

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 9 July 2015 at 4.00 pm

Present: Councillor Colin Clarke (Chairman)
Councillor Fred Blackwell (Vice-Chairman)

Councillor Michael Gibbard
Councillor Chris Heath
Councillor David Hughes
Councillor Russell Hurle
Councillor Matt Johnstone
Councillor Mike Kerford-Byrnes
Councillor James Macnamara
Councillor Alastair Milne Home
Councillor Richard Mould
Councillor Lynn Pratt
Councillor Nigel Randall
Councillor G A Reynolds
Councillor Barry Richards
Councillor Trevor Stevens
Councillor Lawrie Stratford
Councillor Rose Stratford

Officers: Jon Westerman, Development Services Manager
Bob Duxbury, Development Control Team Leader
Stuart Howden, Senior Planning Officer
Paul Ihringer, Team Leader, Development Management
Alex Keen, Team Leader, Development Management
Ross Chambers, Solicitor
Aaron Hetherington, Team Leader Democratic and Elections

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Declarations of Interest

Members declared interests in the following agenda items:

7. 1 Hyde Grove, Bloxham.

Councillor Colin Clarke, Declaration, as the applicant was known to him.

9. Site C Plougley Road & Site D & E Ambrosden Road MOD Bicester Upper Arncott.

Councillor David Hughes, Non Statutory Interest, as a Director of Graven Hill Village Holdings Limited.

35 **Requests to Address the Meeting**

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

36 **Urgent Business**

There were no items of urgent business.

37 **Minutes**

Subject to the amendments detailed below, the Minutes of the meeting held on 11 June 2015 were agreed as a correct record and signed by the Chairman.

Apologies for absence – add apologies for - Councillor George Reynolds, Councillor Matt Johnstone

Minute 24 – Allotment Gardens west of Roebuck Inn and south east of the Blinking Owl PH, Banbury Road, North Newington

After “That application 14/01816/F be approved, subject to”, add/amend as follows:

officers being satisfied there is a lawful vehicular access to the proposed dwelling.

The following conditions

Minute 25 - Land adj to Cotswold Country Club and South of Properties on Bunkers Hill Kidlington

After “That application 14/02132/OUT be approved, subject to”, add/amend as follows:

The completion of a satisfactory planning obligation to secure the infrastructure improvements outlined in the report.

The following conditions

Minute 27 – Former Winners Bargain Centres, Victoria Road, Bicester, OX26 6QD:

The following amendments to be made:

Resolution – Delete Part (a)

The reference in Condition 18 to #19, 19 to #21 and 20 to ~21, should be amended to 17, 18 and 19 respectively

Addition of condition 24:

24 Before the development hereby permitted is first occupied the windows in the Bath Terrace facing gable-end elevation shall be glazed with obscure glass (at least Level 3) only, and of restricted opening in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority, and the windows shall be permanently maintained as such at all times thereafter.

38 **Chairman's Announcements**

The Chairman made the following announcement:

1. Under the Openness of Local Government Bodies Regulations 2014, members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.
2. The Chairman welcomed three new planning officers at the meeting, George Smith, Michael Sackey and Victoria Barrett, who were in attendance at the meeting.
3. The Chairman advised members that due to the anticipated large number of applications at the next planning committee meeting it may be necessary for the meeting to start at 2pm. This would be confirmed in due course.

39 **1 Hyde Grove, Bloxham**

The Committee considered application 15/00263/F for the single storey front extension and two storey side extensions at 1 Hyde Grove, Bloxham for Mr and Mrs Dan McInerney.

Tammy Green, spokesperson for local residents, addressed the committee in objection to the application.

Dan McInerney, the applicant, addressed the committee in support to the application.

Councillor Heath proposed that application 15/00263/F be refused as the proposed extensions would be overly dominant and overbearing to the neighbouring properties. Councillor Reynolds seconded the proposal. The motion was duly voted on and subsequently fell.

Councillor Clarke proposed that the application be approved, subject to the conditions set out in the officers' report. Councillor Lawrie Stratford seconded the proposal.

In reaching their decision, the Committee considered the officers' report and presentation and the addresses of the public speakers.

Resolved

That application 15/00263/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 development shall be carried out strictly in accordance with the following plans and

documents: Application forms, site location plan, block plan and drawings numbered: 14:3624:2 rev B (Proposed ground floor drawing only), 14:3624:3, 14:3624:4, proposed rear elevation and proposed first floor plan.

3. The materials to be used for the extension hereby approved shall match in terms of colour, type and texture those used on the existing building.
4. Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 1995 and its subsequent amendments, no new window(s) or other openings, other than those shown on the approved plans, shall be inserted in the walls or roof of the north elevation without the prior express planning consent of the Local Planning Authority.

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3 Oxford Road, Kidlington, OX5 2BP

The Committee considered application 15/00688/F for alterations to the front elevation including insertion of new openings, erection of brick chimney to roof ridge, installation of extract flue and change of use of premises from Class A3 to Class A5 (Fish and Chip Shop) at 3 Oxford Road, Kidlington, OX5 2BP for Off The Hook.

Patrick Carroll, the applicant, addressed the committee in support to the application.

In reaching their decision, the Committee considered the officers' report and presentation and the address of the public speaker.

Resolved

That application 15/00688/F is 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, Cover Letter from applicant's agent dated 15 April 2015 (JPPC ref: AJG/6228) and Drawing Number 01D submitted with the application.
3. The hours of opening of the premises shall be restricted to the following times:-

Monday-Friday – 10am to 12.00pm (Midnight)

Saturday – 10.30am to 12.00pm (Midnight)

Sunday and Public Holidays – 10.30am to 12.00pm (Midnight)

4. The extract ventilation and filters shall be installed in accordance with the scheme proposed by Purified Air (dated 17th February 2015) submitted with the application before the first use of the operation hereby approved and maintained in accordance with the approved scheme thereafter.
5. The height of the extract discharge flue shall terminate at least one metre above the height of the eaves of the building to which the extract flue is attached or one metre above the height of any openable window of a habitable room within 5 metres of the flue, whichever is the greater height.

41 **Site C Plougley Road & Site D & E Ambrosden Road MOD Bicester Upper Arcott**

The Committee considered the application 15/00695/OUT for the variation of condition 2 of 11/01494/OUT to amend the application site boundary for Graven Hill at Site C Plougley Road & Site D & E Ambrosden Road MOD Bicester Upper Arcott for Graven Hill Village Development Company Ltd.

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

Resolved

That application 15/00695/OUT be approved subject to the following conditions:

- a) Amending condition 2 of outline planning permission 11/01494/OUT (attached as Appendix A to this report), to replace "1982-A-L-005-B [MOD Bicester Application Site Red Line]" with "1982-A-L-560-F [MOD Bicester Application Site Red Line]".
- b) Amending the planning obligation entered into in respect of outline planning permission 11/01494/OUT to refer to the amended application site boundary.

42 **The Pits, The Moors, Kidlington**

The Committee considered application 15/00723/F for a 70 bedroom care home at The Pits, The Moors, Kidlington for CMG (Kidlington) Ltd.

Councillor Gibbard proposed that application 15/00723/F be deferred to explore alternative access arrangements with the applicant. Councillor Richards seconded the proposal.

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

Resolved

That consideration of application 15/00723/F be deferred to explore alternative access arrangements with the applicant.

43 **Decisions Subject to Various Requirements**

The Head of Development Management submitted a report which informed Members upon applications which they had authorised decisions upon subject to various requirements which must be complied with prior to the issue of decisions.

Resolved

- (1) That the position statement be accepted.

44 **Appeals Progress Report**

The Head of Development Management submitted a report which informed Members on applications which had been determined by the Council, where new appeals have been lodged, public Inquiries/hearings scheduled or appeal results achieved.

Resolved

- (1) That the position statement be accepted.

The meeting ended at 5.22 pm

Chairman:

Date: