

Case Officer:	Bob Neville	Contact Tel:	01295 221875
Applicant:	Cherwell District Council		
Proposal:	Discharge of Conditions 12 (estate access construction details), 13 (parking and manoeuvring areas) and 15 (parking bay numbers) of 16/00313/CDC		
Expiry Date:	09.03.2017	Extension of Time:	20.03.2017
Ward:	Banbury Ruscote	Committee Date:	16.03.2017
Ward Councillors:	Cllr Barry Richards, Cllr Sean Woodcock, Cllr Mark Cherry		
Reason for Referral:	CDC application		
Recommendation:	Approval		

1. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

- 1.1 The application site is a triangular parcel of land situated to the rear of The Methodist Church on The Fairway; the Church itself currently being rebuilt following approval of 13/01153/CDC. The site is in a predominantly residential area in Banbury with access being taken from the Fairway.
- 1.2 Planning permission was initially granted in December 2015 for the 'Erection of 11no. residential units, upgrading the existing vehicular access and parking for the church facility as well as extending this access for the purpose of the proposed residential units, under reference 13/01372/CDC. A subsequent Section 73 "variation of condition" application (16/00313/CDC) was granted permission 12.01.2017, which allowed for the re-siting and redesign of two of the plots (10 and 11) of the approved scheme. The current application is seeking approval of the details required by conditions 12, 13 and 15 of that permission.

2. APPRAISAL

- 2.1 Condition 12 of this planning permission requires approval of full specification details of the estate accesses, driveways and turning areas to serve the dwellings; in the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development. Estate access, road and parking area construction details are shown on drawing nos. 7020L/01 Rev. F, 7020L/04 Rev. M, 7020L/07 Rev. L and 7020L/10 Rev. J, 028/08h, 7020L/16 Rev. K, 7020L/22 Rev. C, 7020L/24 Rev. C, 7020L/27 Rev. C and 7020L/28 Rev. B. These details are considered acceptable by the Highways Authority.
- 2.2 Condition 13 of this planning permission requires approval of full specification details (including construction, layout, vision splays, surfacing and drainage) of the parking and manoeuvring areas; in the interests of highway safety. Parking and manoeuvring area details

are shown on drawing nos. 7020L/01 Rev. F, 7020L/04 Rev. M, 7020L/07 Rev. L and 7020L/10 Rev. J, 028/08h, 7020L/16 Rev. K, 7020L/22 Rev. C, 7020L/24 Rev. C, 7020L/27 Rev. C and 7020L/28 Rev. B. These details are considered acceptable by the Highways Authority and planning officers agree with this assessment.

- 2.3 Condition 15 requires details of the proposed marking and numbering of all parking areas. Parking layout, including numbering and markings for allocated and unallocated parking bays, is shown on drawing no. 028/08h. These details are considered acceptable by the Highways Authority and planning officers agree with this assessment.

3. RECOMMENDATION – APPROVAL

The Local Planning Authority considers that the details submitted pursuant to Conditions 12, 13 and 15 of planning permission 16/00313/CDC are acceptable, and as such it is recommended that the said conditions are discharged.