

The Hill  
Dover Avenue  
Banbury  
OX16 0JE

18/00277/DISC

**Applicant:** Cherwell District Council (Build Department)

**Proposal:** Discharge of conditions 3 (material samples) 4 (landscaping scheme) 5 (construction, layout and drainage of car parking area) and 6 (cycle parking) of 18/00952/CDC

**Ward:** Banbury Ruscote

**Councillors:** Cllr Barry Richards  
Cllr Sean Woodcock  
Cllr Mark Cherry

**Reason for Referral:** Application has been made by the District Council

**Expiry Date:** 30 August 2018      **Committee Date:** 23 August 2018

**Recommendation:** Approve

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### **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

The application is reported to the Planning Committee, as the application has been made by the District Council.

#### **Proposal**

Discharge of conditions 3 (material samples) 4 (landscaping scheme) 5 (construction, layout and drainage of car parking area) and 6 (cycle parking) of 18/00952/CDC

#### **Consultations**

The Local Highway Authority has raised no objections

#### **Conclusion**

The key issues arising from the application are whether the submitted details are sufficient to discharge the conditions from the planning application.

The report looks into the key planning issues in detail, and officers conclude that the submitted details are acceptable. The scheme meets the requirements of relevant CDC policies.

### **RECOMMENDATION – GRANT APPROVAL OF CONDITIONS**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application relates to an area of community land that is bounded by houses on all sides. The site is bounded to the south and west by Dover Avenue, to the north by Edmunds Road and to the east by Bretch Hill. The levels of the land drop to the north of the site and there is a play area to the north.
- 1.2. The site is not located in a conservation area and is not in close proximity to any listed buildings. The ground in close proximity of the site has naturally elevated levels of arsenic.

### **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The application seeks to discharge planning conditions 3, 4, 5 and 6 of planning consent 18/00952/CDC, which related to the erection of a new community centre. These conditions relate to material samples for the building and details of the landscaping, parking areas and cycle parking for the development.

### **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
17/00197/CDC	To demolish the existing community centre accessed off Dover Avenue and rebuild a new community centre, 'The Hill', in Bretch Hill, Banbury	Application Permitted
18/00952/CDC	Variation of condition 2 (plans) of 17/00197/CDC - Minor amendments to design of scheme	Application Permitted

### **4. PRE-APPLICATION DISCUSSIONS**

- 4.1. No pre-application discussions have taken place with regard to this proposal.

### **5. RESPONSE TO PUBLICITY**

- 5.1. This application has not been publicised given it relates to the discharge of planning conditions only.

### **6. RESPONSE TO CONSULTATION**

- 6.1. Consultations were undertaken with relevant consultees to the information submitted as follows:
- 6.2. OCC HIGHWAYS – No objections.

### **7. APPRAISAL**

#### Condition 3

- 7.1. Condition 3 requires samples of the brick, render and composite cladding to be used for the external walls of the development to be submitted to and approved in writing by the Local Planning Authority.
- 7.2. It is proposed that brick would be Ibstock Reigate medium multi, a red brick. The render would be StoSilco in a cream colour and the cladding would be Envirobuild Hyperion composite cladding in Stone. There is a mix of materials used in the local area and these details are considered to be acceptable.

#### Condition 4

- 7.3. Condition 4 requires a landscaping scheme for the development to be submitted to and approved in writing by the Local Planning Authority.
- 7.4. The submitted landscaping plan shows paths leading to the north and south of the site and a planted area to the south of the proposed building. This planted area would have a mixture of shrubs and one tree and would be in front of the access to the site. The planting would provide a soft and attractive entrance to the site and therefore the landscaping scheme is considered to be acceptable.

#### Condition 5

- 7.5. Condition 5 requires details of the parking and turning areas for the development to be submitted to and approved in writing by the Local Planning Authority.
- 7.6. Six car parking spaces would be provided for the development. The car parking area would be constructed from impermeable asphalt and would drain within the site. The Highways Liaison Officer has offered no objections and it is therefore considered that the parking area is acceptable.

#### Condition 6

- 7.7. Condition 6 requires details of the covered cycle parking facilities for the development to be submitted to and approved in writing by the Local Planning Authority.
- 7.8. A cycle shelter is proposed to be located to the east of the community centre. This would offer a sustainable option to access the site and is considered to be acceptable.

## **8. RECOMMENDATION**

That the conditions applied for be discharged in accordance with the following plans and documents:

#### Condition 3

The samples detailed in the Schedule of Materials reference WG673.

#### Condition 4

The details shown on drawing titled SSSL/BHCS/001/FEASIBILITY.

#### Condition 5

Drawing numbers WG673-006 Rev B, 100T3 and 101T1.

Condition 6

Drawing number WG673-006 Rev B and the document titled Broxap Apollo Cycle Shelter.

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