

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 9 June 2016 at 4.00 pm

- Present: Councillor David Hughes (Chairman)
Councillor James Macnamara (Vice-Chairman)
- Councillor Hannah Banfield
Councillor Andrew Beere
Councillor Colin Clarke
Councillor Chris Heath
Councillor Alastair Milne Home
Councillor Mike Kerford-Byrnes
Councillor Alan MacKenzie-Wintle
Councillor Richard Mould
Councillor D M Pickford
Councillor Lynn Pratt
Councillor Nigel Randall
Councillor G A Reynolds
Councillor Nigel Simpson
Councillor Les Sibley
Councillor Nicholas Turner
- Substitute Members: Councillor Surinder Dhesi (In place of Councillor Barry Richards)
- Apologies for absence: Councillor Barry Richards
- Officers: Jon Westerman, Development Services Manager
Bob Duxbury, Development Control Team Leader
Jenny Barker, Bicester Development Manager
Alex Keen, Team Leader (Minors)
Bob Neville, Senior Planning Officer
Caroline Ford, Principal Planning Officer
Nigel Bell, Team Leader - Planning / Deputy Monitoring Officer
Amy Jones, Legal Assistant

Declarations of Interest

**7. OS Parcel 4200 Adjoining And North East Of A4095 And Adjoining
And South West Of Howes Lane, Bicester.**

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

Councillor Les Sibley, Declaration, as he had already spoken on the application as a public speaker when the application was previously taken at committee and therefore would leave the chamber for the duration of the debate and the vote.

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

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

9. Cherwell District Council, Former Offices, Old Place Yard, Bicester.

Councillor Colin Clarke, Declaration, as a member of the Executive and would leave the Chamber for the duration of the item.

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

Councillor G A Reynolds, Declaration, as a member of the Executive and would leave the Chamber for the duration of the item.

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

Councillor Lynn Pratt, Declaration, as a member of the Executive and would stay in the chamber for the duration of the item but would not take part in the debate or vote.

Councillor Nicholas Turner, Declaration, as a member of the Executive and would leave the Chamber for the duration of the item.

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

Councillor Surinder Dhesi, Declaration, as a member of the Standbridge Friends Group and would leave the Chamber for the duration of the item.

10. Banbury Academy, Ruskin Road, Banbury, OX16 9HY.

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 Colin Clarke, Declaration, as a member of Banbury Town Council and has been Chairman of the Standbridge House Friends Group and a number of residents are known to him and therefore would leave the chamber for the duration of the item.

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

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

Councillor Nigel Randall, Declaration, as a member of the Build Board and would leave the chamber for the duration of the item.

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

11. Thames Valley Police HQ. Oxford Road, Kidlington.

Councillor Nigel Simpson, Non Statutory Interest, as a member of Kidlington Town Council which had been consulted on the application.

12. Land West Of Horn Hill Road, Adderbury.

Councillor Nigel Randall, Declaration, as he had already commented on the application and therefore would leave the chamber for the duration of the item.

18 **Requests to Address the Meeting**

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

19 **Urgent Business**

There were no items of urgent business.

20 **Minutes**

The Minutes of the meeting held on 19 May 2016 were agreed as a correct record and signed by the Chairman.

21 **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.

22 **OS Parcel 4200 Adjoining And North East Of A4095 And Adjoining And South West Of Howes Lane, Bicester**

The committee considered application 14/01675/OUT, an outline application for the erection of up to 53,000 sqm of floor space to be for B8 and B2 with

ancillary B1 (use classes) employment provision within two employment zones covering an area of 9.45ha; parking and service areas to serve the employment zones; a new access off the Middleton Stoney Road (B4030); temporary access of Howes Lane pending the delivery of the realigned Howes Lane; 4.5ha of residential land; internal roads, paths and cycleways; landscaping including strategic green infrastructure (G1); provision of sustainable urban systems (suds) incorporating landscaped areas with balancing ponds and swales and associated utilities and infrastructure, at OS Parcel 4200 adjoining and north east of A4095 and adjoining and south west of Howes Lane, Bicester for Albion Land Ltd.

Councillor Les Sibley (as a member of the public as the application fell outside of the boundary of the ward he represented) and Catherine Fulljames addressed the committee in objection to the application.

Peter Frampton, agent for the applicant, addressed the committee in support to the application.

Councillor Pratt proposed that application 14/01675/OUT be refused. Councillor Mould seconded the proposal.

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

Resolved

That application 14/01675/OUT be refused for the following reasons:

1. The proposed employment uses, at 70% B8 and 30% B2 floor space, does not comply with Policy Bicester 1 of the Adopted Cherwell Local Plan 2011-2031 which states that the use classes sought across the North West Bicester site will be B1 with limited B2 and B8 uses. The proposed employment uses are not predominantly B1 and would provide lower employment levels than employment predominantly within Use Class B1. Additionally, the resulting scale, height and appearance of development from such a use class split, as established by the parameter plans submitted with the application, would be unacceptable in terms of the impact of the proposal upon the landscape, the visual amenities of the area and the amenity of neighbouring properties by virtue of being obtrusive and out of keeping with the predominantly residential character of the existing town and the development planned by the Masterplan for North West Bicester. The proposal is therefore not considered to be sustainable development and is contrary to Policies Bicester 1, SLE 1, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031, Policies C28 and C30 of the Cherwell Local Plan 1996, the National Planning Policy Framework and the North West Bicester Supplementary Planning Document.
2. By reason of a lack of a satisfactory completed S106 legal agreement to ensure that the development adequately mitigates its impact on community infrastructure, site wide infrastructure and secures the provision of affordable housing, the local planning authority cannot be

satisfied that the impacts of the development in this respect can be made acceptable. In addition, the application provides insufficient information in respect of the detail relating to the Howes Lane temporary access, the provision of Green Infrastructure, the achievement of a net gain for biodiversity and an adequate Framework Travel Plan in order for an assessment to be made as to the acceptability of the proposal in relation to these specific matters. Consequently the proposals conflict with the requirements of Policies BSC3, BSC11, BSC12, INF1, Bicester 1, ESD10 and ESD17 of the Cherwell Local Plan 2011-2031, Policy H5 of the Cherwell Local Plan 1996, the National Planning Policy Framework and the North West Bicester Supplementary Planning Document.

23 **Former Burgess Building, Canal Street, Banbury, OX16 5AX**

The Chairman advised the Committee that application 14/01685/F had been withdrawn from the planning process by the applicant.

24 **Cherwell District Council, Former Offices, Old Place Yard, Bicester**

The committee considered application 16/00043/F for 11 self-contained flats for adults with physical disabilities, learning disabilities and autistic spectrum condition, the units to be single storey with shared landscaped gardens and associated parking areas and staff accommodation and communal areas to be included at Cherwell District Council, Former Offices, Old Place Yard, Bicester for Cherwell District Council.

Bob Hessian, on behalf of Bicester Local History Society and others, addressed the committee in objection to the application.

Councillor John Donaldson (as a member of the public as the application fell outside of the boundary of the ward he represented), addressed the committee in support of the application.

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

Resolved

That item 16/00043/F be approved subject to the re-consultation on the amended plans and additional documents raising no new material planning issues, and 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, Tree Survey Report, Flood Risk Assessment, Ecological Appraisal and

drawings numbered: Proposed site plan S2-P15, Building A Site Plan S2-P14, Building A Ground Floor Plan S2-P15, Building A Elevations (1 of 2) S2-P13, Building A Elevations (2 of 2) S2-P04, Building A Roof Plan S2-P06, Building A Site Section S2-P02, Existing Site Plan Building B S2-P01, Site Plan Building B S2-P13, Building B Ground Floor Plan S2-P11, Building B Elevations (1 of 2) S2-P11, Building B Elevations (2 of 2) S2-P11, Roof Plan Building B S2-P08, Site Sections Building B S2-P03, Building B proposed alternative Foundation Layout, Building B proposed alternative Foundation Sections, Proposed Alternative Building B Foul Water Drainage Layout, and Proposed Alternative Building B Surface Water Drainage Layout.

3. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA by Moson Engineering and the following mitigation measures detailed within the FRA:

- Finished floor levels of Building B will be set no lower than 69.05m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

SITE A ONLY (as shown on Drawing No: Site Plan Building A S2-P14)

4. Prior to any demolition and the commencement of the development on Site A, 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.
5. Following the approval of the Written Scheme of Investigation referred to in condition 4, and prior to any demolition on the site and the commencement of the development on Site A (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.

SITE B ONLY (as shown on Drawing No: Site Plan Building B S2-P13)

6. Prior to any demolition and the commencement of the development on Site B, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area and including details of the piling methodology and foundation design,

which shall be submitted to and approved in writing by the Local Planning Authority.

7. No development shall commence on Site B until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological evaluation work in order to inform the Pile Location Plan in accordance with the Written Scheme of Investigation approved under condition 6.
8. Following the approval of the Written Scheme of Investigation referred to in condition 6, and prior to any demolition on the site and the commencement of the development on Site B (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.
9. Prior to the commencement of the development hereby approved on Site B, a plan showing full details of the finished floor levels for the proposed buildings in relation to existing ground levels on Site B 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 finished floor levels plan.

SITES A AND B (as shown on Drawing No: Proposed site plan S2-P15)

10. Prior to the construction of the development above slab level, 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, shall be 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.
11. Prior to the construction of the development above slab level, a brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m² in size) shall be constructed on site, inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be constructed in strict accordance with the approved brick sample panel.
12. Prior to the construction of the development above slab level, samples of the tile to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.
13. Prior to the construction of the development above slab level, a render sample panel, to demonstrate the colour and texture, (minimum 1m²

in size) shall be constructed on site, inspected and approved in writing by the Local Planning Authority. Thereafter, the parts of the external walls of the development to be rendered (as shown on the approved plans) shall be rendered in strict accordance with the approved render sample panel.

14. Prior to the construction of the development above slab level, full details of the doors and windows and their surrounds hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows and their surrounds shall be installed within the building in accordance with the approved details.
15. Prior to the construction of the development above slab level, full design details (at a scale of 1:20) of the railings hereby approved along the eastern boundary of Site A, to include their height, colour/finish, and the junction with the Dovecote, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the railings shall be installed in accordance with the approved details.
16. Prior to the construction of the development above slab level, 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, and the locations, specifications and construction methods for all tree pits, together with grass seeded/turfed areas,
 - (b) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps,
 - (c) details of all boundary treatments and means of enclosure.Thereafter the development shall be carried out in accordance with the approved landscaping scheme.
17. 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.
18. Prior to the construction of the development above slab level, full details of the external lighting shall be submitted to and approved in writing by the Local planning Authority. Thereafter, the external lighting shall be installed in accordance with the approved details.

19. Prior to the construction of the development above slab level, 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.
20. Prior to the construction of the development above slab level, and notwithstanding the application details, full details of refuse, fire tender and pantechnicon turning within the site 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.
21. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.
22. Prior to the occupation of any of the buildings hereby approved the bird and invertebrate boxes shall be installed on the site in accordance with the details contained within the Ecological Appraisal submitted with the application and prepared by ELMAW Consulting dated August 2015.
23. Prior to the first occupation of the development hereby approved, a scheme for the provision of refuse and recycling bins, including their number, size, type and arrangements for their storage and collection (including the 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 any dwelling, refuse and recycling bins shall be provided in accordance with the approved scheme.

25

Banbury Academy, Ruskin Road, Banbury, OX16 9HY

The Committee considered application 16/00363/F for the provision of an all-weather astro turf pitch and lighting, and alteration of the existing sports hall and changing facilities including the provision of an external climbing wall at Banbury Academy, Ruskin Road, Banbury, OX16 9HY for Mr M Gough.

Edna Sparkes and Margaret Williams, local residents, addressed the committee in objection to the application.

Louise Steele, agent for the application, addressed the committee in support of the application.

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

Resolved

That application 16/00363/F be approved, subject 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 (April 2016), Framptons' Construction Travel Management Plan, Halliday Lighting Impact Study, Ecological Consultancy letter from Aspect Ecology Ltd dated 29 April 2016, Transport Statement (May 2016), Arboricultural Impact Assessment (May 2016), Noise Impact Assessment dated 6th May 2016, Flood Risk Assessment (March 2016) and drawings labelled: 0300 Rev. C, 0312 Rev. 01, 0313 Rev. 00, 0314 Rev. B, 0315, 0316 Rev. A, 0317 Rev. A, 0321 Rev. B and GUK-MUK231-09.
3. Within 12 months of the date of this permission, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the Artificial Grass pitch, Natural turf pitches and sports hall and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement."
4. Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. This should include a sinking fund to ensure the replacement of the Artificial Grass Pitch within a specified period given by the manufacturers. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.
5. Prior to commencement of the development hereby approved, the SuDS design for the site shall be required to be submitted to and approved in writing by the Local Planning Authority. These details must demonstrate how the system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

6. Prior to the first use 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.
7. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out 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; and that any trees 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 next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.
8. The existing hedgerow along the north-eastern boundary of the site shall be retained and properly maintained at a height of not less than 3m metres, and if any hedgerow plant dies within five years from the completion of the development it shall be replaced and shall thereafter be properly maintained in accordance with this condition.
9.
 - a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.
 - b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.
In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the [insert].
10. That the areas all-weather Astro-Turf Pitch shall not be used between the hours of 21.00 and 08.00.

The Committee considered application 16/00525/F for the proposed demolition of `C` and `G` blocks to erect replacement office building, in addition to associated works at Thames Valley Police HQ. Oxford Road, Kidlington for Thames Valley Police.

Tony Norris, a local resident, addressed the committee in objection to the application.

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

Resolved

That application 16/00525/F be approved, subject to:

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; Transport Statement; Planning Statement; Ecological appraisal; Supplementary statement received 5 May 2016 and drawings numbered 0007/PO1; 0002/PO1; 1210/PO1; 3100/PO1; 3101/PO1; 4100/PO1; 0009/PO1; 0005/PO2 013/PO2
3. Prior to the commencement of the development hereby approved, a detailed schedule of materials and finishes for the external walls and roof(s) of the development hereby approved in general accord with the information contained on the approved elevations 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, full details of any external lighting to be provided in the car parking area or on the building 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 all other development hereby approved, the buildings and structures on the site at the date of this permission shall be demolished and the debris and materials removed from the site.
6. Prior to the commencement of the development hereby approved, full details of the new boundary wall formed from the partial demolition of G Block 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.

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.
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. Prior to the commencement of the development hereby approved, details of the revised car parking provision shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking spaces shall be laid out, surfaced, drained and completed in accordance with the approved details and shall be retained for the parking of vehicles at all times thereafter
10. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.
11. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details
12. Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), 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 together with details of the consultation and communication to be carried out with local residents 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.

13. 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.
14. Prior to the commencement of development , including any demolition or site clearance a method statement for enhancing biodiversity on site shall be submitted to and approved by the Local Planning Authority. Thereafter the biodiversity enhancements shall be carried out and retained in accordance with the approved details

27

Land West Of Horn Hill Road, Adderbury

The Committee considered application 16/00619/F for the residential development of a single dwelling with associated landscaping and land for an extension to the existing village burial ground for Land West of Horn Hill Road, Adderbury for Mr M Gough. The application was a resubmission of 15/01048/F.

Nigel Wood, on behalf of Adderbury Conversation Action Group, addressed the committee in objection to the application.

Ann Lyons, on behalf of Adderbury Parish Council and Jonathan Porter, the applicant's agent addressed the committee in support of the application.

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

Resolved

That application 16/00619/F be refused for the following reasons:

1. The proposed dwelling constitutes sporadic development beyond the built up limits of the Adderbury and, in the absence of an appropriate justification, conflicts with saved Policy H18 of the Cherwell Local Plan 1996, and Government guidance contained within the National Planning Policy Framework. Furthermore by virtue of its siting, scale and design, the proposed dwelling would cause harm to the intrinsic value of the open countryside and rural character, by intrusion into such, which would fail to reflect or reinforce local distinctiveness and

existing settlement pattern or preserve the natural environment at this location. The proposals would therefore be contrary to saved Policies H18, C8, C28 and C30 of the Cherwell Local Plan 1996, Policies Villages 1, ESD 13 and ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

2. Insufficient information has been submitted in relation to the proposed burial site in terms of land levels and ground conditions to clearly establish whether the land is suitable for use as a burial site or whether its use as such would likely cause a risk of groundwater pollution. The proposals would therefore be contrary to the provisions and aims of Policy ENV1 of the Cherwell Local Plan 1996, Policy ESD 8 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

28

Land To Rear of Utility Building, Glebe Court, Fringford

The Committee considered application 16/00704/F for the erection of warden's dwelling at Land to the Rear of Utility Building, Glebe Court, Fringford for Glebe Leisure, Mr R Herring.

Angela Banks the applicant's agent and Ann Herring the applicant, addressed the committee in support of the application.

Councillor Turner proposed that application 16/00704/F be approved, subject to conditions with authority delegated to officers, in consultation with the Chairman, to agree the conditions. Councillor Milne Home seconded the proposal.

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

Resolved

That application 16/00704/F be approved, subject to the following conditions (with authority delegated to officers, in consultation with the Chairman, to agree the final wording of the conditions):

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Application Form, Design and Access Statement, Site Location Plan, Block Plan, Elevations and Floor Plans all dated November 2015.
3. Prior to the commencement of the development hereby approved, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved, including samples, 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 plan showing car parking provision for two spaces to be accommodated within the site to include layout, surface details, and drainage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking spaces shall be laid out, surfaced, drained and completed in accordance with the approved details and shall be retained for the parking of vehicles at all times thereafter.
5. The dwelling hereby approved shall be occupied only by a warden engaged at Glebe Leisure Caravan Park at Fringford and their immediate family.
6. Notwithstanding the provisions of Classes A to F (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 grant of further specific planning permission from the Local Planning Authority.
7. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and its subsequent amendments, no gate, fence, wall or other means of enclosure shall be erected, constructed or placed on the site without the prior express planning consent of the Local Planning Authority.
8. Within 60 days from the date of this permission, the caravan used as permanent residential accommodation within use class C3 as outlined in black on the attached plan and aerial photograph shall be removed from the Glebe Leisure Caravan Park and the land shall be restored to its former condition on or before that date.
9. Within 60 days of the date of this permission, the static caravan as outlined in green on the attached plan and aerial photograph shall be removed from the Glebe Leisure Caravan Park and the land shall be restored to its former condition on or before that date.

Rosemary, Main Street, Fringford

The Head of Development Management submitted a report to notify members of an issue relating to the conditions imposed in respect of on-going remedial works to a dwelling constructed on a plot of land in Fringford.

Councillor Barry Wood, addressed the committee as Ward Member.

Resolved

- (1) That the decision to allow the owners of the site to carry out the approved remedial works in accordance with approved plan P11/055/003 Rev F be noted.

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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 9.00 pm

Chairman:

Date: