

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 1 September 2016 at 4.00 pm

Present: Councillor David Hughes (Chairman)
Councillor James Macnamara (Vice-Chairman) - from item 12

Councillor Hannah Banfield
Councillor Andrew Beere
Councillor Colin Clarke
Councillor Chris Heath
Councillor Alastair Milne-Home
Councillor Alan MacKenzie-Wintle
Councillor Lynn Pratt
Councillor G A Reynolds
Councillor Nigel Simpson
Councillor Les Sibley

Substitute Members: Councillor Barry Wood (In place of Councillor D M Pickford)
Councillor Hugo Brown (In place of Councillor Richard Mould)

Apologies for absence: Councillor Mike Kerford-Byrnes
Councillor Richard Mould
Councillor D M Pickford
Councillor Barry Richards
Councillor Nicholas Turner

Officers: Jon Westerman, Development Services Manager
Bob Duxbury, Team Leader (Majors)
James Kirkham, Senior Planning Officer
Nigel Bell, Team Leader - Planning / Deputy Monitoring Officer
Amy Jones, Legal Assistant
Lesley Farrell, Democratic and Elections Officer

64 **Declarations of Interest**

7. OS Parcel 0070 Adj And North Of A41 London Road Bicester.

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

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

10. Land adj to Unit 1D, Lockheed Close, 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 Colin Clarke, Non Statutory Interest, as a member of Banbury Town Council which had been consulted on the application

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

65 **Requests to Address the Meeting**

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

66 **Urgent Business**

There were no items of urgent business.

67 **Minutes**

The Minutes of the meeting held on 4 August 2016 were agreed as a correct record and signed by the Chairman.

68 **Chairman's Announcements**

The Chairman made the following announcements:

1. Under the Openness of Local Government Bodies Regulations 2014, members of the public were permitted to film, broadcast and report on the meeting, subject to the efficient running of the meeting not being affected.
2. That Planning Officers would host a guided mini-bus tour of some past, present and future planning applications on Wednesday 21 September 2016.

69 **OS Parcel 0070 Adj And North Of A41 London Road Bicester**

The Committee considered application 16/00861/Hybrid, for revisions to the outline planning application 15/02316/OUT to comprise a Hybrid planning application for full planning permission for 20,067 sqm (216,000 sqft) of logistics floor space within Class B8 of the Town and Country Planning Use Classes Order 1987, with ancillary Class B1(a) offices together with access from A41 Aylesbury Road, associated infrastructure including lorry parking,

landscaping, amenity open space and sustainable drainage and private sewage treatment plant. The application further sought outline planning permission for up to 44,965 sqm (484,000 sqft) of logistics floor space, within class B8 of the Town and Country Planning Use Classes Order 1987, with ancillary B1(a) offices, together with associated site infrastructure including lorry parking, landscaping, amenity open space, sustainable drainage and private sewage treatment plant. Details of means of access from Aylesbury Road were also included for approval. The application was at OS Parcel 0070, adjacent and north of A41, London Road, Bicester and the applicant was Mr Warren Francis Reid.

The Chairman referred the Committee to the written update in which officers had included a revised recommendation to defer consideration of the application at the request of the applicant to enable further negotiation to seek to overcome the proposed reasons for refusal.

Councillor Clarke proposed that consideration of the application be deferred in accordance with the revised officer recommendation. Councillor Beere seconded the proposal.

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

Resolved

- (1) That consideration of planning application 16/00861/Hybrid be deferred at the applicants request to enable further negotiation to seek to overcome the proposed reasons for refusal

70

The Barnhouse, Mollington Road, Claydon

The Committee considered application 16/00877/F for amendments to planning consent 14/01633/F for the extension to an existing dwelling together with retention of the portacabin for the duration of the building works and the replacement of the existing asbestos roof, the extension of the approved cladding to the entire building and the enlargement of the existing store at The Barnhouse, Mollington Road, Claydon for Mr Peter and Renate Nahum

Mr Gareth Bridge addressed the committee on behalf of the applicant in support of the application.

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

Resolved

- (1) That application 16/00877/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 The development shall be carried out strictly in accordance with the following plans and documents: Application forms, and drawing no. S3028/SLP, S3028/011, S3028/11 and S3028/12 submitted with the application.
- 3 The green profile metal cladding to be used for the external walls of the building, the subject of this planning application, shall match in terms of colour, type and texture that used on the existing building.
- 4 The roof of the building, the subject of this planning application, shall be finished in accordance with the Kingspan brochure details submitted as part of this application.
- 5 Notwithstanding the development hereby approved, the external walls and roof of the building, the subject of this planning application, shall not be removed without the prior express consent of the Local Planning Authority.
- 6 The portacabin hereby approved shall only remain on site for the duration of the building works relating to the application and shall only be occupied by the current owners of 'The Barnhouse'. Within two months of the occupation of the development hereby approved, the portacabin shall be removed from the site in its entirety.
- 7 Except where otherwise identified on the approved plans no windows or door shall be inserted into the external walls or roof of the building, the subject of this application, without the prior express consent of the Local Planning Authority.
8. Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) 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

71

Bacon Farm, Whichford Road, Hook Norton

The Committee considered application 16/01028F a retrospective application for the erection of 1 No. dwelling (alternative to 14/01542/F) at Bacon Farm Whichford Road, Hook Norton, for Mrs Imogen Paine.

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

Resolved

- (1) That application 16/01028F be approved subject to the following conditions:

- 1 Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: JPPC Planning Statement June 2016, Arboricultural Method Statement BS5837:2012 'Trees in Relation to Design, demolition and construction – Recommendations' MWA Ref OX020714.01DW, Supporting Letter OMK Design Consultancy, Ecology Solutions Briefing Notes – Bats Ref 5423, DisCon051-WIL01 Stone Sample, DisCon051-WIL04 Schedule of Materials, DisCon51-WIL04 Parking Area Specification, Location Plan 1:1250, 139-001, 139-002, 139-003, 139-004, 139-005, land survey 1:200, 139-000-A, North and East existing elevations 1:50, West and South Existing Elevations 1:50, Floor Plans Existing 1:50, 051-301, 051-303, 051-304.

- 2 Prior to occupation of the development hereby approved the external walls and roof shall be carried out in accordance with the following schedule of materials;

Stone dressing to all principal buildings – Dressed Ironstone as identified in photograph 'Stone Sample' Fleming Architects
Stone to chimneys and lintels – cut stone to match masonry dressing
Roof to all principal buildings - Natural Cotswold tiles
Roof to Barn where repairs are required: Red dreadnought clay tiles to match existing
Elements of timber cladding to north elevation of link to barn – 225mm horizontal oak cladding, featheredge with fat edge showing nom 10mm, left to weather naturally
Windows: painted timber sash windows
Doors: vertically boarded oak doors

The external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

- 3 The development shall be carried out in accordance with the approved landscaping scheme identified on drawing number 139-001. 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 buildings 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.
- 4 All works on site shall be carried out in accordance with the Arboricultural Method Statement BS5837:2012 'Trees in Relation to Design, demolition and construction – Recommendations' MWA Ref OX020714.01DW.
- 5 All construction traffic serving the development shall enter and leave the site via the northern access only in accordance details of a route and associated signage to be submitted to and approved in writing by the

Local Planning Authority prior to the commencement of the development hereby approved.

- 6 Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 1995 and its subsequent amendments, the approved dwelling(s) shall not be extended, nor shall any structures be erected within the curtilage of the said dwelling(s), without the prior express planning consent of the Local Planning Authority.
- 7 Prior to occupation of the development hereby approved the parking and manoeuvring area shall be provided on site in accordance with the 'parking area specification' DisCon051-WIL04 and shall remain unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.
- 8 The western boundary hedgerow shall be maintained to a height of 3 metres above ground level.
- 9 The former farmhouse identified on the approved floor plans to be used as a gym and steam room at ground floor, guest bedrooms and a family bathroom at first floor level and cinema/playroom in the attic space shall remain incidental to the enjoyment of the main dwelling house and as such shall not be sold, leased or used as an independent dwelling unit.

72

Land adj to Unit 1D, Lockheed Close, Banbury

The Committee considered application 16/01060/F for the erection of a building for use as a health and fitness centre within Class D2 and associated physical works at Land adj to Unit 1D, Lockheed Close, Banbury for Kames Capital

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

Resolved

- (1) That application 16/01060/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 conditions attached to this permission, the development shall be carried out strictly in accordance with the details provided by the following plans and documents: Application Form, Location Plan, drawing numbers 14358-102, 14358-103 and 14358-104.

- 3 The materials to be used in the new development shall be as specified in the application hereby approved. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.
- 4 The development hereby permitted shall be constructed to meet at least BREEAM 'Very Good' standard.
- 5 Prior to the first occupation of the development hereby permitted full details of the location, type, design, and appearance of the proposed cycle parking serving the dwellings shall be submitted and approved in writing by the local planning authority. The cycle parking shall be provided in accordance with the approved details prior to the first occupation of any part of the development.
- 6 All construction traffic serving the development shall enter and leave the site through the delivery and service access and not via the general visitor parking.
- 7 The use of the building shall be confined to the use as a gym as hereby permitted and for no other purpose including any other use within Use Class D2 of the Town and Country Planning (Use Class) Order (as amended) 1987.
- 8 No works or development shall take place until a tree survey, impact statement and arboricultural method statements (AMS) and details of any reinforcing landscaping has been submitted and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the landscaping shall be provided within a specified timeframe.
- 9 The D2 unit hereby permitted shall not be subdivided without the prior written approval of the Local Planning Authority.

73 **Heritage Partnership Agreement (HPA) - RAF Bicester**

The Head of Development Management submitted a report on the Heritage Partnership Agreement (HPA) – RAF Bicester which sought the agreement of the Planning Committee to recommend to the Executive for approval.

Resolved

- (1) That Executive be recommended to approve the Heritage Partnership Agreement (HPA) – RAF Bicester.

74 **Appeals Progress Report**

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

Resolved

- (1) That the position statement be accepted.

The meeting ended at 5.15 pm

Chairman:

Date: