

## Cherwell District Council

### Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 31 October 2013 at 4.00 pm

- Present: Councillor Rose Stratford (Chairman)  
Councillor Alastair Milne Home (Vice-Chairman)
- Councillor Ken Atack  
Councillor Andrew Beere  
Councillor Colin Clarke  
Councillor Tim Emptage  
Councillor Michael Gibbard  
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
- Substitute Members: Councillor Nigel Randall (In place of Councillor Lawrie Stratford)  
Councillor Barry Wood (In place of Councillor Fred Blackwell)
- Apologies for absence: Councillor Fred Blackwell  
Councillor Lawrie Stratford
- Officers: Bob Duxbury, Development Control Team Leader  
Ross Chambers, Solicitor  
Natasha Clark, Team Leader, Democratic and Elections  
Aaron Hetherington, Team Leader Democratic and Elections

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### Declarations of Interest

Members declared interests in the following agenda items:

**8. Land To Rear Of 17 To 23 Vicarage Road And Adj To 26 Webbs Way, Kidlington.**

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

**14. Eaves Cottage, Cropredy Lane, Williamscot, OX17 1AD.**

Councillor Ken Atack, Disclosable Pecuniary Interest, as the applicant.

**15. Bicester Town Centre Development, Manorsfield Road, Bicester.**

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

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 Rose Stratford, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

**16. Heyford Manor, 18 Church Lane, Lower Heyford.**

Councillor James Macnamara, Disclosable Pecuniary Interest, as the applicant.

**17. Heyford Manor, 18 Church Lane, Lower Heyford.**

Councillor James Macnamara, Disclosable Pecuniary Interest, as the applicant.

**18. Prezzo, Unit A1, Pioneer Square, Bure Place, Bicester.**

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

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 Rose Stratford, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

**19. Deans Diner, Unit A2, Pioneer Square, Bure Place, Bicester.**

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

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 Rose Stratford, Non Statutory Interest, as a member of Bicester Town Council which had been consulted on the application.

**Requests to Address the Meeting**

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

126 **Urgent Business**

There was no urgent business.

127 **Minutes**

The Minutes of the meeting held on 3 October 2013 were agreed as a correct record and signed by the Chairman, subject to the following amendment:

Change the attendance of Councillor Gordon Ross from "Present" to "Apologies".

128 **Chairman's Announcements**

The Chairman had no announcements.

129 **Land south and adjacent to Cedar House, Souldern**

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

Mr R.A Sutton, the applicant's agent, spoke in support of the application.

Councillor Macnamara proposed that application 13/00984/F be approved. Councillor Kerford Byrnes seconded the proposal. The proposal was voted on and subsequently lost.

Councillor Rose Stratford proposed that application 13/00984/F be refused. Councillor Randall seconded the proposal.

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

**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.

(Councillor Pickford requested that her abstention from the vote be recorded as she had not been present for the whole debate)

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**Land To Rear Of 17 To 23 Vicarage Road And Adj To 26 Webbs Way, Kidlington**

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

Prior to consideration of the application, Councillor Emptage proposed that consideration of application 13/00990/F be deferred to allow for adequate time for consideration of the additional information submitted by the applicant. Councillor Beere seconded the proposal. The proposal was voted on and subsequently lost.

Paul Webb addressed the Committee on behalf of local residents in objection to the application.

Debbie Jones, the applicant's agent, spoke in support of the application.

Councillor Emptage proposed that application 13/00990/F be refused. Councillor Randall seconded the proposal. The proposal was voted on and subsequently lost.

Councillor Rose Stratford proposed that application 13/00990/F be approved. Councillor Clarke seconded the proposal.

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

**Resolved**

That application 13/00990/F be approved, subject conditions to deal with the following (with the detailed wording delegated to officers):

1. Standard 3 year consent
2. Condition identifying approved plans
3. Sample panel of stone to be used for construction of walls to house to be approved
4. Roofing materials to be agreed before commencement of development
5. Materials for construction of garage to be approved before commencement
6. Details of all boundary treatments to be agreed before commencement of development
7. Obscure glazing to bathroom window in SE elevation

8. Prior of the commencement of development a replacement badger sett shall be provided in the location and general manner described in the submitted ecological report and in accordance with all the licensing requirements of Natural England and the existing badger sett shall be then be closed in accordance with the above mentioned licensing requirements
9. Landscaping to be undertaken in accordance with the revised landscaping scheme, including hedgerow on north western boundary of the paddock
10. Full details of the turf-reinforced access way across the paddock shall be submitted to and approved by the LPA prior to the commencement of construction and shall be in general accord with the revised details contained in plan no. 3607/D09/D13-0296 Rev 2 and shall thereafter be constructed and maintained in accordance with those details
11. Details of driveway within house curtilage to be submitted to and approved by LPA before the commencement of development
12. Details of access to highway to be approved, including gate
13. Permitted development rights to be removed

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**Paradise Farm, Wiggington Road, South Newington**

The Committee considered application 13/01186/F for the construction of a new dwelling and change of use of land to associated residential curtilage and creation of tennis court, pool and pool house, energy building and associated works that also include the formation of a new access road and re-grading and landscaping of the surrounding land.

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

**Resolved**

That application 13/01186/F be approved, subject to the completion of a legal agreement to prevent the construction of a third property previously approved under 08/00974/F and 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, Flood Risk Assessment, Surface Water Drainage Strategy, Nicholsons Landscape Strategy, Luciano Giubbilei Landscape Gardens Design Statement and drawings numbered P\_003A, P\_101A, P\_102A,

P\_103A, P\_104A, P\_105A, P\_201A, P\_210A, 418\_010\_002B and amended drawing 418\_010\_001D

3. Prior to the commencement of the development hereby approved, a schedule of materials and finishes for the external walls of the development including samples of each material 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 commencement of the development hereby approved, a stone sample panel (minimum 1m<sup>2</sup> in size) shall be constructed on site, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.
5. Prior to the commencement of the development, full design details of the western gable glazing 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.
6. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, 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 CEMP.
7. Prior to the commencement of the development 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. Prior to the commencement of the development hereby approved, full specification details of the proposed access drive 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 dwelling the development shall be constructed in accordance with the approved details.
9. No development shall take place until a scheme for the provision and management of an eight metre wide buffer zone alongside the watercourse shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent

amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The scheme shall include:

- plans showing the extent and layout of the buffer zone
  - details of any proposed planting scheme (for example, native species, local provenance)
  - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
  - details of any footpaths, fencing
10. Prior to the commencement of development a detailed mitigation and monitoring strategy for the protection of the Great Crested Newts or the habitat should be submitted to, and approved in writing by the Local Planning Authority. All works should then proceed in accordance with the approved strategy with any amendments agreed in writing.
  11. Prior to the removal of any mature trees on site a check for bats shall be carried out by a qualified bat worker and where necessary a working methodology to ensure disturbance or harm to bats along with a mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works will proceed in accordance with the approved details
  12. Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats/newts until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.
  13. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a mitigation strategy for badgers, which shall include details of a recent survey (no older than six months), whether a development licence is required and the location and timing of the provision of any protective fencing around setts/commuting routes, 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.
  14. Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity with reference to the recommendations within the submitted ecological reports, namely the Preliminary Ecological Appraisal, Great crested newt population survey and badger survey, all prepared by Enzygo environmental consultants and dated 14, 16 and 15 May 2013 respectively 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.

15. No removal of hedgerows, trees or shrubs or works to, or demolition of buildings or structures that may be used by breeding birds, shall take place between 1 March and 31 August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.
16. Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.
17. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, 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 CEMP.
18. Prior to the commencement of the development hereby approved, full details of the proposed tennis court (which shall include surface material and colour and fencing), swimming pool and pool house 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.
19. Prior to the first occupation of the proposed dwelling, a final Code Certificate, certifying that the dwelling in question achieves Level 4 of the Code for Sustainable Homes shall be issued, proof of which shall be submitted to and approved in writing by the Local Planning Authority.
20. 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.
21. Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted

Development) (Amendment) (No. 2) (England) Order 1995 and its subsequent amendments, the approved dwelling(s) shall not be extended, nor shall any structures be erected within the curtilage of the said dwelling(s), without the prior express planning consent of the Local Planning Authority.

22. That the existing wooden chalet buildings shall be removed in their entirety from Paradise Farm prior to the first occupation of the dwelling

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**Land at Rickfield Farm, North of River Swere, South Newington Road, Bloxham**

The Committee considered application 13/01197/F for a solar farm.

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

**Resolved**

That application 13/01197/F be approved, subject to the following decisions:

1. SC1.4 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 following plans and documents:
  - a. Application forms
  - b. Flood Risk Assessment by JPP Consulting dated 12 April 2012
  - c. Design and Access Statement by ABDS Ltd dated May 2013
  - d. Planning Policy Statement by ABDS dated May 2013
  - e. Landscape Character and Visual Impact Assessment by Aspect Landscape Planning dated May 2013
  - f. Ecological Survey Report by Turnstone Ecology dated April 2013
  - g. Site Location Plan T/RM/13/001
  - h. Drawing no. T-RM-13-002 Rev A Proposed Block Plan
  - i. Drawing no. T-RM-13-003 Rev A Detailed Site Layout
  - j. Drawing no. T-RM-13-004 Rev A Typical Panel Layout
  - k. Drawing no. T-RM-13-002 Rev A Site Sections
  - l. Drawing no. EKV0017 Foundation Detail
  - m. Western Power Distribution Plan 1517699
3. When the solar farm ceases its operational use the panels, support structures and associated buildings and infrastructure shall be removed in their entirety and the land shall be restored to solely agricultural use.
4. 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.
- 5. 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.
- 6. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837 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, full details of a scheme for the location of bat, bird and invertebrate boxes as biodiversity enhancements on retained and adjacent trees and close to hedgerows shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the boxes shall be installed on the site in accordance with the approved details under guidance from an ecologist.
- 8. No removal of hedgerows, trees or shrubs shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site
- 9. Clearance of the brash piles to the South Western Corner of the site as referred to within the submitted Ecological Survey Report prepared by Turnstone Ecology dated April 2013 shall only be carried out between March and October and under the supervision of a qualified ecologist. Best practice shall be adhered to with regard to storage of materials in areas where reptiles might be present.
- 10. Prior to the commencement of site clearance of the spoil bund to the South Western Corner of the site as referred to within the submitted Ecological Survey Report prepared by Turnstone Ecology dated April 2013 a check for badger activity must be carried out by a qualified

ecologist and if required a mitigation strategy for badgers, which shall include details of the survey, whether a development licence is required and the location and timing of the provision of any protective fencing around setts/commuting routes, 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.

11. Prior to the commencement of the development a professional archaeological organisation acceptable to the Local planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.
12. Prior to the commencement of development and following the approval of the Written Scheme of Investigation referred to in condition 9, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

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**Bucknell Manor, Bainton Road, Bucknell, OX27 7LS**

The Committee considered application 13/01210/F for the demolition of a modern single storey wing and lean-to-structures in lightwell; form glass roof over internal courtyard.

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

**Resolved**

That application 13/01210/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 condition, the application shall be carried out strictly in accordance with the following plans and documents: Application Forms, Design & Access Statement and Drawing No's; 1370/SLP5, 1370/SLP6, 1370/P01, 1370/P02, 1370/03, 1370/P04, 1370/P05, 1370/P06 and 1370/P07 submitted with the application.
3. Any existing stonework (or stonework revealed by demolition) shall be made good. Any new remedial stonework necessary for the repair or making good of the development shall be carried out in natural stone 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 reclaimed tiles to be used for the roof hereby approved shall match in terms of colour, type and texture to those used on the existing building.
5. Prior to the commencement of the development, full joinery details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.
6. All new casements to be used for the windows hereby approved shall be balanced.
7. Prior to any demolition on the site, the commencement of the development and any archaeological investigation, 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.
8. 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 7, 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.

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**Bucknell Manor, Bainton Road, Bucknell, OX27 7LS**

The Committee considered application 13/01316/LB, listed building consent, to demolish a modern single storey wing and lean-to-structures in lightwell. Internal alterations; removal of modern staircase; form glass roof over internal courtyard.

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

**Resolved**

That application 13/01316/LB be approved, subject to the following conditons:

1. The works to which this consent relates shall be begun no 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: Application Forms, Design &

Access Statement and Drawing No's; 1370/SLP5, 1370/SLP6, 1370/P01, 1370/P02, 1370/03, 1370/P04, 1370/P05, 1370/P06 and 1370/P07 submitted with the application.

3. Any existing stonework (or stonework revealed by demolition) shall be made good. Any new remedial stonework necessary for the repair or making good of the development shall be carried out in natural stone 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 reclaimed tiles to be used for the roof of the development hereby approved shall match in terms of colour, type and texture to those used on the existing building.
5. Prior to the commencement of the development, full joinery details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.
6. Prior to the commencement of the development full design details of the stone flags for the new floors on the ground floor 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.
7. The rain water goods to be used shall be constructed from cast iron or profiled aluminium.
8. Lime Mortar shall be used in all stonework construction.
9. All works of making good shall be carried out in materials and detailed to match the adjoining existing fabric except where shown otherwise on the approved drawings.
10. The repairs to timber floors hereby permitted shall be constructed in boards to match original materials.
11. All new casements to be used for the windows hereby approved shall be balanced.

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**Land to the West of Garners House, Main Street, Great Bourton**

The Committee considered application 13/01318/OUT, an outline application for the development of 35 dwellings and a community hall, public open space and associated infrastructure, car-parking and landscaping.

Sally Leszczynski, Chairman of Bourton Parish Council, addressed the Committee in support of the application.

Councillor Hughes proposed that application 13/01318/OUT be approved. Councillor Pickford seconded the proposal. The proposal was voted on and subsequently lost.

Councillor Atack proposed that application 13/01318/OUT be refused. Councillor Rose Stratford seconded the proposal.

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

### **Resolved**

That application 13/01318/OUT be refused for the following reasons:

1. The proposal represents development beyond the built up limits of Great Bourton in an area of countryside and is not allocated for development. Due to the location of the site and the lack of amenities and services and alternative suitable public transport links the proposal would constitute unsustainable development which fails to contribute towards the achievement of sustainable development as required by the National Planning Policy Framework March 2012. The application is therefore contrary to Policy H18 of the adopted Cherwell Local Plan, Policy Villages 3 of the Proposed Cherwell Local Plan Proposed Submission Draft March 2013 and Government guidance contained within 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 represents sporadic development in the countryside which 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 to be contrary to saved Policy C8 and C13 of the adopted Local Plan, Policy ESD13 of the Proposed Cherwell Local Plan Proposed Submission Draft March 2013 and the advice within the National Planning Policy Framework.
3. 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 and government guidance contained within the National Planning Policy Framework.

### **Eaves Cottage, Cropredy Lane, Williamscot, OX17 1AD**

The committee considered application 13/01353/F for the removal of a timber shed and replacement or rebuild with a greenhouse or shed.

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

**Resolved**

That application 13/01353/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. 1, 2 and Design and Access Statement (Ken Attack).
3. Prior to the commencement of the development hereby approved, full details of the size, location and proposed materials of the replacement greenhouse and shed shall be submitted to and approved by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details and permanently retained thereafter.

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**Bicester Town Centre Development, Manorsfield Road, Bicester**

The Committee considered application 13/01393/ADV for various signage (1 No. illuminated and 21 No. non-illuminated).

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

**Resolved**

That application 13/01393/ADV be approved subject to:

1. At the end of a period of five years form the date of this decision, this consent for the display of advertisements will lapse.
2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Drawing nos. 04075/P9-01A Rev A, P9-02A Rev A, P9-03 Rev B, P9-04 Rev B, P9-05 Rev A and the Schedule of Proposed Advertisements received with the application.
3. (a) No advertisement shall be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.  
(b) No advertisement shall be sited or displayed so as to:-
  - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
  - (c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  - (d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  - (e) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
4. The maximum luminance of the 1 No. internally illuminated sign hereby approved shall not exceed 100 cds per sqm.

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**Prezzo, Unit A1, Pioneer Square, Bure Place, Bicester**

The Committee considered application 13/01449/ADV for 2 No internally illuminated fascia text and light line, 1 No. internally illuminated projection sign and 3 No. internally illuminated menus.

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

**Resolved**

That application 13/01449/ADV be approved, subject to:

- i) Consequential changes to the drawing numbers listed in condition 2;
- ii) The following conditions:
  - 1. At the end of a period of five years form the date of this decision, this consent for the display of advertisements will lapse.
  - 2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Drawing nos. 385681-2, Rev A and 3 Rev A.
  - 3. (a) No advertisement shall be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
  - (b) No advertisement shall be sited or displayed so as to:-
    - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
    - (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
    - (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

- (c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  - (d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  - (e) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
4. Only the Prezzo lettering and light line shall be illuminated within any of the signs and the maximum luminance of the fascia signs hereby approved shall not exceed 300 candelas per sqm and the maximum luminance of the projecting sign and the menu signs hereby approved shall not exceed 200 candelas per sqm.

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**Deans Diner, Unit A2, Pioneer Square, Bure Place, Bicester**

The Committee considered application 13/01517/ADV for 2 No. internally illuminated fascia signs and 1 No. internally illuminated projected sign.

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

**Resolved**

That application 13/01517/ADV be approved subject to:

- i) Expiry of consultation period (14 November); and
- ii) The following conditions:
  - 1. At the end of a period of five years form the date of this decision, this consent for the display of advertisements will lapse.
  - 2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Drawing nos. 388488-3 Rev A.
  - 3. (a) No advertisement shall be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
  - (b) No advertisement shall be sited or displayed so as to:-
    - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
    - (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

- (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
  - (c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  - (d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  - (e) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
4. Only the 'Deans Diner' lettering shall be illuminated within any of the signs and the maximum luminance of the fascia signs hereby approved shall not exceed 300 candelas per sqm and the maximum luminance of the projecting sign and hereby approved shall not exceed 200 candelas per sqm.
5. That the projecting sign shall be wholly contained within the area between the face of the building and the bollards along the frontage.

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**Heyford Manor, 18 Church Lane, Lower Heyford**

The Committee considered application 13/01410/F for a two storey extension to the north wing and single storey side extension.

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

**Resolved**

That application 13/01410/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 consent, the development shall be carried out strictly in accordance with the Bat and Nesting Bird Survey Report produced by Ridgeway Ecology and dated 7 December 2012 and the Archaeological Watching Brief - Written Scheme of Investigation (2810) dated March 2013 produced by John Moore Heritage Services and the following approved plans: site location plan; 648 01; and 648 02 G; and the joinery details plan.
3. That the external walls of the extensions shall be constructed in natural weathered limestone and marlstone which shall be laid, dressed,

coursed and pointed in accordance with a sample panel (minimum 1metre square 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.

- 4 That samples of the Stonefield Slate to be used in the covering of the roof of the two storey extension 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 The slate covering on the existing extension which will be raised in height shall be reused on the new roof unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.
- 6 In order to ensure that protected species are not harmed during the construction process, the works shall be carried out in accordance with the following requirements:
  - Immediately prior to work commencing, those areas of the house that will be directly affected by the proposed extension and the installation of new rooflights must be inspected by a suitably qualified ecologist to ensure that bats or nesting birds are not present, or if they are, they will not be disturbed by the proposed work.
  - All destructive work must be carried out carefully with the expectation that bats may be present. All contractors on site should be briefed as to the possibility of bats and nesting birds being on site and their legal protection. Any roof tiles to be removed should be lifted by hand vertically and not slid off to avoid injury to any bats underneath. If bats or evidence of bats are found at any point, Natural England and the ecologist for this project must be contacted for advice and all work must cease immediately.
  - If nesting birds are observed within the areas of the house that will be affected by the development work must immediately cease and the ecologist for the project must be contacted for advice.
  - Any additional external lighting installed should be minimal, directional and responsive such that it is only on when needed.
- 7 The suggested enhancements within Section 5 of the bat and nesting bird survey report produced by Ridgeway Ecology and dated 7 December 2012 (last three bullet points on page 14) shall be carried out as written.
- 8 The works hereby approved shall be carried out in accordance with the Archaeological Watching Brief - Written Scheme of Investigation (2810) dated March 2013 produced by John Moore Heritage Services. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication.

## **Heyford Manor, 18 Church Lane, Lower Heyford**

The Committee considered application 13/01411/LB for listed building consent for a single storey glazed extension to the north wing, single storey side extension and increase in the height and width of an existing single storey extension, the removal of the existing chimneystack, insertion of two roof lights, block up two entrances and replace one of them with a window, the Insert dormer in the eastern elevation and new roof light in northern elevation. Reposition stud walling and raise section of floor at ground and first floor levels.

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

### **Resolved**

That application 13/01411/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 consent, the development shall be carried out strictly in accordance with the Bat and Nesting Bird Survey Report produced by Ridgeway Ecology and dated 7 December 2012 and the Archaeological Watching Brief - Written Scheme of Investigation (2810) dated March 2013 produced by John Moore Heritage Services and the following approved plans: site location plan; 648 01; and 648 02 G; and the joinery details plan.
3. That the external walls of the extensions and the openings to be fronted up shall be constructed in natural weathered limestone and marlstone which shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1metre square 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.
4. That samples of the Stonefield Slate to be used in the covering of the roof of the two storey extension 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. The slate covering on the existing extension which will be raised in height shall be reused on the new roof unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.
6. All new works and works of making good shall be carried out in materials and detailed to match the adjoining original fabric except where shown otherwise on the approved drawings

7. Design details of all new joinery proposed shall be submitted to and approved by the Local Planning Authority prior to the commencement of works (scale > 1:20). The development shall be carried out in accordance with the approved details.
8. All stonework shall be laid using lime mortar (no gauging cement).
9. All new and replacement rainwater goods shall be constructed in cast iron or cast aluminium.
10. Original floorboards to be retained and repaired.
11. New floorboards in the extension hereby approved to match the existing.
12. In order to ensure that protected species are not harmed during the construction process, the works shall be carried out in accordance with the following requirements:
  - Immediately prior to work commencing, those areas of the house that will be directly affected by the proposed extension and the installation of new rooflights must be inspected by a suitably qualified ecologist to ensure that bats or nesting birds are not present, or if they are, they will not be disturbed by the proposed work.
  - All destructive work must be carried out carefully with the expectation that bats may be present. All contractors on site should be briefed as to the possibility of bats and nesting birds being on site and their legal protection. Any roof tiles to be removed should be lifted by hand vertically and not slid off to avoid injury to any bats underneath. If bats or evidence of bats are found at any point, Natural England and the ecologist for this project must be contacted for advice and all work must cease immediately.
  - If nesting birds are observed within the areas of the house that will be affected by the development work must immediately cease and the ecologist for the project must be contacted for advice.
  - Any additional external lighting installed should be minimal, directional and responsive such that it is only on when needed.
13. The suggested enhancements within Section 5 of the bat and nesting bird survey report produced by Ridgeway Ecology and dated 7 December 2012 (last three bullet points on page 14) shall be carried out as written.

### **Quarterly Enforcement Report**

The Committee considered a report which informed and updated Members of the progress of outstanding formal enforcement cases and informed Members of the overall level of activity in the Development Management service

**Resolved**

- (1) That the report be noted.

143 **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

144 **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

The meeting ended at 6.25 pm

Chairman:

Date: