

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 15 March 2018 at 4.00 pm

- Present: Councillor David Hughes (Chairman)
Councillor James Macnamara (Vice-Chairman)
- Councillor Andrew Beere
Councillor Colin Clarke
Councillor Ian Corkin
Councillor Surinder Dhesi
Councillor Chris Heath
Councillor Simon Holland
Councillor Mike Kerford-Byrnes
Councillor Alan MacKenzie-Wintle
Councillor D M Pickford
Councillor Lynn Pratt
Councillor G A Reynolds
Councillor Barry Richards
Councillor Nigel Simpson
Councillor Les Sibley
- Substitute Members: Councillor Bryn Williams (In place of Councillor Alastair Milne-Home)
Councillor Barry Wood (In place of Councillor Richard Mould)
- Apologies for absence: Councillor Alastair Milne-Home
Councillor Richard Mould
- Officers: Paul Seckington, Senior Manager Development Management
Nat Stock, Minors Team Leader
Stuart Howden, Principal Planning Officer
Aaron Hetherington, Democratic and Elections Officer
Nigel Bell, Interim Legal Services Manager / Deputy Monitoring Officer

Declarations of Interest

9. Land Adj To Cotswold Country Club And South Of Properties On Bunkers Hill, Shipton On Cherwell.

Councillor Alan MacKenzie-Wintle, Declaration, as before he joined the council his pension fund was used to purchase the land and therefore would leave the chamber for the duration of the item.

10. Land East Of Evenlode Crescent And South Of Langford Lane, Kidlington.

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

170 **Requests to Address the Meeting**

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

171 **Urgent Business**

There were no items of urgent business.

172 **Minutes**

The Minutes of the meeting held on 15 February 2018 were agreed as a correct record and signed by the Chairman.

173 **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.

174 **Restore, 3135 Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HF**

The Committee considered application 16/02348/F, a retrospective application for the use of Building 3135 for Storage Purposes (B8 Use) at Restore, 3135 Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HF for Upper Heyford LP.

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

Resolved

That application 16/02348/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 conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:
 - o Site location plan-D0342-45 Sheet 1 rev 1
 - o Building 3135 Site plan D0342-45 Sheet 2 rev 1
 - o Building 3135 Bin store plan D0342-45 Sheet 2 rev 1
 - o Upper Heyford tracking HEYF 5 SK321 B
 - o Planting Proposals D0291-164C
 - o Employee Travel Plan ref 28991/001 dated August 2013 (subject to updating-seecondition 4)
3. That all planting, seeding or turfing comprised in the approved details of the landscaping plan shall be carried out in the first planting and seeding seasons following the occupation of the building 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.
4. That the means of vehicular access to the buildings shall be via the former main gate onto Camp Road or Gate 7 only until such time as alternative access is available.
5. An updated Green Travel Plan and Access Strategy, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the planning process to secure travel plans", shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the development hereby permitted. The approved Green Travel Plan and Access Strategy shall thereafter be implemented and operated in accordance with the approved details.
6. All plant, machinery, mechanical ventilation equipment and ducting, other than that existing, shall be installed internally. No other plant, machinery, mechanical ventilation equipment, flues or ducting shall be placed on the outside of the building without the prior written permission of the Local Planning Authority unless otherwise agreed with the Local Planning Authority.
7. Details of any proposed external lighting in and adjacent to the building, car parking areas and access way shall be submitted to and approved in writing by the Local Planning Authority and no lighting shall be installed without the consent of the Authority first being obtained.
8. No signs or advertisements shall be erected on the buildings unless a signage strategy has previously been submitted to and agreed in writing with the Local Planning Authority. Any proposed signage shall comply with the terms of the signage strategy

175 **Land West Of M40 Adj To A4095, Kirtlington Road, Chesterton**

The Chairman advised that application 17/01600/F had been withdrawn by the applicant.

176 **Land Adj To Cotswold Country Club And South Of Properties On Bunkers Hill, Shipton On Cherwell**

The Committee considered application 17/02148/OUT, an outline application for the demolition of an existing club house, bowling club pavilion and ancillary store and the erection of 10 no. dwellings and access improvements and land adjacent to Cotswold Country Club and south of properties on Bunkers Hill, Shipton on Cherwell for Keble Homes Limited.

Chris Greenough and David Duthie, local residents to the application site, addressed the committee in objection to the application.

Councillor Pickford proposed that consideration of application 17/02148/OUT be deferred to allow further discussions with the applicant and consultation with the local community. Councillor Dhesi seconded the proposal.

Resolved

That consideration of application 17/02148/OUT be deferred to allow further discussions with the applicant and consultation with the local community.

177 **Land East Of Evenlode Crescent And South Of Langford Lane, Kidlington**

The Committee considered application 17/02233/F for a Hotel (Class C1) and ancillary restaurant (Class A3) including associated works, comprising the provision of parking spaces and landscaping at Land East of Evenlode Crescent and South Of, Langford Lane, Kidlington for Oxford Technology Park Limited.

Angus Bates, 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 address of the public speaker.

Resolved

That application 17/02233/F be approved, subject to the following:

- a) Legal agreement linking the development to the obligations contained in the existing S106 Agreement entered into in respect of the wider Technology Park
- b) Conditions to secure the following with the exact wording delegated to officers following discussion with the applicant's agent:

1. Time Limit
2. Approved Plans
3. In accordance with Construction Traffic Management Plan
4. In accordance with Bird Management Plan

Prior to Commencement

5. Revised SuDS Management and Maintenance Plan
6. Method Statement for Enhancing Biodiversity
7. Phasing Plan (hotel and wider Technology Park)

Stage Conditions

8. Schedule of all external materials and finishes
9. Revised Landscaping Scheme
10. Landscape Management and Maintenance Plan
11. Landscaping implementation
12. External lighting scheme

Pre-occupation Conditions

13. Surface water drainage to be implemented
14. Mechanical plant to be installed in accordance with Noise Report
15. Scheme for treating cooking fumes and odours from restaurant
16. Travel Plan
17. Parking laid out and made available for use
18. Cycle parking installed and made available for use

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Appeals Progress Report

The Interim Director of Planning and Regeneration 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 5.10 pm

Chairman:

Date: