

## **Cherwell District Council**

### **Planning Committee**

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 3 August 2017 at 4.00 pm

Present: Councillor David Hughes (Chairman)

Councillor Andrew Beere  
Councillor Colin Clarke  
Councillor Ian Corkin  
Councillor Surinder Dhesi  
Councillor Chris Heath  
Councillor Simon Holland  
Councillor Alastair Milne-Home  
Councillor Mike Kerford-Byrnes  
Councillor Richard Mould  
Councillor D M Pickford  
Councillor Lynn Pratt  
Councillor G A Reynolds  
Councillor Barry Richards  
Councillor Nigel Simpson  
Councillor Les Sibley

Substitute Members: Councillor Barry Wood (In place of Councillor James Macnamara)

Apologies for absence: Councillor James Macnamara  
Councillor Alan MacKenzie-Wintle

Officers: Bob Duxbury, Team Leader (Majors)  
Alex Keen, Team Leader (Minors)  
James Kirkham, Senior Planning Officer  
Nat Stock, Team Leader (Others)  
Caroline Ford, Principal Planning Officer  
John Gale, Planning Officer  
Sophie Phillips, Solicitor  
Amy Jones, Trainee Solicitor  
Aaron Hetherington, Democratic and Elections Officer

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

**14. 2 Talisman Road, Bicester, OX26 6HR.**

Councillor Barry Richards, Declaration, as a close associate with South Central Ambulance Service NHS Foundation Trust and would leave the chamber for the duration of the item.

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

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.

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

59 **Requests to Address the Meeting**

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

60 **Urgent Business**

There were no items of urgent business.

61 **Minutes**

The Minutes of the meeting held on 6 July 2017 were agreed as a correct record and signed by the Chairman.

62 **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.

63 **OS Parcel 0005 South Of Hill Farm And North Of West Hawthorn Road, Ambrosden**

The Committee considered application 16/02611/OUT, an outline application for up to 130 dwellings; open spaces for recreation (including children's play spaces and outdoor sports); a sports pavilion; community orchard and allotments; new vehicular and pedestrian access off Blackthorn Road and associated landscaping, parking, engineering works (including ground re-modelling), demolition and infrastructure at OS Parcel 0005 South Of Hill Farm And North Of West Hawthorn Road, Ambrosden for Hallam Land Management Ltd.

Lawrence Dungworth, agent for the applicant, addressed the committee in support of the application.

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

**Resolved**

That application 16/02611/OUT be refused for the following reasons:

- 1 That cumulatively with other recently approved/delivered new housing developments, the proposed development would cause the level, scale and intensity of new housing growth in the village of Ambrosden to be inappropriate and significantly prejudicial to the objectives of the strategy inherent within the Cherwell Local Plan 2011-2031 Part 1 and Policy Villages 2 to distribute limited housing growth across the rural areas over the plan period to enable all settlements to participate in sustainable growth.
- 2 Having regard to the District's strong housing supply and delivery position both generally within the urban and rural areas, the proposals would result in the unnecessary development of greenfield land forming part of the open countryside and are therefore detrimental to the intrinsic natural beauty of the countryside causing undue visual intrusion into the open countryside. The proposals therefore conflict with the requirements of Policy Villages 2 and ESD13 of the Cherwell Local Plan 2011-2031 Part 1 as well as Policy C8 of the Cherwell Local Plan 1996 and Government guidance contained in the National Planning Policy Framework.
- 3 In the absence of a satisfactory completed legal agreement, the development fails to adequately provide for on and off-site

infrastructure necessary to mitigate its impact including in terms of provision/maintenance of the following: affordable housing, play and public amenity facilities, indoor/outdoor sports facilities, community facilities, access and transport mitigation, on-site drainage features, primary and secondary education and library book stock. As a consequence the proposed development would lead to unacceptable on-site conditions as well as significant adverse impact on wider public infrastructure to the detriment of the local community contrary to the requirements of Policies BSC9 and INF1 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance in the National Planning Policy Framework.

64 **Original Plot Numbers 73 To 86 Hanwell Fields, Warwick Road, Banbury**

The Committee considered application 17/00708/F for the erection of 20 No. dwellings, associated highways access and parking set in the wider context of 12/01789/OUT and 15/00462/REM at Original Plot Numbers 73 To 86 Hanwell Fields, Warwick Road, Banbury for Persimmon Homes Ltd.

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

**Resolved**

That, in respect of application 17/00708/F, authority be delegated to officers to secure satisfactory amendments to the layout to overcome the identified highway issues and approve planning permission subject to the imposition of planning obligations and conditions and that delegated authority also be given to negotiate and draft the required planning obligations and conditions.

65 **Land Adj To Manor Farm Barns, Spring Lane, Cropredy**

The Committee considered application 17/00778/OUT, an outline application for the demolition of an existing building and outline planning application for residential development of up to 37 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved (Resubmission of 16/01468/OUT) at Land adjacent To Manor Farm Barns, Spring Lane, Cropredy for Catesby Estates Ltd.

Jesse Crosse, a local resident, addressed the committee in objection to the application.

Edward Barrett, the applicant, addressed the committee in support of the application.

Councillor Reynolds proposed that application 17/00778/OUT be refused as the proposal is contrary to Policies Villages 2 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policy C28 of the Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework. Councillor Heath seconded the proposal.

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

**Resolved**

That application 17/00778/OUT be refused for the following reasons:

1. The proposed development, by reason of its scale, siting and relationship with the adjacent development would result in an unacceptable extension of the village that would harm the character, rural setting and quality of the village and its heritage assets to the detriment of the built, natural and historic environment. The proposal is therefore contrary to Policies Villages 2 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policy C28 of the Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework.
2. In the absence of the completion of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required both on and off site as a result of this development, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements will be provided. This would be contrary to Policy INF1, BSC2, BSC9, BSC11 and ESD7 of the adopted Cherwell Local Plan 2011-2031 and the advice within the National Planning Policy Framework.

66

**Land To Rear Of Gracewell Care Home, Gardner Way, Adderbury**

The Committee considered application 17/00802/F for the construction of a 36 no. bedroom specialist nursing facility (associated with dementia care and neurological rehabilitation) (Use Class C2) with associated access, parking, landscaping and tree planting at land to the rear of Gracewell Care Home, Gardner Way, Adderbury for Hamberley Development Ltd.

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

**Resolved**

That application 17/00802/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 following plans and documents: Application forms, Planning Statement (April 2017), Design and Access

Statement (March 2017), 'Carterwood Report' - Comprehensive planning need assessment (February 2017), Framework Travel Plan (21 March 2017), Transport Statement (21 March 2017), Arboricultural Report ref. 230304-PD-31b (July 2017), 230304-PD-30 - Tree schedule, 230304-PD-32a - Planning Tree Works Schedule and drawings numbered: 90-001/P2, 2209-HIA-01-XX-DR-A-01-002/P7, 2209-HIA-01-01-DR-A-27-001/P1, 2209-HIA-01-01-DR-A-04-001/P2, 2209-HIA-01-01-DR-A-04-002/P2, 2209-HIA-01-01-DR-A-27-001/P2, 2209-HIA-01-00-DR-A-02-002/P2, 2209-HIA-01-01-DR-A-02-003/P3, 2722 104 Rev A, 2722 201 Rev H, 2722 401 Rev F, 230304-P-31/a, 230304-P-32/a, Specialist Care - Tracking 002a and Specialist Care - Tracking 002b.

3. The development hereby approved shall be used only for the purpose of a specialist residential nursing facility and for no other purpose whatsoever, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).
4. Prior to the commencement of the development hereby approved a fully detailed surface water and waste sewage drainage strategy for the development, including details of any off-site drainage infrastructure works required and a programme for implementation, 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 drainage strategy.
5. Prior to the commencement of the development hereby approved a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented for the duration of the construction phase of development and shall be operated in accordance with the approved details.
6. Prior to the commencement of the development hereby approved above slab level, and notwithstanding the submitted details, a schedule of the materials and finishes for the external walls and roof(s) of the development, 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 of materials.
7. Prior to the commencement of the development hereby approved above slab level, full specification details of the vehicular accesses, driveways, parking and turning areas to serve the development, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the residential rooms, the accesses, driveways, parking and turning areas shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

8. Notwithstanding the details submitted, prior to the first occupation of the development hereby approved, covered cycle parking facilities shall be provided on the site in accordance with full siting and design details which have first been 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.
9. Prior to the first use or occupation of the development hereby approved, and notwithstanding the details submitted, an amended Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Framework Travel Plan shall thereafter be implemented and operated in accordance with the approved details.
10. The development hereby approved shall be carried out in accordance with the recommendations set out in Section 6 of the submitted Extended Phase 1 Habitat Survey (report reference CE-AD-1224-RP01a – FINAL) carried out by Crestwood Environmental Ltd on 31 July 2017.
11. Prior to the commencement of the development hereby approved above slab level, details for the provision of six incorporated swift nest boxes shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the type of nest boxes to be used and the proposed locations on the building. The approved swift nest boxes shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.
12. 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.
13.
  - 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 permission.

14. The development hereby approved shall be carried out strictly in accordance with the recommendations and specifications set out in the Tree Protection Plan (Drwg. No. 230304-P32/a) prepared by Tim Moya Associates on March 2017.
15. Prior to the first use or occupation of the development, full details of the height, design and finished appearance of the refuse storage area shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the refuse storage area shall be installed in accordance with the approved details.
16. 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.

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### **West Of Homestead, Church Lane, Epwell**

The committee considered application 17/00913/F for the proposed Connemara Equestrian Stud with provision for a mobile home sited internally within the existing building at West of Homestead, Church Lane, Epwell for Mrs Emma Rugman.

Councillor Webb addressed the committee as local Ward member.

Mrs Emma Rugman, the applicant, addressed the committee in support of the application.

Councillor Reynolds proposed that application 17/00913/F be approved, against officer recommendation, subject to appropriate conditions with the exact wording delegated to officers. Councillor Corkin seconded the proposal.

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

### **Resolved**

That application 17/00913/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 following plans and documents: Design and Access Statement; Transport Statement dated 09/05/2016 and Transport Statement Update dated 10/03/2017 prepared by David Tucker Associates; Supporting Report dated October 2016 prepared by Rhodes Rural Planning and Land Management; Landscape and Visual Impact Assessment dated December 2016, Landscape Response dated March 2017 prepared by Aspect Landscape Planning; Landscape and Visual Issues Technical Note dated April 2017 prepared by Liz Lake Associates; Ecological Appraisal dated June 2017 prepared by Aspect Ecology; Business Explanation Statement; Photomontages prepared by Aspect Landscape Planning received on 01/08/2017; and Site Location Plan and drawing Nos.18097-01, 16-037-10 rev K, 16-037-11 rev C 16-037-11 rev E and 16-037-09.
3. Prior to the commencement of the buildings hereby approved, a stone sample panel (minimum 1m<sup>2</sup> in size) shall be constructed on site in natural ironstone, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.
4. Prior to the commencement of the development hereby approved, a colour scheme for the colouring of the fibre cement sheeting for the roof of the barn and the 'hit and miss' timber boarding for the walls of the barn shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the roof and walls shall be finished and thereafter maintained in accordance with the approved colour scheme.
5. The roofs of the stables hereby approved shall be covered with natural stone slates which shall be laid in courses diminishing in width from the eaves to the ridge of the roof.
6. Prior to the commencement of the development hereby approved, a plan showing full details of the finished floor levels for the proposed development in relation to existing and proposed ground levels on the site and immediately adjoining land 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.
7. Prior to the commencement of the development full details of the arrangements for the disposal of the excavated materials produced in the construction of the development, including any on-site land contouring, 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.
8. 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.

Thereafter, the development shall be carried out in strict accordance with the approved landscaping scheme.

9. 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.
10. Prior to the commencement of the development and notwithstanding the submitted details, an Arboricultural Method Statement (AMS) informed and accompanied by an arboricultural survey, undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions, 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. The existing hedgerows along the south eastern and south western boundaries of the site shall be retained and properly maintained at a height of not less than 2.5 metres, and if any hedgerow plant dies within five years from the completion of the development it shall be replaced with a plant of a similar species and shall thereafter be properly maintained in accordance with this condition.
12. The residential accommodation hereby approved shall be occupied solely in conjunction with and ancillary to the stud hereby approved and shall not be sold, leased or occupied as a separate unit of accommodation.
13. Prior to the commencement of the development hereby approved, and notwithstanding the application details, 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, and prior to the first occupation of the development, the means of access and vision splays shall be constructed and retained in accordance with the

approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6 m above carriageway level.

14. Prior to the commencement of the development hereby approved, full details of 1No. passing place on Church Lane between Tysoe Road and the site, as indicated on drawing No. 18097-01 and referred to in the updated Transport Statement submitted with the application including, position, layout, construction, surfacing and drainage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the commencement of the development, the passing place shall be provided in accordance with the approved details.
15. Prior to the commencement of the development hereby approved a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented for the duration of the construction phase of development and shall be operated in accordance with the approved details.
16. The development hereby approved shall be carried out in accordance with the recommendations set out in section 6.1 of the Ecological Appraisal carried out by Aspect Ecology on 30 June 2017.
17. Prior to the commencement 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. Prior to the commencement of the development hereby approved, full details of a scheme for the location of bat, bird and owl boxes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any building the bat, bird, and owl boxes shall be installed on the site in accordance with the approved details.
19. Prior to the occupation of the development full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority and thereafter the lighting shall be installed in accordance with the approved details. No additional lighting shall be provided within the site without the prior written consent of the Local Planning Authority.
20. 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.
21. Prior to any demolition on the site and the commencement of the development hereby approved, and following the approval of the Written Scheme of Investigation referred to in condition 20, 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.

22. Manure and soiled bedding shall not be allowed to accumulate and shall not be burned on the site but shall be removed at frequent intervals for disposal elsewhere.
23. The barn and stables hereby approved shall be used only for the purpose of an equestrian stud as detailed in the documents submitted with the application and for no other purpose whatsoever other than for agriculture as defined in Section 336 (l) of the Town and Country Planning Act, 1990.
24. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, no gate, fence, wall or other means of enclosure shall be erected, constructed or placed on the land edged blue on the site location plan without the prior express planning consent of the Local Planning Authority.

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### **Land To Rear Of Ladygrass, Church Lane, Weston On The Green**

The Committee considered application 17/00920/F Replace redundant stables and hay barn with single storey 1 bed cottage - Re-submission of 16/00954/F at Land To Rear Of Ladygrass, Church Lane, Weston On The Green for Mr and Mrs Frank Butt.

Frank Butt, the applicant, addressed the committee in support of the application.

Councillor Richards proposed application 17/00920/F be refused for the reasons as set out in the officers report. Councillor Milne Home seconded the proposal. The committee voted on the motion, but subsequently fell.

Councillor Holland proposed that consideration of application 17/00913/F be deferred to allow further negotiations with the applicant on design. Councillor Sibley seconded the proposal.

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

#### **Resolved**

That application 17/00920/F be deferred to allow further negotiations with the applicant on design.

69

### **OS Parcel 4846 South East Of Launton Road And North East Of Sewage Works, Blackthorn Road, Launton**

The committee considered application 17/01173/OUT for an outline application for development of up to 72 dwellings with associated large area of public open space. All matters reserved except for access at OS Parcel

4846 South East Of Launton Road And North East Of Sewage Works,  
Blackthorn Road, Launton for Manor Oak Homes.

Rob Armstrong, a local resident, address the committee in objection to the application.

Jon Waite, agent for the applicant addressed the committee in support to the application.

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

### **Resolved**

That application 17/01173/OUT be refused for the following reasons:

1. Having regards to the District's strong housing land supply and delivery position the proposals by reason of its scale and siting would result in an unnecessary development of greenfield land forming part of the open countryside which would result in an unacceptable and unsustainable extension of the village to the detriment of the built, natural and historic environment. The proposal is therefore contrary to Policy Villages 2 and ESD15 of the adopted Cherwell Local Plan 2011-2031, Policy C28 of the adopted Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework.
2. The Design and Access Statement and indicative site layout submitted as part of this application fails to provide sufficient acceptable detail in respect of the design principles set as a basis for the future detailed consideration of the development proposed. This includes siting, form, appearance, materials and detailing of the proposed new dwellings. The Local Planning Authority is therefore unable to determine whether the development proposed would respect its context, properly respond to local distinctiveness and be properly integrated as part of Launton village in terms of footpath/cycle connections to the remainder of the village. The proposal therefore fails to accord with the requirements of Policy ESD15 of the Cherwell Local Plan 2011-2031, Policies C28 and C30 of the adopted Cherwell Local Plan and Government advice within the National Planning Policy Framework.
3. The proposal fails to meet the requirements of the second part of the flood risk Exception Test due to inadequate consideration of future flood risk and as the site is partially within Flood Zones 2 and 3, the proposals relating to surface water drainage are inadequate. The proposal is therefore contrary to Policies ESD6 and ESD7 of the adopted Cherwell Local Plan 2011-2301 and Government guidance within the National Planning Policy Framework.
4. The application and accompanying indicative layout fail to adequately take account of the policy requirements relating to recreation, outdoor sports provision and children's play space. As such, the proposal is contrary to Policies BSC10, BSC11 and ESD15 of the adopted

Cherwell Local Plan 2011-2031 and Government guidance within the National Planning Policy Framework.

5. In the absence of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required both on and off site as a result of this development, in the interests of safeguarding public infrastructure, mitigating highway concerns, delivering mixed and balanced communities by the provision of affordable housing and securing future site maintenance arrangements will be provided. This would be contrary to Policy INF1, BSC2, BSC9, BSC11 and ESD7 of the adopted Cherwell Local Plan 2011-2031 and Government advice within the National Planning Policy Framework.

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## **2 Talisman Road, Bicester, OX26 6HR**

The Committee considered application 17/01299/F for the flexible change of use from B1(c) (Light Industrial)/B8 (Warehousing) to allow a Training Centre (Class D1) or B1(c) (Light Industrial)/B8 Warehousing) use at 2 Talisman Road, Bicester, OX26 6HR for South Central Ambulance Service NHS Foundation Trust.

In introducing the report, the Development Control Team Leader referred Members to the written update and that the officer recommendation had changed from refusal to approval in light of additional information regarding the proposed change of use and also the site selection process carried out provided by the applicant.

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

### **Resolved**

That application 17/01299/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 application form, the Transport Statement (RPS, 14 June 2017), the Planning Statement (RPS CgMs, June 2017) and drawings numbered "JNY9269-01", "000000.Prop.01" and "000000.Area.01".
3. The site shall be used for a mixed use of Class D1 (training centre), Class B1c and Class B8 and not less than 50% of the building shall be used for B1c/B8 purposes for the length of the applicant's tenancy.
4. This permission shall enure for the benefit of the Applicant only and for no other persons whatsoever and shall not enure for the benefit of the land. Upon the Applicant ceasing to occupy the premises, the site shall

revert to its former use namely for purposes falling within a mixed use of Classes B1c/B8.

5. 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 development shall be implemented and operated in accordance with the approved Travel Plan.

## 71 **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 8.04 pm

Chairman:

Date: