

<b>Application No:</b> 09/01085/CDC	<b>Ward:</b> Bloxham and Bodicote	<b>Date Valid:</b> 11/08/09
<b>Applicant:</b>	Cherwell District Council	
<b>Site Address:</b>	Bodicote House, White Post Road, Bodicote, Banbury, OX15 4AA	

**Proposal:** Extension of the current car park to accommodate an additional 28 spaces

## 1. Site Description and Proposal

- 1.1 Bodicote House is the main office building for Cherwell District Council, the use of which has intensified over the last 12 months with the vacation of the Town Centre Offices.
- 1.2 The current car park, which has been previously extended in the late 1980's, has 254 spaces.
- 1.3 Proposal is for 28 additional spaces, giving 282 spaces in total.
- 1.4 The proposed extension is to the rear of the building, extending the car park by 18m Southwards, wrapping further around the rear of the building.
- 1.5 There are two Grade II listed buildings within the blue-line area of the application site; the Lodge at the entrance to the site; and Old Bodicote House.

## 2. Application Publicity

- 2.1 The application has been advertised by way of site notice, neighbour letter and press notice. The final date for comment was 17 September 2009.
- 2.2 At the time of writing the report, no third party comments were received.

## 3. Consultations

- 3.1 Bodicote Parish Council – no objections
- 3.2 Local Highways Liaison Officer – no objections, subject to conditions
- 3.3 Conservation Officer – no objections
- 3.4 Council Ecologist – no objections

## 4. Relevant Planning Policies

- 4.1 PPG 13 – Transport

- 4.2 PPG 15 – Planning and the Historic Environment
- 4.3 Policy BE1 of the South East Plan 2009
- 4.4 Policy TR5 of the Non Statutory Cherwell Local Plan 2009

## **5. Appraisal**

- 5.1 The main issue in this proposal is whether the proposal stands to be considered against the parking standards set out in Annex D of PPG13 (and in Appendix B of the Non-Statutory Cherwell Local Plan).
- 5.2 For the proposal to be assessed against the maxima parking standards outlined above, the Council offices would need to be classed as B1 Offices in the Use Classes Order.
- 5.3 However, District Council offices are in fact a *sui generis* office use, as outlined in the Use Class Gazetteer and case law, owing to the particular functions performed by a District Council (including, but not limited to local government functions involved with the council chamber, committee meetings and giving access to the public).
- 5.4 In addition, the relatively large size and rural nature of Cherwell District means that it is essential for more staff to have access to private cars in order to provide an appropriate level of service to the residents of the District.
- 5.5 As a result, the parking standards in the above policies are not appropriate measures against which to assess this application; instead it falls to be assessed in terms of highway safety, and impact on the setting of the listed buildings which form part of the site.
- 5.6 Given the size of the office, the nature of its use and the location of the proposal, the scheme is considered to be acceptable. There are no highway safety issues arising from the proposal, and it is considered that the extension to the car park will improve the situation on White Post Road, in line with Policy TR5 of the Non-Statutory Cherwell Local Plan 2011 by removing Council associated parking from White Post Road, the use of which for overflow office parking has increased following closure of the Town Centre Offices and intensification of the use of Bodicote House. The County Council Highways Liaison Officer is satisfied with this assessment and position.
- 5.7 By virtue of its location and nature, the proposal will not have any detrimental impact on the setting of the listed buildings on the site. Neither building is directly affected by the proposal; the main office building sits between the proposal site and the listed buildings.
- 5.8 There are records of protected species on the site, but the Council's Ecologist is satisfied that the proposal will not cause any harm.

## **6. Recommendation**

### **Approval, subject to conditions**

- 1) SC 1.4A (Time – 3 years)
- 2) SC 4.13CD (Parking and manoeuvring area as plan, specification to be submitted and approved)

### **Planning Notes**

- 1) X1 – Biodiversity/Protected species warning

### **SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES**

The Council, as Local Planning Authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposed car park extension is appropriate and will not unduly impact on neighbouring properties, the character or appearance of the listed buildings or highway safety. As such the proposal is in accordance with government guidance contained within PPG13 – Transport, PPG15 – Planning and the Historic Environment, Policy TR5 of the Non Statutory Cherwell Local Plan 2011 and Policy BE1 of the South East Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

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