

Application No: 09/00611/CDC	Ward: Ruscote	Banbury	Date Valid: 08/05/09
Applicant:	Cherwell District Council		
Site Address:	Thorpe Lane Depot, Thorpe Lane, Banbury OX16 4UT		

Proposal: Erection of lean-to for parking of sweeper vehicles.

1. Site Description and Proposal

- 1.1 The site is located within the Thorpe Lane industrial area. The area has a number of large industrial/commercial buildings occupied by a variety of businesses. The application site contains a group of buildings with a central yard area. The site is operated by Cherwell District Council for the storage, repair and maintenance of sweeper vehicles.
- 1.2 The proposal seeks to demolish an existing garage block that are unsuitable for current freighters. A new lean to building would be erected to provide a covered area for overnight parking of 3 sweeper vehicles.

2. Application Publicity

- 2.1 The application has been advertised by way neighbour letters and a site notice. The final date for comment was 05/06/2009
- 2.2 No letters of representation have been received.

3. Consultations

- 3.1 **OCC Highways** – No objection.

4. Relevant Planning Policies

- 4.1 South East Plan 2009 – Policy CC6
4.2 Adopted Cherwell Local Plan 1996 – Saved Policies C28
4.3 Non-Statutory Cherwell Local Plan 2011 – Policy D1

5. Appraisal

- 5.1 The key issues to be considered in this case are:-
- The scale and design of the proposal; and
 - The impact on the amenities of adjoining occupiers.

5.2 The Scale and Design of the Proposal

- 5.3 The proposed lean-to would replace an existing garage block that is no longer required at the depot as it is no longer suitable for freighters . The garage block is quite large at 33m in length and is attached to an existing vehicle workshop that will remain unaltered.
- 5.4 The proposed lean-to would be attached to the vehicle workshop at the western elevation and will provide overnight cover for 3 sweeper vehicles. The development would measure approximately 3m (l) x 15m (w) x 5m (h).
- 5.5 The lean-to is relatively small in comparison to the existing buildings and the garages being demolished. Given the existing industrial use of the site and the small scale nature of the development, it is unlikely that the amenities of nearby residents would be further affected by the proposal.

6. Recommendation

Approval, 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.

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

REASON FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the development plan, unless material considerations indicated otherwise. Incorporating and adhering to the above conditions, the development is considered to be acceptable on its planning merits as the proposed development is of a design, size and style that is appropriate in its context and would not have a detrimental impact on the character and appearance of the Islip Conservation Area, the setting of the nearby listed building, neighbouring amenity and highway safety. As such the proposal is in accordance within policy CC6 of the South East Plan 2009, saved policy C28 of the Adopted Cherwell Local Plan 1996 and policy D1 of the Non-Statutory Cherwell Local Plan 2011 and the reasons given above and having regard to all other matters raised including third party representations, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions as set out above.

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