 2013 and government guidance contained within the National Planning Policy Framework.

120

Bicester Golf and Country Club, Akeman St, Chesterton

The Committee considered application 13/01102/F for a two storey extension to the existing hotel with roof accommodation to form 51 new bedrooms.

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

Resolved

That application 13/01102/F be approved, 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.
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 plans SK.12-543-03 & 04; Block Plan & Elevation SK.12-543-02; proposed GF – SK.13-

543-10; Proposed FF – SK.13-543-11; Proposed 2nd Floor – SK.13-543-12 and Proposed Elevations – SK.13-543-13, Planning, Design and Access Statement, application forms received with the application and letter from Steve Karpa dated 10 September 2013.

3. The natural stone to be used on the walls of the extension shall be of the same type, texture, colour and appearance as the stone on the existing building and shall be laid dressed, coursed and pointed to match that of the existing building.
4. The materials to be used for the roof of the extension hereby approved shall match in terms of colour, type and texture those used on the existing building.
5. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site 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, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.
6. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.
7. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a method statement for site clearance to minimise harm to reptiles and amphibians shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details.
8. Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a plan of the location and type of artificial nesting sites for swifts on the new or existing building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

9. All species used in any planting proposals associated with the development shall be native species of UK provenance.
10. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans", shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.
11. The extension shall be used only for the purpose of a hotel and for no other purpose whatsoever, including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

121

Fairway Methodist Church, The Fairway, Banbury

The Committee considered application 13/01153/CDC for the demolition of an existing single-storey church facility and the provision of a new-build two storey church building with a two bedroom residential unit on the first floor.

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

Resolved

That application 13/01153/CDC be approved, 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.
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: 007/01 rev. C, 007/04 rev. B, 007/05 rev. D and 007/06 rev. D received 27 August 2013.
3. Prior to the commencement of the development hereby approved, samples of the bricks to be used in the construction of the walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
4. Prior to the commencement of the development hereby approved, samples of the render to be used in the construction of the walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

5. Prior to the commencement of the development hereby approved, samples of the tiles to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
6. Contamination has been identified in contaminated land assessment works submitted with this application. 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.
7. If remedial works have been identified in condition 6, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 6. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
8. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

122 **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

123 **Appeals Progress Report**

The Committee considered a report which updated Members on application which had been determined by the Council, where new appeals had been lodged, hearings scheduled or appeal results achieved.

Resolved

- (1) That the position statement be accepted

Planning Committee - 3 October 2013

The meeting ended at 7.20 pm

Chairman:

Date: