

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

16 January 2025

WRITTEN UPDATES

Agenda Item 8 – Land Opposite Hanwell Fields Recreation Adjacent to Dukes Meadow Drive, Banbury

No updates

Agenda Item 9 – Dewey Sports Centre, Barley Close, Bloxham, OX15 4NJ

Bloxham Parish Council: Have an objection to the proposal and have concerns regarding the lack of comment from the Landscape Officer and the impact on the wider locality. Concerned about the proposed landscaping which will take a significant time to establish. They are also concerned about the planning history of the site.

Also raise concerns about the lack of noise objection from Environmental Health. Local residents are concerned about the plant room and the existing noise from the hockey goals.

Lighting is raised as a concern and the impact on the locality and the rural zone it is within. It should be considered by a lighting consultant.

Concern has been raised regarding the Gladmans development and the S106 for community use at Dewey sports centre.

The condition relating to the hours of operation needs to be ring fenced.

Local Representations: 1 letter of representation has been received following the publication of the report. Concern has been raised regarding the impact on neighbouring properties through the Air Source Heat Pumps. Concerns have also been expressed on light spillage, and ventilation units. Other applications have requested noise details and have raised concerns regarding the policies which Officer's consider Air Source Heat Pumps.

Planning Agent: The site is considered to be classified as Environmental Zone E2 in respect of lighting impact. This has been confirmed by the consultants Designs for lighting, and they have confirmed this is the case. The consultants also state that the proposal would accord with the Environmental Zone E1.

The applicants also negotiated with the Landscape Officer prior to the submission of the application, with additional viewpoints. A Heritage Impact Assessment was also provided, which was not provided in the 2018 scheme. This concluded that there would not be an impact on the conservation area. The LVIA concludes the landscape, and visual impact would be negligible with the proposal planting.

The windows in the gym windows are none opening and will be an improvement to the existing situation. The ASHP is also located within the inner courtyard which will in effect contain the noise.

Officer Response: The application is still recommended for approval.

In respect on the potential of noise emanating from the site as a result of the proposed development. The additional comments about noise have been forwarded to the Environmental Protection Officer for comment. However, no further comments have been received at the time of writing the written updates. There are no objections on noise, and if noise was considered to be an issue, then conditions or further information would be requested. Given the comments, Officer's do not consider it reasonable to refuse the application based on noise.

Regarding landscaping, although it is regrettable that comments have not been received from the Landscape Officer, given the previous planning history, and the comments of the planning inspectorate the proposal is considered acceptable. The flood lights are smaller than what has previously been submitted and the technology has progressed from older floodlighting. Given these will be on until 6pm, it is considered that the impact on the wider locality is not significant enough to warrant refusal. The lighting area is considered to be within the Environmental Zone E2.

For clarity the planning history of the site is as follows:

Application: 03/02674/F Permitted 9 March 2004

Construction of new grass sports field and new synthetic grass pitch with fencing

Application: 05/02289/F Permitted 18 January 2006

Construction of 2 new squash courts (as amended by revised plans received 12.01.06).

Application: 06/00932/F Permitted 29 June 2006

Single storey extension to provide secure equipment store.

Application: 06/00334/F Refused 18 April 2006

Provision of floodlights to the playing surface

Application: 06/00502/F Application Withdrawn 11 May 2006

Single storey lean-to to east elevation to provide a secure equipment store

Application: 07/02628/F Permitted 5 February 2008

21 No. Lowland Luminaires to car park perimeter.

Application: 07/02273/F Permitted 23 January 2008

3 No steel containers for storage of games equipment associated with external games courts (as amended by drawing no. 0756-02B received 15 January 2008).

Application: 10/00726/F Permitted 27 July 2010

Single storey lean-to to form secure storage for sports equipment

Application: 13/00194/F Permitted 9 April 2013

Repair/replacement of roof to sports hall; new visitor lavatory accommodation; new single storey structure to provide storage; new gallery

Application: 18/01252/F Refused 31 October 2018

Erection of 12 floodlights, extension of existing car park, relocation of long jump, and associated landscaping

Application: 18/01852/F Application Withdrawn 14 June 2019

External security lights to the car park and building at The Dewey Sports Centre, Bloxham School, Barley Close, Bloxham, Banbury, OX15 4NJ.

Application: 19/02826/F Permitted 5 February 2020

Car park lighting and security lighting

The Gladman Appeal was dismissed by the Planning Inspectorate, and therefore the S106 is not relevant in this particular case. S106 agreements seek to mitigate against the impact of a development.

In addition, the policies which relate to the application are highlighted in the main body of the report.

Agenda Item 10 – Playground, Morton Close, Kidlington

No updates.

Agenda Item 11 – Bicester Gateway Business Park, Wendlebury Road, Chesterton

Further consultation responses have been received from OCC Highways and CDC Environment Protection. Furthermore, the applicant has submitted amended landscaping details, an amended site finishes plan, and they also made comments to the draft conditions, this is detailed below.

OCC Highways; Clarity was provided in regard to the width of the cycle path proposed along Charles Shouler Way, which will form part of the S278 works related to the scheme, it was rectified that Highways are seeking x2 real time information display units as opposed to the x3 units they stated in their consultation response. Lastly, the recommended pre-commencement Construction Management Plan (CMP) condition, within their consultation response was omitted after they further reviewed, the submitted CMP document and comments on the inadequacy of the submitted travel plan were also received.

Officer response; Noted and no change to recommendation. CMP condition can now become a compliance condition from a Highways standpoint. The travel plan comments further elaborate and justify the need for a planning condition to include further details.

CDC Environment Protection; Upon further reviewing the submitted lighting plan and AQA technical statement, the related conditions recommended by them in the consultation response were omitted. The CMP plan was also further reviewed, and it was deemed acceptable subject to an amendment to the construction operational hours of the development to align with the environmental protection recommended hours.

Officer Response; The lighting plan will now become a compliance condition, and the CMP condition will also become a compliance condition once the applicant amends the operational hours as recommended or else it will remain a pre-commencement condition. No change to the recommendation.

Amended landscape details; The applicant submitted an amended landscape plan and management plan, together with a technical note to address the comments made by the CDC Landscape officer. The details outline that the applicant will introduce tree species within the proposed A41 boundary hedgerow which were recommended by the landscape officer and deemed to have a greater chance of achieving the desired height and screening as intended.

Officers' response; As per the Officer report, there is still concern from Officers that the service yards for the units and the existing trees and vegetation along this boundary, proximity to the new planting will limit their growth potential. Based on the above, it is considered necessary to add a planning condition to the permission, which would ensure that if any proposed trees and/or shrubs proposed which within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased/die shall be replaced in the next planting season with others of similar size and species. As such, this provides Officers with the comfort that the agreed landscaping scheme is maintained over a reasonable period that will permit its long-term establishment.

The amended landscape plan and management plan now addressed the previous concerns by the landscape officer as noted in the officer's report. Overall, no change to recommendation.

Site finishes plan; The applicant submitted an amended site finishes plan which included a key outlining the proposed boundary fence and gates to the service yard to the rear of the units, facing the A41. The previous plan had an annotation of the fence and gates but did not include a key to clearly indicate this boundary treatment.

Officer's response; No changes to the recommendation.

Comments on draft conditions/revised recommendation; There is currently a document in circulation which contains the draft conditions and comments by both the applicant and Officers. The conditions are not expected to be finalised by the committee date. Therefore, Officers are requesting delegated authority from members to finalise and negotiate the conditions with the applicant post committee.

Agenda Item 12 – Cherwell District Council, Lock 29, Castle Quay, Banbury, OX16 5UN

No updates

Agenda Item 13 –Sports Pavillion and Sport Field, Whitelands Way, Bicester

No updates.

Agenda Item 14 – Tree Preservation Order, Bodicote House

The Head of Development Management has requested this item be withdrawn from the agenda to facilitate further consideration and clarification of the trees to be protected and update/correct the plans where required. The item is scheduled to come back to the next planning committee meeting.

Agenda Item 15 – Appeals Progress Report

No Updates.