

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 17 March 2016 at 2.00 pm

- Present: Councillor Colin Clarke (Chairman)
Councillor Fred Blackwell (Vice-Chairman)
- Councillor Andrew Beere
Councillor Chris Heath
Councillor David Hughes
Councillor Russell Hurle
Councillor Matt Johnstone
Councillor James Macnamara
Councillor Alastair Milne Home
Councillor Nigel Randall
Councillor G A Reynolds
Councillor Barry Richards
Councillor Lawrie Stratford
Councillor Sean Woodcock
- Substitute Members: Councillor D M Pickford (In place of Councillor Michael Gibbard)
Councillor Barry Wood (In place of Councillor Mike Kerford-Byrnes) (in place of Councillor Kerford-Byrnes)
- Also Present: Councillor Douglas Webb, ward member for Wroxton for agenda item 15
Joy White, Oxfordshire County Councils Highways Department
- Apologies for absence: Councillor Michael Gibbard
Councillor Mike Kerford-Byrnes
Councillor Richard Mould
Councillor Rose Stratford
- Officers: Jon Westerman, Development Services Manager
Bob Duxbury, Development Control Team Leader
Nigel Bell, Team Leader - Planning / Deputy Monitoring Officer
Aaron Hetherington, Democratic and Elections Officer
Linda Griffiths, Principal Planning Officer
Victoria Barrett, Assistant Planning Officer
Matt Chadwick, Planning Officer
James Kirkham, Senior Planning Officer
Stuart Howden, Senior Planning Officer
Andrew Lewis, Principal Planning Officer
Bob Neville, Senior Planning Officer

Declarations of Interest

9. Land North East Of Skimmingdish Lane Launton Oxfordshire.

Councillor D M Pickford, Non Statutory Interest, as a member of Bicester Town Council, which had been consulted on the application.

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

12. Plots 4 and 5 Brookhill Way, Banbury.

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

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

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

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

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

15. Land North West of Wroxton Mill, Wroxton, Oxfordshire.

Councillor Alastair Milne Home, Declaration, the applicant was known to him, but would remain in the council chamber and take part in the debate and the vote.

Councillor James Macnamara, Declaration, the applicant was known to him, but would remain in the council chamber and take part in the debate and the vote.

Councillor Lawrie Stratford, Declaration, the applicant was known to him, but would remain in the council chamber and take part in the debate and the vote.

18. Tesco Extra, Lockheed Close, Banbury, OX16 1LX.

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

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

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

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

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

19. Woodgreen Leisure Centre, Woodgreen Avenue, Banbury, OX16 0HS.

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

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

Councillor Barry Richards, Declaration, as the property is adjacent to his home and would leave the council chamber and not take part in the debate or vote.

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

Councillor D M Pickford, Declaration, as a member of Executive and would leave the Council Chamber for the duration of the meeting.

Councillor G A Reynolds, Declaration, as Deputy Leader of the Council whose areas of responsibility included recreation.

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

182 **Requests to Address the Meeting**

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

183 **Urgent Business**

There were no items of urgent business.

184 **Minutes**

Subject to the following amendments, the Minutes of the meeting held on 18 February 2016 were agreed as a correct record and signed by the Chairman, subject to the following amendment to Minute 169:

Minute 169: Twenty Ha of Land Proposal of New Highway Aligned with Howes Lane, Bicester

[Addition of conditions 7 – 33]

Subject to the addition of conditions 7 – 33 to Minute 169, Members are asked to agree the minutes of the meeting of 18 February 2016 as a correct record:

7. Prior to the commencement of the development hereby approved, details of the final surface treatment of road, cycleway and footway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.
8. Notwithstanding the submitted details and prior to the commencement of the development hereby approved, revised positions for the bus stops, which shall be Real Time Information enabled, shall be submitted to and approved in writing by the Local Planning Authority. The bus stop positions shall thereafter be provided in accordance with the approved details prior to the first use of the development.
9. Prior to the first use of the road infrastructure hereby approved, full details of the bus stop infrastructure and street furniture to be provided at the bus stops as well as details of the future maintenance arrangements for these features shall be submitted to and approved in writing by the Local Planning Authority. The bus stop infrastructure and street furniture shall be provided prior to the first use of the road infrastructure and shall be maintained in accordance with the approved details thereafter.
10. Notwithstanding the submitted details and prior to the commencement of the development hereby approved, revised details of the junction ellipses shall be submitted to and approved in writing by the Local Planning Authority. The junction ellipses shall be provided in accordance with the approved details.
11. No development shall commence on the road infrastructure hereby approved until such time that a scheme for the closure of the existing parts of Howes Lane and Bucknell Road that are proposed to be closed through a formal Traffic Regulation Order, has been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the road, the scheme shall be constructed and implemented in accordance with the approved details.
12. Prior to the commencement of the development, full details of the interface between the road infrastructure and the areas of land at the existing Howes Lane and Bucknell Road that are to be closed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.
13. Prior to the commencement of the development, full details of the design of the traffic signalised junctions and signalised crossings, including the method by which the signals shall operate in combination as a network, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to first public use of the road infrastructure, the traffic signals shall be installed and commissioned in accordance with the approved details.
14. Prior to the commencement of the development hereby approved, a detailed scheme design including calculations for surface water

drainage of the development including details of all SUDs infrastructure and maintenance of the features shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter and prior to the commencement of any development on the site the approved surface water drainage scheme shall be implemented and thereafter maintained.

15. Prior to the commencement of the development, full details of the design of the ponds shall be submitted to and approved in writing by the Local Planning Authority. The design of the ponds shall be implemented in accordance with the approved details.
16. Prior to the commencement of the development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan is to include details of wheel washing facilities, any restrictions upon development traffic and routing of construction traffic to the site. The approved plan shall be implemented in full during the entire construction phase.
17. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP)/ Code of Construction Practice (CoCP), which 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 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 approved CEMP.
18. Within 4 months from the first use of the road infrastructure hereby approved, a post construction noise survey shall be carried out to assess whether there are any adverse effects from the road once in operation on any existing residential dwelling that would exceed the levels set out in BS8233:2014, which shall be submitted to and approved in writing by the Local Planning Authority. Should any adverse effects be identified, a scheme for the remediation of any such impacts shall be identified within the report and shall be approved in writing by the Local Planning Authority. The identified remediation shall be carried out within 3 months from the written approval of the remediation scheme.
19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy has been submitted to the local planning authority for its written approval. The remediation strategy shall include details how this unsuspected contamination shall be dealt with. The remediation strategy shall thereafter be implemented as approved.
20. No development shall commence until a Soil Resources Plan that details the soils present, proposed storage locations, handling methods and locations for reuse, 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 plan.

21. Prior to the commencement of the development, details of existing and proposed levels for the road infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.
22. Prior to the commencement of the development 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.
23. 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
24. 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 final surface course of the road/ footways being completed. 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.
25. Prior to the commencement of the development hereby approved, full details of a scheme for the protection of all retained trees and hedgerows, in accordance with the recommendations contained within the tree survey report submitted with the application (Report number 5003-UA005241-UE21R-01-Arb-App-3 dated 3rd December 2014) shall be submitted to and approved in writing by the Local Planning Authority. All approved tree protection measures shall be installed prior to the commencement of the development and shall be retained for the duration of the construction phase.
26. 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, including details of any required engineering solution methods for development within the Root Protection Area of any tree/hedgerow 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.

27. 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.
28. Prior to any demolition on the site and the commencement of the development hereby approved, and following the approval of the first stage Written Scheme of Investigation referred to in condition 25, 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.
29. Prior to the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm 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 mitigation scheme.
30. 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.
31. Prior to the first use of the road infrastructure hereby approved, a Landscape and Ecology Management Plan (LEMP) covering areas to be offered for adoption until such time that the land is adopted and land outside of the adoptable area 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.
32. Prior to the commencement of the development a Site Waste Management Plan, targeting zero waste to landfill, shall be submitted to and approved in writing by the Local Planning Authority. The approved Site Waste Management Plan shall thereafter be implemented in accordance with the approved details.

33. The development shall be constructed to meet a minimum of CEEQUAL Standard 'Very Good'.

185 **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.

186 **Land North Of Southfield Farm North Lane Weston On The Green**

The Committee considered application 15/01953/OUT, an outline application for the erection of up to 26 dwellings including the creation of a new access, associated landscaping, open space and drainage infrastructure at Land North of Southfield Farm North Lane, Weston on the Green for Mr Clive Tredwell.

In introducing the report, the Planning Officer advised the Committee that whilst they had considered and determined the application at their last meeting, due to an administrative error the applicant's planning agent had not been given the opportunity to address the Committee. The application was therefore being presented again to the Committee to allow the applicant's planning agent to address the meeting and the application to be considered afresh with Members having regard to the information before it at the Committee meeting and the contribution of the speakers.

Dr Susan Davis, Vice Chairman of Weston on the Green Parish Council and Roger Evans, a local resident, addressed the committee in objection to the application.

Matthew Taylor, the agent for the applicant, addressed the committee in support of the application.

Councillor Randall proposed that application 15/01953/OUT be refused as the settlement was beyond the village boundary. Councillor Macnamara seconded the proposal.

In reaching their decision the committee considered the officer's report and presentation, written update and the addresses of the public speakers.

Resolved

That application 15/01953/OUT be refused for the following reasons:

1. The development proposed, by reason of its scale and siting beyond the built up limits of the village, encroachment into the open countryside, and taking account of the Council's ability to demonstrate an up-to-date five year housing land supply, is considered to be

unnecessary, undesirable and unsustainable new development that would harm the rural character and setting of the village. The proposal is therefore considered to be unacceptable in principle and contrary to Policies ESD13, ESD15 and Villages 2 of the adopted Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the adopted Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework.

2. The development proposed, by reason of its poor connectivity and links to the existing village and position adjacent to the busy Northampton Road , would represent an unsustainable form of development poorly related to the services and facilities within the existing village. The proposed development would therefore be contrary to Policies SLE4, ESD1 and ESD15 of the adopted Cherwell Local Plan 2011-2031 Part 1 and advice in the National Planning Policy Framework which seeks to ensure that new development facilitates sustainable modes of transport and provides opportunities for the use of public transport, walking and cycling.
3. By reason of the lack of a satisfactory completed Section 106 Agreement to secure contributions to the community services and infrastructure that would be directly affected by the development, and to secure provision of affordable housing to meet local housing need, the Local Planning Authority cannot be satisfied that the impacts of the development in these respects can be made acceptable. The proposal therefore conflicts with Policies BSC3 and INF1 of the adopted Cherwell Local Plan 2011-2031 Part 1 and Government advice within the National Planning Policy Framework

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Land West of OS Parcel 4100 Adjoining and South of Milton Road, Adderbury

The Committee considered application 15/02359/OUT for a residential development of up to 50 No dwellings, access, infrastructure and public open space with means of access from Milton Road to be determined with all other matters reserved for subsequent approval at Land West of OS Parcel 4100 Adjoining and South of Milton Road, Adderbury for Rosconn Group Ltd.

In reaching their decision, the committee considered the officer's report, presentation and written update.

Resolved

That application 15/02359/OUT be refused for the following reasons:

1. The development proposed, by reason of its scale and siting beyond the built up limits of the village, in open countryside, and taking into account the amount of new housing development already planned to take place in Adderbury, and Cherwell's ability to demonstrate an up-

to-date five year housing land supply, is considered to be unnecessary, undesirable and unsustainable new development that would harm the rural character and setting of the village, and would prejudice a more balanced distribution of rural housing growth planned for in the Cherwell local Plan. The proposal is therefore considered unacceptable in principle and contrary to Policies ESD13, ESD15 and Policy Villages 2 of the adopted Cherwell Local Plan 2011-2031 and saved Policies C8 and C33 of the adopted Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework.

2. By reason of its siting, scale form, appearance and relationship with the adjacent development, the proposal is considered to cause significant and unacceptable harm to the rural landscape character and quality of the area and setting of the village as experienced by local residents, visitors and users of Milton Road and the existing public right of way. The proposal is therefore contrary to Policies ESD13, ESD15 and Policy Villages 2 of the adopted Cherwell local Plan 2011-2031 and saved Policy C33 of the adopted Cherwell local Plan 1996 and Government advice within the National Planning Policy Framework.
3. By reason of the size of the development proposed and resulting loss of some 3.5ha of most versatile agricultural land, and taking into account the Council's ability to demonstrate a five year housing lands supply, the quantum of housing development already planned for Adderbury, and the lack of evidence to demonstrate that there are no other sites in Category A villages in the District which would be preferable in terms of areas using poorer quality agricultural land to meet the District's housing needs, the proposal is considered to result in unnecessary and unjustified loss of best and most versatile agricultural land. The proposal is therefore contrary to Policies BSC2 and Policy Villages 2 of the adopted Cherwell local plan 2011-2031 and advice within the National Planning Policy Framework.
4. The Design and Access Statement submitted as part of the application fails to provide sufficient detail in respect of the design principles for the new development, particularly in respect of the appearance of the dwellings, including design details, scale and form of the proposed new dwellings, window and door details, boundary enclosures and materials. It is therefore not possible to determine whether the development proposed will respect local distinctiveness and result in an appropriate form of development on this edge of village site. The proposal therefore fails to accord with the requirements of Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Government advice within the National Planning Policy Framework.
5. By reason of the lack of a satisfactory completed Section 106 Agreement to secure contributions to the community services and infrastructure that would be directly affected by the development, and to secure provision of affordable housing to meet housing need, the Local Planning Authority cannot be satisfied that the impacts of the development in these respects can be made acceptable. The proposal therefore conflicts with Policies BSC3 and INF1 of the adopted

Cherwell Local Plan 2011-2031 and advice within the National Planning policy Framework.

188 **Land North East Of Skimmingdish Lane Launton Oxfordshire**

The Committee considered application 15/01012/OUT, an outline application for a development of up to 48,308sqm of employment floorspace (Class B1c, B2, B8 and ancillary B1a uses), the siting of buildings to the south of the site, servicing and circulation areas, vehicular and pedestrian access from Skimmingdish Lane and landscaping at Land North East Of Skimmingdish Lane, Launton, Oxfordshire for Albion Land Ltd.

John Broad, representing CPRE addressed the committee in objection to the application.

Tim Waring, the applicant's agent, addressed the committee in support of the application.

In reaching their decision, the committee considered the officer's report, presentation, written update and the address of the public speakers.

Resolved

That application 15/01012/OUT be approved, subject to

- a) Delegation of the negotiation of the S106 agreement to Officers in accordance with the summary of the Heads of Terms and subsequent completion of S106 agreements and;
- b) the following conditions with delegation provided to Officers to negotiate final amendments to the wording of conditions
 1. No development shall commence until full details of the layout, scale, appearance, access and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
 2. In the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.
 3. The development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.
 4. The reserved matters to be submitted under Condition 2 shall be in accordance with the following approved plans:
 - Development Area and Building Zone 3830-25-23
 - Access and Circulation 3830-28-09
 - Siting Plan 3830-30-06

- Site Levels and Building Heights 3830-29-11
 - Landscape Parameters Plan FR14-228L01F
5. No development approved by this planning permission shall take place until such time as a scheme to provide level for level floodplain compensation up to and including the 1% annual probability (1 in 100) flood with an appropriate allowance for climate change has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
 6. No development approved by this planning permission shall take place until such time as a scheme to provide level for level floodplain compensation up to and including the 1% annual probability (1 in 100) flood with an appropriate allowance for climate change has been submitted to, and approved in writing
Finished floor levels shall be set at a minimum of 71.00maOD
 7. No development shall take place until a scheme for the provision and management of an 20 metre wide buffer zone in those areas where the application boundary adjoins the Langford Brook 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 scheme shall show the buffer zone as being free from above ground built development including lighting and formal landscaping.

The schemes shall include:

- plans showing the extent and layout of the buffer zone
 - details of any proposed planting scheme (for example, native species)
 - 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 proposed footpaths, fencing, lighting etc.
8. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
 - Discharge Rates
 - Discharge Volumes
 - Maintenance and management of SUDS features (this may be secured by a Section 106 Agreement)

- Sizing of features - attenuation volume
 - Infiltration tests to be undertaken in accordance with BRE365
 - Detailed drainage layout with pipe numbers
 - SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
 - Network drainage calculations
 - Phasing plans
 - Flood Risk Assessment
9. Prior to the commencement of the development (except for any ground investigation or survey works), details of the required highway improvement works, listed below, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- New signalised pedestrian crossing on Skimmingdish Lane;
 - Footway widening along Skimmingdish Lane;
 - Provision of Bus stop laybys on Skimmingdish Lane between the site access and the adjacent roundabout to the south east; and
 - Works to the Skimmingdish Lane / Launton Road Roundabout

The works shall be carried out prior to any building being brought into use.

10. Prior to first occupation of any building approved on the site, a framework travel plan shall be submitted to and approved in writing by the local planning authority. Thereafter the travel plan shall be implemented in accordance with the details approved.
11. Prior to the occupation of any relevant building a Travel Plan relating to that building and in general accordance with the Framework Travel Plan hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented prior to the occupation of the relevant building.
12. Prior to the commencement of any development hereby approved, full details of the means of access between the land and the highway and associated pedestrian and cycle access improvements including; position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.
13. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas including a bus turn around facility 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 including the bus turn around facility 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.

14. Prior to any demolition on the site, the commencement of the development hereby approved and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.
15. Following the approval of the Written Scheme of Investigation referred to in condition 1 and prior to any demolition of the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), 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.
16. 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.
17. Prior to the [commencement of the/first occupation 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.
18. No removal of hedgerows, trees or shrubs [nor works to, or demolition of buildings or structures that may be used by breeding birds], 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 health and safety reasons in the case of a dangerous tree, or 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.
19. 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.
20. Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance or the

translocation of any reptile, a reptile survey (which shall be in accordance with best practice guidelines) shall be carried out, and the findings, including a mitigation strategy if required, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works of mitigation shall be carried out in accordance with the approved details.

21. 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 [specify appropriate section if required] 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.
22. Prior to the commencement of the development 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.
23. Prior to the commencement of the development 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.
24. Prior to the occupation of the development hereby approved details of the acoustic screening to be provided between the development and the existing care home on the south western edge of the development site shall be first submitted and approved in writing with the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development.
25. Prior to the commencement of development an Employment & Skills Plan (ESP) setting out measures to encourage training and employment opportunities for local people during the construction of the development shall first be submitted to and approved in writing with the Local Planning Authority. The ESP shall be implemented in accordance with the approved details.
26. Prior to the occupation of any relevant building an Employment & Skills Plan (ESP) setting out measures to encourage training and employment opportunities for local people during the operation of the relevant building shall first be submitted to and approved in writing with the Local

Planning Authority. The ESP shall be implemented in accordance with the approved details.

(4.15pm – 4.20pm: Adjournment of meeting for a comfort break)

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Bean Acre Cottage, Rope Way, Hook Norton, Banbury, OX15 5QB

The Committee considered application 15/02052/F for the demolition of outbuildings and erection of one low energy building with change of use of land to residential at Bean Acre Cottage, Rope Way, Hook Norton, Banbury, OX15 5QB for Mr Charlie Luxton.

Charlie Luxton, the applicant, addressed the committee in support of the application.

In reaching their decision, the committee considered the officer's report, presentation, the address of the public speaker and the written update.

Resolved

That application 15/02052/F be approved, subject to the completion of an acceptable Unilateral Undertaking 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 development shall be carried out strictly in accordance with the following plans and documents: Application forms and drawings numbered: 108_Location Plan A, 108_03_100A, 108_03_210, 108_03_211A, 108_03_212A, 108_04_220A, 108_05_210 and 108_05_211.
3. Prior to the commencement of the development hereby approved, a sample of the material to be used in the construction of the roof of the upper barn structure 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, full details of the timber Louvre/timber cladding to be used in the construction of the external walls of the development, including type/materials, colour and finish 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, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural stone using lime mortar, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the lower ground floor and boundary retaining walls

shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

6. All rainwater goods shall be traditional cast iron or metal painted black and permanently so retained thereafter.
7. 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.
8. Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 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.

190

Bean Acre Cottage, Rope Way, Hook Norton, Banbury, OX15 5QB

The Committee considered application 15/02053/LB, a listed building application for the demolition of outbuildings and erection of one low energy building with change of use of land to residential at Bean Acre Cottage, Rope Way, Hook Norton, Banbury, OX15 5QB for Mr Charlie Luxton.

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

Resolved

That application 15/02053/LB 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 and drawings numbered: 108_Location Plan A, 108_03_100A, 108_03_210, 108_03_211A, 108_03_212A, 108_04_220A, 108_05_210 and 108_05_211.
3. Prior to the commencement of the development hereby approved, a sample of the material to be used in the construction of the roof of the upper barn structure 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, full details of the timber louvres/timber cladding to be used in the construction of the external walls of the development, including materials, colour and finish 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, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural stone using lime mortar, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the lower ground floor and boundary retaining walls shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.
6. All rainwater goods shall be traditional cast iron or metal painted black and permanently so retained thereafter.

191

Plots 4 and 5 Brookhill Way, Banbury

The Committee considered application 15/02060/F for the erection of building to provide self-storage facility (Class B8) at Plots 4 and 5 Brookhill Way, Banbury for Banbury Storage Solutions Ltd.

In reaching their decision, the committee considered the officer's report, presentation and written update.

Resolved

That application 15/02060/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:

Architectural site and building plans, sections and elevations
Forum Architecture Limited

- 15008-01-A Ordnance Survey Site Plan
- 15008-06-A Topographic Site Plan
- 15008-11-C Proposed Site Plan
- 15008-20-C Proposed Ground Floor Plan
- 15008-21-A Proposed First Floor Plan
- 15008-22-A Proposed Second /Third Floor Plan
- 15008-23-A Proposed Fourth Floor Plan
- 15008-24-A Proposed Roof Plan

- 15008-31-A Proposed Elevations
- 15008-40-C Proposed Sections and Long Views

Drainage and external works details
Calcinotto Consulting Civil and Structural Engineers

- 3160-001-T1 Existing Drainage Plan
- 3160-003-T3 Proposed Drainage Plan
- 3160-010-T3 Proposed Levels Plan
- 3160-050-T2 Drainage Details 1 of 4
- 3160-051-T2 Drainage Details 2 of 4
- 3160-052-T2 Drainage Details 3 of 4
- 3160-053-T2 Drainage Details 4 of 4
- 3160-055-T2 External Work Details 1 of 2

3. The materials to be used for the building hereby approved shall be in accordance with the details contained on the submitted and approved drawings
4. Prior to the commencement of the development hereby approved, full details of the external lighting shall be submitted to and approved in writing by the Local planning Authority. Thereafter, the lighting shall be carried out and retained in accordance with the approved details.
5. Prior to the commencement of the development hereby approved, full details of a new boundary fence to be constructed to a height of 2.4 metres and 3 metres on the northern and southern boundaries of the site respectively as shown on the approved site plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development, the new boundary treatment shall be erected, in accordance with the approved details, and retained and maintained in situ at all times.
6. Prior to the commencement of the development hereby approved, full details of the refuse bin storage for the site, including location and compound enclosure details, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the building, the refuse bin storage area shall be provided in accordance with the approved details and retained unobstructed except for the storage of refuse bins
7. 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.
 - (d) details of protective fencing around the tree/shrub planting on the southern boundary of the site which shall be installed prior to the first commencement of other development
8. 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.
9. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include (some of which has already been submitted):
- Discharge Rates
 - Discharge Volumes
 - Maintenance and management of SUDS features (this may be secured by a Section 106 Agreement)
 - Sizing of features – attenuation volume
 - Infiltration tests to be undertaken in accordance with BRE365
 - Detailed drainage layout with pipe numbers
 - SUDS features
 - Network drainage calculations
 - Phasing plans
 - Flood Risk Assessment
10. 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.

11. Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details
12. Notwithstanding the provisions of Class A of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 1995 and its subsequent amendments, the approved building shall not be extended or altered without the prior express planning consent of the Local Planning Authority.
13. The building shall be used only for the purpose of self-storage warehousing only and for no other purpose whatsoever, including any other purpose in Class B1,B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005
14. All buildings hereby approved shall be constructed to achieve at least a BREEAM 'Very Good' rating based on the relevant BREEAM standard for that building type applicable at the time of the decision.

192

Land North of The Green and adj. Oak Farm Drive, Milcombe

The Committee considered application 15/02068/OUT, an outline application for the erection of 40 no. dwellings with means of access to be assessed and all other matters reserved at Land North of The Green and adj. Oak Farm Drive, Milcombe for Trustees of the Estate of JW Tustian (deceased).

Richard Hazel, a local resident, addressed the committee in objection to the application.

Alex Hales, the applicant's agent, addressed the committee in support of the application.

Councillor Heath proposed that application 15/02068/OUT be refused on the grounds of overdevelopment and highways concerns. Councillor Milne Home seconded the proposal. The motion was duly voted on and subsequently fell.

Councillor Clarke proposed that the application be approved. Councillor Blackwell seconded the proposal.

Resolved

That application 15/02068/OUT be approved, subject to:

- a) The applicants entering into an appropriate legal agreement to the satisfaction of the District Council to secure financial contributions as outlined in paragraph 5.42 and 5.43 of the planning officers' report.
- b) The comments of the Council's ecology officer
- c) the following conditions:
 - 1. No development shall commence until full details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") of this approved development have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.
 - 2. In the case of the reserved matters, a valid application for approval shall be made not later than the expiration of one year beginning with the date of this permission.
 - 3. The development to which this permission relates shall be begun not later than the expiration of one year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.
 - 4. The development hereby permitted shall comprise of no more than 40 dwellings and shall be carried out in general accordance with the submitted design and access statement and those plans approved as part of the reserved matters applications.
 - 5. Prior to the commencement of the development, a plan showing the details of the finished floor levels of the proposed dwellings in relation to existing ground levels on the site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 - 6. Prior to the commencement of the development hereby permitted, a detailed scheme for the surface water and foul sewage drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be carried out prior to commencement of any building works on the site and the approved foul sewage drainage scheme shall be implemented prior to the first occupation of any building to which this scheme relates. All drainage works shall be laid out and constructed in accordance with the Water Authorities Associations current edition 'sewers for adoption'
 - 7. Prior to the commencement of the development hereby approved, full details of the means of vehicular access between the land and the highway, including position, layout, construction and drainage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.
 - 8. Prior to the commencement of the development hereby approved, full details of pedestrian footpaths between the development and Main

Road, and pedestrian access linking to the adjacent PROW's to the north shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

9. Prior to the first occupation of any of the dwellings hereby approved, all of the estate roads and footpaths (except for the final surfacing thereof) shall be laid out, constructed, lit and drained in accordance with Oxfordshire County Council's 'Conditions and Specifications for the Construction of Roads' and its subsequent amendments.
10. 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 and in accordance with the submitted Stage 1 Arboricultural Report 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
11. Prior to the commencement of the development hereby approved full details of the provision, landscaping and treatment of open space/play space within the site together with a timeframe for its provision shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the open space/play space shall be landscaped, laid out and completed in accordance with the approved details and retained at all times as open space/play space

193

Swalcliffe Park School, Main Road, Swalcliffe, Banbury, OX15 5EP

The Committee considered application 15/02119/F for the installation of external security lighting at Swalcliffe Park School, Main Road, Swalcliffe, Banbury, OX15 5EP for Swalcliffe Park School

Councillor Reynolds proposed that application 15/02119/F be refused as the number of lights proposed was excessive and would negatively impact on the environment and neighbouring vicinity. Councillor Heath seconded the proposal. The motion was duly voted on and subsequently fell.

Councillor Woodcock proposed that application 15/02119/F be approved. Councillor Richards seconded the proposal.

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

Resolved

That application 15/02119/F be approved, subject to the following conditions and the receipt of amended plans to address the concerns of the Conservation Officer as outlined in paragraph 2.6 of the report;

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, Planning Statement Ref: 15/246, Significance Statement dated December 2015, Lighting Survey Report and Recommendations dated 14 October 2015 and drawing 15-246 01 Rev. E and 15/246 02 OR
3. Prior to the fitting of any light to any of the listed buildings at Swalcliffe Park, full details of the locations of the lights and their power sources on the listed buildings, including the method of fixing them to the fabric of the listed buildings, 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.
4. Prior to the installation of any external lighting column, details of the colouring and finish of the column(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the column(s) shall be installed and finished in accordance with the approved details.
5. Prior to the lighting scheme hereby approved being brought into use, a statement for the operation, management and maintenance of the entire lighting scheme, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting scheme shall be operated only in accordance with the approved operation, management and maintenance scheme.
6. Prior to the fitting or erection of any of the lights hereby approved, a schedule of the existing lights within the site and existing lights attached to any building within the site shall be submitted to and approved in writing by the Local Planning Authority. All existing lights identified on the schedule shall be removed from the site prior to any new light being brought into use.

194

Land North West of Wroxton Mill, Wroxton, Oxfordshire

The Committee considered application 15/02120/F for the erection of one dwelling at Land North West of Wroxton Mill, Wroxton, Oxfordshire for Mr & Mrs James & Angela Perry.

Councillor Webb addressed the committee as Ward Member.

John Daly, Parish Councillor of Wroxton Parish Council, addressed the committee in support of the application.

Councillor Reynolds proposed that application 15/02120/F be approved. Councillor Milne Home seconded the application. The motion was duly voted on and subsequently fell.

Councillor Richards proposed that application 15/02120/F be refused as per the reasons set out in the report. Councillor Woodcock seconded the proposal.

In reaching their decision, the Committee considered the officer's report, presentation and the address of the Ward member and public speaker.

Resolved

That application 15/02120/F be refused for the following reasons:

1. The proposed dwelling constitutes residential development in open countryside, beyond the built up limits of the nearest village, for which no justification for essential need has been submitted. In its proposed location the dwelling would be an unsustainable form of development which would furthermore detract from the open and spacious, rural character of the area. As such the proposal is considered to be contrary to government guidance contained within the National Planning Policy Framework, Policy Villages 1 of the Cherwell Local Plan 2011-2031 Part 1, and Saved Policy H18 of the Cherwell Local Plan 1996.
2. The proposed dwelling, by virtue its design and siting would cause harm to visual amenity, would not be in keeping with the character of the area, and would therefore neither conserve nor enhance the rural character of the area. As such the proposal would cause harm to the character and amenity of the area, contrary to Policies ESD13 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

195

20 The Bourne, Hook Norton, Banbury, OX15 5PE

The Committee considered application 15/02233/F for a single storey rear extension 20 The Bourne, Hook Norton, Banbury, OX15 5PE for Sanctuary Housing.

In reaching their decision the committee considered the Officer's report and presentation.

Resolved

That application 15/02233/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, drawing 'P.01 rev. P2' site location plan and block plan.

196 **Pool Farm, Mill Lane, Stratton Audley, OX27 9AJ**

The Committee considered application 15/02314/F for a permanent use of land as Rally school including use of land for quad bikes, buggies and jeeps at Pool Farm, Mill Lane, Stratton Audley, OX27 9AJ for Christopher Wigmore.

Ken Smith and Elizabeth Collins, local residents, addressed the committee in objection to application.

Christopher Wigmore, the applicant, addressed the committee in support to the application.

Councillor Clarke proposed that application 15/02314/F be deferred to allow for further liaison with environmental health. Councillor Milne Home seconded the proposal.

In reaching their decision the committee considered the officer's report, presentation and address of the public speakers.

Resolved

That application 15/02314/F be deferred to allow for further liaison with environmental health.

197 **Tesco Extra, Lockheed Close, Banbury, OX16 1LX**

The Committee considered application 16/00017/F for a proposed extension to existing home shopping area within existing service yard with replacement canopy at Tesco Extra, Lockheed Close, Banbury, OX16 1LX for Tesco Stores Ltd.

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

Resolved

That application 16/00017/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, Design and Access Statement and Drawing Numbers: 15-2208/P/01, 15-2208/P/05, 15-2208/P/06, 15-2208/P/07, 15-2208/P/08 and 15-2208/P/09 submitted with the application.
3. Any trees, herbaceous planting and shrubs forming part of the existing landscaping between the service road and the proposed freezer (as

shown on Drawing No: 15-2208/P/06) 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.

198

Woodgreen Leisure Centre, Woodgreen Avenue, Banbury, OX16 0HS

The Committee considered application 16/00246/F for an extension to the existing leisure centre for use as cafe/ library area ancillary to the leisure use with the current library being relocated at Woodgreen Leisure Centre, Woodgreen Avenue, Banbury, OX16 0HS for Cherwell District Council.

In reaching their decision the committee considered the Officer's report and presentation.

Resolved

That application 16/00246/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 and drawings numbered: 2168/100, 2168/101, 2168/111, 2168/112, 2168/122 and 2168/123.

199

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 7.18 pm

Chairman:

Date: